CITY OF EASTVALE
CITY COUNCIL REGULAR MEETING AGENDA

Rosa Parks Elementary School
13830 Whispering Hills Drive, Eastvale, CA 92880
Wednesday, December 14, 2016
6:30 P.M.

City Council Members
Todd Rigby, District 1
Joseph Tessari, District 2
Clint Lorimore, District 3
Adam Rush, District 4
Brandon Plott, District 5

Michele Nissen, City Manager
John Cavanaugh, City Attorney
Steven Aguilar, Assistant City Clerk

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 this positing of this agenda are available for review at Eastvale City Hall, 12363 Limonite Avenue, Eastvale, CA 91752 or you may contact Steven D. Aguilar, Assistant City Clerk, at (951) 361-0900 Monday through Thursday from 7:30 a.m. to 5:30 p.m. and available online at www.eastvaleca.gov.

If you wish to speak before the City Council, please complete a Speaker Form identifying which item(s) you wish to address. Please return the completed form to the Assistant City Clerk prior to being heard before the Council. Speakers Forms are available at the front table of the entryway to the Multipurpose Room.

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 and are kept on the website for 30 days.

1. CALL TO ORDER

2. ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE

Invocation led by Pastor Dennis Morales with Calvary Chapel Eastvale

3. PRESENTATIONS/ANNOUNCEMENTS

At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.

3.1 Presentation of Removed Military Banners

3.2 Waste Management Recycling All Stars Recognition

3.3 Presentation of MONEY Magazine #1 Plaque

4. STUDENT LIAISON REPORT

4.1 Update by Natalie Diaz, Student Liaison

5. PUBLIC COMMENT

This is the time when any member of the public may bring a matter to the attention of the Mayor and the City Council that is within the jurisdiction of the City Council. The Ralph M. Brown act limits the Mayor's, City Council's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The City Council may discuss or ask questions for clarification, if desired, at this time. We ask that you fill out a "Speaker Request Form", available at the side table. The completed form is to be submitted to the City Clerk prior to the start of the meeting. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

6. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. Public comment is limited to two (2) minutes each with a maximum of (6) minutes.

6.1 Waive Reading of Ordinances and Resolutions

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION:
That the City Council waive the reading of the text of all standard ordinances and resolutions included in the agenda except as specifically required by the Government Code.

6.2 City Council Meeting Minutes

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION:
Approve the minutes from the regular meeting held on November 9, 2016 and special meeting held on November 28, 2016.

6.3 Warrant Register
Submitted by: James Riley, Interim Finance Director

RECOMMENDATION:
Approve the Payment of Warrants as Submitted by the Finance Department.

6.4 Eastvale Connection
Submitted by: Daniella McClister, Public Information Officer

RECOMMENDATION:
Receive and file.

6.5 Public Safety, Crime Prevention, and Traffic Related Communications
Submitted by: Daniella McClister, Public Information Officer

RECOMMENDATION:
Receive and file.

6.6 Planning Department Update
Submitted by: Eric Norris, Planning Director

RECOMMENDATION:
Receive and file.

6.7 Public Works Department Update
Submitted by: Joe Indrawan, City Engineer

RECOMMENDATION:
Receive and file.

6.8 Proposed Amendments to the Goodman Eastvale Commerce Specific Plan – Second Reading
Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION:
Adopt and read by title only proposed Ordinance No. 2016-10 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTERS 2 AND 7 OF THE GOODMAN COMMERCE CENTER AT EASTVALE SPECIFIC PLAN. THE SPECIFIC PLAN ENCOMPASSES APPROXIMATELY 215 ACRES OF REAL PROPERTY LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, -030, -031, AND -032.

6.9 2017 City Hall Holiday Schedule

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION:
Approve the 2017 City Hall Holiday Schedule.

6.10 Approval of Parcel Map No. 36953 – Tarpon Property Ownership 2, LLC – Northeast Corner of Hamner Avenue and Bellegrave Avenue

Submitted by: Joe Indrawan, City Engineer

RECOMMENDATION:
Adopt Resolution No. 16-XX Approving Parcel Map No. 36953 – Project No. 11-0271.

6.11 Financial Services Agreement – Municipal Consulting Services, LLC

Submitted by: Michele Nissen, City Manager

RECOMMENDATION:
Approve and Authorize the Mayor to Execute the Agreement for Financial Support Services with Municipal Consulting Services, LLC.

7. 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 Mayor or a Member of the City Council. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

7.1 California Fire Code Ordinance 16-___ Replacing Title 110, Chapter 110.20 (Fire Code) of the Eastvale Municipal Code – First Reading

Submitted by: Justin Scribner, Battalion Chief

RECOMMENDATION:
Adopt Ordinance No. 16-____ for First Reading, Amending in Full Title 110, Chapter 110.20, of the Eastvale Municipal Code Adopting the 2016 California Fire Code.

7.2 General Plan Amendment to High Density Residential and Change of Zone to R-3 for 13000 Citrus Street (Project Numbers 16-00029 and 16-00030)

Submitted by: Eric Norris, Planning Director

RECOMMENDATION:
Open the Public Hearing, Receive any Public Testimony, and Continue the Public Hearing to the Regular Meeting of January 11, 2017.

8. CITY COUNCIL BUSINESS

8.1 Contract Award for Traffic Signal Installation – Sumner Avenue and 65th Street – Project No. 92007

Submitted by: Craig Bradshaw, Supervising Engineer

RECOMMENDATION:

1. Approve a Contract with Elecnor Belco Electric, Inc., the lowest responsible bidder, in accordance with the lump sum bid price of $286,785, plus a 10% contingency in the amount of $28,678, for traffic signal installation – Sumner Avenue and 65th Street Project;
2. Utilize Budgeted Measure A Fund in an Amount of $286,785, Plus a 10% Contingency of $28,578;
3. Authorize the City Manager to Execute All Necessary Documents

8.2 Contract Award for Radar Speed Sign Installation Project – Project No. 92009

Submitted by: Craig Bradshaw, Supervising Engineer

RECOMMENDATION:

1. Approve a Contract with Siemens Industry, Inc., the Lowest Responsible Bidder, in Accordance with Unit Bid Prices in the Amount of $102,950, plus 10% contingency in the amount of $10,295, for the Radar Speed Sign Installation Project;
2. Utilize the BEYOND Grant Funding of $83,549 from the Western Riverside Council of Governments (WRCOG) and Allocate Measure A Funds of $29,696;
3. Authorize the City Manager to Execute All Necessary Documents.

8.3 Approval of MSRC Funding Agreement for Electric Vehicle Charging Stations

Submitted by: Joe Indrawan, City Engineer

RECOMMENDATION:

1. Approve AB 2766/MRSC Local Government Match Program Contract with South Coast Air Quality Management District (SCAQMD) – Project #95002;
2. Authorize the City Manager to Execute All Necessary Documents

8.4 Urgency Ordinance for Tree Management

Submitted by: Christine Jamoralin, WRCOG Fellow

RECOMMENDATION:

That the City Council Adopt an Urgency Ordinance Establishing a City Tree Board and Adopting Regulations for the Planting and Maintenance of Trees within the City

8.5 Request for Increase in Contingency Funds for Chandler Street and Selby Avenue Improvements, CDBG Project #2.EV.09-15 – Fire Station 31

Submitted by: Craig Bradshaw, Supervising Engineer

RECOMMENDATION:

1. Approve Increase in Project Contingency Funds from Ten (10) Percent ($25,465) to Twenty-Five (25) Percent ($63,663) – Chandler Street and Selby Avenue Improvements;
2. Approve Budget Adjustment to Utilize Gas Tax to Fund the Increase in Contingency of $38,398;
3. Authorize the City Manager to Execute All Necessary Documents

8.6 2017 City Council Meeting and Commission Meeting Schedule

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION:

1. Provide Direction to Staff Regarding Going "Dark" for the Month of July or August
2. Approve the 2017 City Council and Commission Meeting Schedule

9. CITY MANAGER/CITY STAFF REPORT

10. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

10.1 League of California Cities
- Executive Committee
- Public Safety Committee

10.2 Southern California Association of Governments

10.3 Western Riverside Council of Governments

10.4 Riverside Transit Agency

10.5 Northwest Mosquito and Vector Control District

10.6 Riverside County Transportation Commission

10.7 Western Riverside County Regional Conversation Agency

10.8 JCSD Parks Commission

10.9 Special Events

ADJOURNMENT – The next regular meeting of the Eastvale City Council is scheduled for Wednesday, January 11, 2017, at 6:30 p.m. at Rosa Parks Elementary School, 13830 Whispering Hills Drive, Eastvale, CA 92880.

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; Rosa Parks Elementary School, 13830 Whispering Hills Drive; Eastvale Library, 7447 Scholar Way; and website of the City of Eastvale (www.eastvale.ca.gov,) not less than 72 hours prior to the meeting. Dated this 8th day of December.

_____

Steven D. Aguilar
Assistant City Clerk

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.1

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **STEVEN AGUILAR, ASSISTANT CITY CLERK**

SUBJECT: **WAIVE READING OF STANDARD ORDINANCES AND RESOLUTIONS**

RECOMMENDATION: THAT THE CITY COUNCIL WAIVE THE READING OF THE TEXT OF ALL STANDARD ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA EXCEPT AS SPECIFICALLY REQUIRED BY THE GOVERNMENT CODE.

BACKGROUND

The City of Eastvale is a general law city formed under the laws of the State of California. With respect to adoption of ordinances and resolutions, the City adheres to the requirements set forth in the Government Code. Unless otherwise required, the full reading of the text of standard ordinances and resolutions is waived.

DISCUSSION

Not Applicable.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

None.

Prepared by: Steven Aguilar, Assistant City Clerk
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

MINUTES
CITY OF EASTVALE

City Council Regular Meeting
Wednesday, November 9, 2016
6:30 P.M.

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

---

1. CALL TO ORDER
A regular meeting of the Eastvale City Council was called to order on November 9, 2016, at 6:33 p.m. by Mayor Bootsma.

2. ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE

Present:

Mayor Bootsma
Mayor Pro Tem Tessari
Councilmember Lorimore
Councilmember Rush
Councilmember Simmons

Absent:

None

Also present were:

City Manager Michele Nissen
Assistant City Clerk Steven Aguilar
City Engineer Joe Indrawan
Battalion Chief Justin Scribner
Public Information Officer Daniella McClister
City Attorney John Cavanaugh
Planning Director Eric Norris
Chief of Police Jason Horton
Senior Administrative Analyst Alia Rodriguez

INVOCATION
Pastor Jim Willoughby offered the invocation.

PLEDGE OF ALLEGIANCE
Councilmember Lorimore led the assembly in the Pledge of Allegiance to our Flag.

3. PRESENTATIONS/ANNOUNCEMENTS

No Items.

4. STUDENT LIAISON REPORT

Natalie Diaz, Student Liaison, provided an update on events at Eastvale schools.

5. PUBLIC COMMENT

Mayor Bootsma opened the Public Comments portion of the meeting

Paula Putich, Eastvale resident, provided a petition with 295 signatures to the City Council regarding birthing homes in the City of Eastvale.

Gary Tran (speaking with donated time from Jim Putich), Eastvale resident, provided a letter to the City Council from the Enclave Master Community Association's Property Manager, Tania Ortiz, regarding conservation between the City Manager and herself.

Michelle William (speaking with donated time from Staci McDaniel), Eastvale resident, referenced ordinances from the cities of Arcadia and Chino Hills. She spoke of the on-going investigation and requested that the City Council continue investigating the adoption of an ordinance that will resolve the short-term rentals and birthing homes issue.

Mayor Bootsma closed the Public Comments portion of the meeting.

6. CONSENT CALENDAR

Agenda Item Nos. 6.2 and 6.11 were pulled for separate consideration.

6.1 Waive Reading of Ordinances and Resolutions

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to waive the reading of the text of all standard ordinances and resolutions included in the agenda except as specifically required by the Government Code. Councilmember Rush was absent for the vote.

6.2 City Council Meeting Minutes

On motion of Mayor Bootsma and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to approve the minutes from the regular meeting held on October 26, 2016.

Councilmember Simmons was noted as an abstention due to his absence from the meeting. Councilmember Rush was absent for the vote.

6.3 Warrant Register

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to approve the payment of warrants as submitted by the Finance Department. Councilmember Rush was absent for the vote.

6.4 Treasurer's Report – Quarter ended September 30, 2016

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the City's Treasurer's Report. Councilmember Rush was absent for the vote.

6.5 Eastvale Connection

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the Eastvale Connection. Councilmember Rush was absent for the vote.

6.6 Planning Department Update

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the update. Councilmember Rush was absent for the vote.

6.7 Public Works Department Update

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the update. Councilmember Rush was absent for the vote.

6.8 Military Banner Program Update

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the update. Councilmember Rush was absent for the vote.

6.9 Project No. 11-0271 Development Agreement with Tarpon Property Ownership 2 LLC

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to adopt and read by title only proposed Ordinance No. 2016-06 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE APPROVING A DEVELOPMENT AGREEMENT WITH TARPON PROPERTY OWNERSHIP 2 LLC. Councilmember Rush was absent for the vote.

6.10 An Ordinance of the City Council of the City of Eastvale, California, amending Chapter 6.72 of the Business Registration Certification Program amending sections 6.72.070 B. and C. Establishing an Inspection of Home Occupation Businesses

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to adopt and read by title only proposed Ordinance No. 2016-07 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 6.72 OF THE BUSINESS REGISTRATION CERTIFICATION PROGRAM AMENDING SECTIONS 6.72.070 B. AND C. ESTABLISHING AN INSPECTION OF HOME OCCUPATION BUSINESSES. Councilmember Rush was absent for the vote.

6.11 Tree Ordinance – Second Reading

Mayor Bootsma pulled this item to be noted as an abstention due to a potential conflict of interest.

Councilmember Lorimore inquired whether additional language was added to the ordinance regarding already approved items with trees in the public right-of-way.

City Attorney Cavanaugh recommended that the City Council bring back the ordinance for a first reading to include the additional language.

On motion of Mayor Pro Tem Tessari and second by Councilmember Lorimore, the Council voted unanimously by those present to bring the ordinance back to the City Council for a first reading and to include additional language regarding already approved projects that will eliminate trees in the public right-of-way. Councilmember Rush was absent for the vote.

7. PUBLIC HEARINGS

7.1 Project No. PLN16-00033 – Smart & Final Express Letter of Public Convenience and Necessity for off-site liquor sales – located at 13346 Limonite Avenue (the northeast corner of Limonite Avenue and Sumner Avenue)

Planning Director Eric Norris provided a PowerPoint presentation and answered related questions.

Mayor Bootsma opened the public hearing at 6:58 p.m. Hearing no response, Mayor Bootsma closed the public hearing at 6:59 p.m.

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to Adopt Resolution 16-38 approving Smart and Final Letter of Public Convenience and Necessity Project No. PLN16-00033 for the Sale of Alcoholic Beverages (Beer, Wine, and Distilled Spirits) and in

the Proposed Grocery Store for Off-site Consumption at the Eastvale Marketplace Retail Center Located at the Northeast Corner of Sumner Avenue and Limonite Avenue. Councilmember Rush was absent for the vote.

7.2 Proposed Amendments to the Goodman Eastvale Commerce Center Specific Plan

Planning Director Eric Norris presented the staff report and answered related questions.

Mayor Bootsma opened the public hearing at 7:06 p.m. Hearing no response, Mayor Bootsma closed the public hearing at 7:07 p.m.

On motion of Councilmember Lorimore and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to take the following actions:

1. Adopt the proposed amendments to the Goodman Eastvale Commerce Center Specific Plan, as recommended by the Planning Commission.
2. Approve the first reading of the ordinance entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTERS 2 AND 7 OF THE GOODMAN EASTVALE COMMERCE CENTER AT EASTVALE SPECIFIC PLAN. THE SPECIFIC PLAN ENCOMPASSES APPROXIMATELY 205 ACRES OF REAL PROPERTY LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, -030, -031, AND -032.

   Councilmember Rush was absent for the vote.

8. CITY COUNCIL BUSINESS

8.1 MONEY Magazine Lapel Pin and Use of City Logo

Public Information Officer Daniella McClister provided a PowerPoint presentation on this item and answered related questions.

Councilmember Lorimore made the recommendation to remove the word "VOTED" from the pin as Eastvale was selected as the #1 City.

On motion of Mayor Bootsma and second by Councilmember Lorimore, the Council voted unanimously by those present to approve the provided design style with removing the word "VOTED," as the City of Eastvale's MONEY Magazine Lapel Pin and Logo and purchase 2,000 pins. Councilmember Rush was absent for the vote.

8.2 Provide Direction to the City Attorney's office to Present Additional Regulations Addressing Short-Term Rentals in Residential Zones

City Attorney Cavanaugh provided the staff report to this item and answered related questions.

Councilmember Rush arrived at this point (7:29 p.m.)

Joe Bunch, Eastvale resident, reiterated his request to the City Council to adopt an ordinance regarding to birthing homes and the quality of life in Eastvale.

Staci McDaniel, Eastvale resident, spoke regarding the issue of birthing homes and the requests by residents for an ordinance to be adopted.

Leo Tiwari, Eastvale resident, spoke regarding the possibility of taxing short-term rentals until the City can resolve the on-going investigation.

Michelle William, Eastvale resident, spoke of a recent conversation with the City Manager regarding birthing homes. She clarified that residents are only seeking a resolution to the investigation and would like to know a timeline.

There was a lengthy discussion regarding the current investigation on addressing short-term rentals in residential zones.

At the consensus of the City Council, it was determined that staff would proceed as is with the on-going investigations regarding short-term rentals in residential zones.

9. CITY MANAGER/CITY STAFF REPORT

City Manager Nissen spoke regarding her report to the City Council at its October 26 meeting regarding a conversation between the Ms. Tania Ortiz, Enclave Management Property Association's Property Manager, and herself. She clarified to the City Council that she will not be rescinding any of her comments made that evening and her report stands as is.

City Attorney Cavanaugh provided an update on the passing of Proposition 64 and discussed Urgency Ordinance 2016-09.

Public Information Officer McClister provided an update on upcoming events in the City.

Planning Director Norris discussed the upcoming Planning Commission meeting on November 16 and stated that Costco will be an item on the agenda.

10. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

Councilmember Rush apologized for his tardiness.

Councilmember Simmons stated that he welcomed his twelfth grandchild and congratulated Mayor Pro Tem Tessari on his successful election.

Mayor Pro Tem Tessari congratulated Councilmember Simmons on his election to the Jurupa Community Services District. He commended those candidates who ran a successful campaign.

Councilmember Lorimore congratulated those candidates who were successful in their campaigns.

Mayor Bootsma congratulated Todd Rigby who will be one of Eastvale's new Councilmembers. He stated "School Administrator Day" took place that day and he attended the Roosevelt High School event.

10.1 League of California Cities
- Executive Committee (Lorimore)
- Public Safety Committee (Tessari)

Councilmember Lorimore stated that he is now a member of the Statewide Board as the Executive Director for the Riverside County Division. He spoke of an upcoming meeting on Monday in Cathedral City.

He was also reappointed to the Transportation Committee at the Statewide level for the League.

10.2 Southern California Association of Governments (Lorimore)

Councilmember Lorimore stated there will be an upcoming Legislative Committee meeting on Tuesday.

10.3 Western Riverside County of Governments (Bootsma)

No report was given.

10.4 Riverside Transit Agency (Bootsma)

No report was given.

10.5 Northwest Mosquito and Vector Control District (Tessari)

No report was given.

10.6 Riverside County Transportation Commission (Rush)

No report was given.

10.7 Western Riverside County Regional Conservation Agency (Lorimore)

Councilmember Lorimore spoke of bylaw changes for election of officers. He also stated that this meeting was about property acquisition.

10.8 JCSD Parks Commission (Simmons/Lorimore)

Councilmember Lorimore stated there would be an upcoming meeting on Thursday for the JCSD Parks Commission.

10.9 Special Events

Mayor Bootsma spoke of Jurupa Community Services District's Winter Wonderland event and the Veteran's Day Ceremony at American Heroes Park.

11. ADJOURNMENT – Mayor Bootsma adjourned the meeting at 8:33 p.m. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, December 14, 2016, at 6:30 p.m.

_____

Steven D. Aguilar
Assistant City Clerk

MINUTES
CITY OF EASTVALE

City Council Special Meeting
Wednesday, November 28, 2016
6:00 P.M.

Eastvale City Hall
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

---

1. CALL TO ORDER

A regular meeting of the Eastvale City Council was called to order on November 28, 2016, at 6:04 p.m. by Mayor Bootsma.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Present:

Mayor Bootsma
Mayor Pro Tem Tessari
Councilmember Lorimore
Councilmember Rush
Councilmember Simmons

Absent:

None

Also present were:

City Manager Michele Nissen
Assistant City Clerk Steven Aguilar
City Attorney John Cavanaugh

PLEDGE OF ALLEGIANCE

Mayor Bootsma led the assembly in the Pledge of Allegiance to our Flag.

3. PUBLIC COMMENT

Mayor Bootsma opened the Public Comments portion of the meeting. Hearing no response, Mayor Bootsma closed the Public Comments portion of the meeting.

4. CITY COUNCIL BUSINESS

4.1 An Urgency Ordinance of the City Council of the City of Eastvale Extending the Interim Urgency Ordinance Pursuant to California Government Code Section 65858 Regulating Personal Cultivation of Marijuana and Prohibiting Outdoor Personal Cultivation

City Attorney Cavanaugh provided the staff report to the item.

There was discussion regarding the extension of the ordinance and results from the passing of Proposition 64.

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously to extend Interim Urgency Ordinance No. 2016-09 regulating cultivation of marijuana and banning outdoor personal cultivation.

11. ADJOURNMENT – Mayor Bootsma adjourned the meeting at 6:18 p.m. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, December 14, 2016, at 6:30 p.m.

_____

Steven D. Aguilar
Assistant City Clerk

CITY OF EASTVALE

STAFF REPORT

ITEM 6.3

DATE: DECEMBER 14, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: JAMES R. RILEY, INTERIM FINANCE DIRECTOR

SUBJECT: WARRANT REGISTER

RECOMMENDATION: APPROVE THE PAYMENT OF WARRANTS AS SUBMITTED BY THE FINANCE DEPARTMENT

BACKGROUND

The attached list of invoices for services performed was reviewed by the Finance Committee on December 6, 2016 and has been recommended for payment.

DISCUSSION

All of the invoices have been reviewed by the Finance Department for completeness, proper approvals and, if applicable, in accordance with the underlying contracts. All items were properly supported.

FISCAL IMPACT

Funds are available for the payment of the warrants check numbers 13915 through 13963 and wire numbers 803 to 820 for a total of $1,822.299.57 and payroll in the amount of $87,514.38 (paid on 11/4/2016, 11/18/2016 & 12/2/2016).

STRATEGIC PLAN IMPACT:

Goal 1: Establish a solid fiscal foundation.

The warrants have been reviewed and approved by the Finance Committee on December 6, 2016.

Ike Bootsma, Mayor

Joseph Tessari, Mayor Pro Tem

CITY OF EASTVALE
STAFF REPORT

ITEM 6.3

ATTACHMENT

1. Warrant Register

Prepared by: James R. Riley, Interim Finance Director
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

Accounts Payable

Checks by Date - Detail by Check Date

User: Mmarquez
Printed: 12/1/2016 11:02 AM

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
13915	DEK001	DEKRA-LITE INDUSTRIES INC	10/27/2016	
	OCT/NOV2016	MILITARY BANNERS OCT-NOV 2016 INST/		5,781.59
			Total for Check Number 13915:	5,781.59
			Total for 10/27/2016:	5,781.59
803	AME001	AMERICAN FIDELITY ASSURANCE C(	11/09/2016	
	B527850	LIFE/CANCER/ACCIDENT PREMS/NOV 201		150.36
			Total for Check Number 803:	150.36
804	ATI001	ATIRA CREDIT MASTERCARD	11/09/2016	
	062LK8E	(4) 10 CT GREEN SFTY VESTS/WALK 2 SCF		139.00
	0BF8FA2	CREDIT/INCORRECT COLOR VESTS/SB GR		-15.00
	1XZ3E8Q	OFFICE SUPL/GENERAL/FLOOR MAT		56.91
	1ZKZ6VY	RETURNED ITEM/CREDIT ISSUED		-182.95
	1ZKZ6W3	OFFICE SUPL/GENERAL		38.07
	1ZKZ6W3	OFFICE SUPL/GENERAL		13.41
	1ZKZ6W3	OFFICE SUPL/GENERAL		1.12
	1ZKZ6W3	OFFICE SUPL/GENERAL		8.09
	1ZKZ6W3	OFFICE SUPL/GENERAL		4.67
	1ZKZ6W3	OFFICE SUPL/FINANCE		8.09
	1ZKZ6W3	OFFICE SUPL/FINANCE		197.24
	1ZKZ6W3	OFFICE SUPL/FINANCE		197.24
	1ZKZ6W3	OFFICE SUPL/FINANCE		197.24
	1ZKZ6W3	OFFICE SUPL/FINANCE		182.95
	1ZKZ6W3	OFFICE SUPL/FINANCE		12.36
	1ZKZ6W3	OFFICE SUPL/CODE ENF		60.91
	1ZKZ6W3	OFFICE SUPL/CODE ENF		197.24
	1ZKZ6W3	OFFICE SUPL/CODE ENF		197.24
	1ZKZ6W3	OFFICE SUPL/CODE ENF		197.24
	1ZKZ6W3	OFFICE SUPL/CODE ENF		91.48
	1ZKZ6W3	OFFICE SUPL/PUBLIC WORKS		197.24
	1ZKZ6W3	OFFICE SUPL/PUBLIC WORKS		197.24
	1ZKZ6W3	OFFICE SUPL/PUBLIC WORKS		197.24
	1ZKZ6W3	OFFICE SUPL/PUBLIC WORKS		91.48
	1ZKZ6W3	OFFICE SUPL/PIO		8.19
	1ZKZ6W6	OFFICE SUPL/FINANCE/RTRN-CREDIT ISS		-12.36
	21L8W1W	OFFICE SUPL/GENERAL		15.49
	21L8W1W	OFFICE SUPL/GENERAL		78.19
	21L8W1W	OFFICE SUPL/GENERAL		4.67
	21L8W1W	OFFICE SUPL/FINANCE		9.64
	21L8W1W	OFFICE SUPL/FINANCE		180.68
	21L8W1W	OFFICE SUPL/FINANCE		180.04
	21L8W1W	OFFICE SUPL/FINANCE		180.04
	21L8W1W	OFFICE SUPL/FINANCE		287.22
	21L8W1W	OFFICE SUPL/FINANCE		16.20

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	21L8W1W	OFFICE SUPL/FINANCE		6.33
	21L8W1W	OFFICE SUPL/CODE ENF		143.61
	21L8W1W	OFFICE SUPL/CODE ENF		180.68
	21L8W1W	OFFICE SUPL/CODE ENF		180.04
	21L8W1W	OFFICE SUPL/CODE ENF		180.04
	21L8W1W	OFFICE SUPL/PUBLIC WKS		180.68
	21L8W1W	OFFICE SUPL/PUBLIC WKS		180.04
	21L8W1W	OFFICE SUPL/PUBLIC WKS		180.02
	21L8W1W	OFFICE SUPL/PUBLIC WKS		143.61
	23TYSZ	20TH IRA CALVERT AWARDS/C. LORIMOF		170.00
	2MZ7QPY	OFFICE SUPL/GENERAL		118.79
	2N8RJQ3	OFFICE SUPL/FINANCE		5.39
	2ND3VGH	OFFICE SUPL/GENERAL		10.46
	2ND3VGH	OFFICE SUPL/FINANCE		5.09
	5FT0MM2	EASTVALE COMMUNITY FOUND WEB DO		35.34
	9FM94AX	(10) CASES 50 G TRASH BAGS/PW CLEAN I		161.68
	DAJNTJV	(4) RAZOR LUX SCOOTERS/WALK 2 SCHO		297.64
	DFBRJL8	(1) RAZOR LUX SCOOTERS/WALK 2 SCHO		74.41
	LRGX5SW	PROMOTIONAL ITEMS/FALL FESTIVAL/O		100.00
	PGAHZAP	(3) POLO SHIRTS/BUILDING/J. CRAWFORD		132.84
	PGDNYXS	(1) JACKET/(4) POLO SHIRTS/CODE ENF/V.		233.05
	PH5K41H	LODGING FOR LOCC ANNUAL CONF/C. LC		753.64
	WE9D4PW	2016 RIV STATE OF THE COUNTY/A. RUSH		100.00
			Total for Check Number 804:	6,807.13
805	CAL006	CALPERS HEALTH	11/09/2016	
	NOV2016	HEALTH INS PREMS NOV2016		1,136.57
	NOV2016	HEALTH INS PREMS NOV2016		545.52
	NOV2016	HEALTH INS PREMS NOV2016		2,023.06
			Total for Check Number 805:	3,705.15
806	CAL007	CALPERS RETIREMENT	11/09/2016	
	09.18.16-10.01.16	(ER)RETIREMENT CONTR-PR ENDED OCT		1,383.79
	09.18.16-10.01.16	(EE)RETIREMENT CONTR-PR ENDED OCT		1,332.95
	09.18.16-10.01.16	(SUR BEN) RETIREMENT CONTR-PR ENDE		11.43
	101616-102916	PERS 457 CONTRIBUTIONS/PR ENDING NC		50.00
			Total for Check Number 806:	2,778.17
807	CBI001	CBIZ PAYROLL	11/09/2016	
	2053932	PAYROLL PRCSS CHG/PR DATED/NOV 4, 2		108.28
			Total for Check Number 807:	108.28
808	PRI001	PLIC SBD GRAND ISLAND PRINCIPAL	11/09/2016	
	NOV2016	DENTAL INSURANCE PREMS/NOV 2016		483.28
	NOV2016	DENTAL INSURANCE PREMS/NOV 2016		13.70
	NOV2016	DENTAL INSURANCE PREMS/NOV 2016		13.70
	NOV2016	DENTAL INSURANCE PREMS/NOV 2016		75.45
	NOV2016	DENTAL INSURANCE PREMS/NOV 2016		121.22
			Total for Check Number 808:	707.35
809	SCE001	SOUTHERN CALIFORNIA EDISON	11/09/2016	
	0393/OCT2016	ELECTRICAL SVCS-CITY HALL/SEPT 28-O		452.89
	6062/SEPT2016	ELECTRIC SVC-LMD STREETLIGHTS/ SEP		60.98
	6062/SEPT2016	ELECTRIC SVC-LMD STREETLIGHTS/ SEP		106.75
	7776/SEPT2016	ELECTRIC SVCS/SIGNALS/STREET LIGHTS		245.36
	7776/SEPT2016	ELECTRIC SVCS/SIGNALS/STREET LIGHTS		283.75

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	7776/SEPT2016	ELECTRIC SVCS/SIGNALS/STREET LIGHTS		121.93
	7776/SEPT2016	ELECTRIC SVCS/SIGNALS/STREET LIGHTS		51.48
	7776/SEPT2016	ELECTRIC SVCS/SIGNALS/STREET LIGHTS		266.83
	7776/SEPT2016	ELECTRIC SVCS/SIGNALS/STREET LIGHTS		51.48
	7776/SEPT2016	ELECTRIC SVCS/SIGNALS/STREET LIGHTS		3,421.19
			Total for Check Number 809:	5,062.64
810	STA003	STATE COMPENSATION INSURANCE	11/09/2016	
	NOV2016	WORKERS' COMP PREMIUMS-NOV 2016		2,097.50
			Total for Check Number 810:	2,097.50
811	VER001	VERIZON WIRELESS	11/09/2016	
	9773892773	WIRELESS PHONE SVCS/SEPT 19-OCT 19, 2		275.44
			Total for Check Number 811:	275.44
812	VSP001	VISION SERVICE PLAN	11/09/2016	
	NOV2016	VISION PREMIUMS-NOV2016		89.26
	NOV2016	VISION PREMIUMS-NOV2016		19.46
	NOV2016	VISION PREMIUMS-NOV2016		13.42
			Total for Check Number 812:	122.14
13916	AEG001	AEGIS ITS INC	11/09/2016	
	19230	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		222.50
	19230	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		2,966.00
	19230	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		222.50
	19230	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		89.00
	19230	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		44.50
	19230	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		44.50
	19230	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		351.00
	19231	ANNUAL TRAFFIC SIG MAINT FY16-17/RO		333.11
	19231	ANNUAL TRAFFIC SIG MAINT FY16-17/RO		447.50
	19231	PW15-06787-ANNUAL TRAFFIC SIG MAINT		1,142.31
	19231	ANNUAL TRAFFIC SIG MAINT FY16-17/RO		3,218.25
	19259	ANN TRAFFIC SIG MAINT/POLE KNOCKDO		2,844.36
	19346	ANNUAL TRAFFIC SIGNAL MAINTENANC		172.50
	19346	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		138.00
	19346	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		69.00
	19346	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		69.00
	19346	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		276.00
	19346	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		172.50
	19346	ANNUAL TRAFFIC SIG MAINT FY16-17/PRI		2,277.00
	19377	ANNUAL TRAFFIC SIG MAINT FY16-17/RO		166.42
	19377	ANNUAL TRAFFIC SIG MAINT FY16-17/RO		219.49
	19377	PW15-06787/PW11-0271/ TRAFFIC SIG MAIN		1,328.78
	19377	ANNUAL TRAFFIC SIG MAINT FY16-17/RO		2,727.92
			Total for Check Number 13916:	19,542.14
13917	AWE001	AWESOME AWARDS/WESTERN TROP	11/09/2016	
	22357	A.RODRIGUEZ/WOOD/BLACK & GOLD/BL		47.79
	22357	S.AGUILAR/WOOD/BLACK & GOLD/BLUE		47.79
	22357	SGT. B. DAVIS/WOOD NAME PLATE		8.91
	22357	C. JAMORALIN/WOOD NAME PLATE		8.91
	22357	Y. NOIR/WOOD NAME PLATE		8.91
			Total for Check Number 13917:	122.31

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
13918	CAL003	CALIFORNIA DEPARTMENT OF TRAN	11/09/2016	
	SL170235	HIGHWAY SIGNAL & LIGHT JULY-SEPT 20		2,185.66
			Total for Check Number 13918:	2,185.66
13919	CSM001	CALIFORNIA SOCIETY OF MUNICIPAL	11/09/2016	
	JAN-DEC2017	O.MACIAS/MBSHP/CSMFO JAN-DEC 2017		110.00
			Total for Check Number 13919:	110.00
13920	CAS001	CASH	11/09/2016	
	1-PC-10.05.2016	(4) MONEY MAGAZINES-#1 BEST CITY IN (		21.56
	10-PC-10.31.16	JANITORIAL SUPPLIES		78.80
	11-PC-11.1.16	FUEL/CODE ENF TRUCK		77.89
	2-PC-10.10.2016	LIVE SCAN/J. PEREZ/CODE ENF VOLUNTE		20.00
	3-PC-10.11.2016	FALL FESITVAL SUPPLIES/OCT 1, 2016		8.64
	4-PC-10.11.2016	TANK LEVER/TOILET REPAIR/PUB WKS B		5.38
	5-PC-10.13.2016	BREAKER FOR KITCHEN REPAIR		17.22
	6-PC-10.17.2016	SHIP MILITARY BANNERS FOR REPAIR/BC		31.15
	7-PC-10.17.2016	REFRESHMENTS/CITY COUNCIL MTG OCT		33.33
	8-PC-10.26.2016	REFRESHMENTS/CITY COUNCIL MTG OCT		41.90
	9-PC-10.26.2016	MEAL/CITY COUNCIL MTG OCT 26, 2016		76.35
			Total for Check Number 13920:	412.22
13921	CAV001	CAVANAUGH LAW GROUP	11/09/2016	
	OCT2016-1	SVCS/GEN COUNSEL/OCT 2016		17,049.60
	OCT2016-10	PLN16-00038/SVCS/GEN COUNSEL/OCT 201		250.80
	OCT2016-11	PLN16-00033/SVCS/GEN COUNSEL/OCT 201		273.60
	OCT2016-2	SVCS/GEN COUNSEL/CODE ENF/OCT 2016		3,494.00
	OCT2016-3	SVCS/GEN COUNSEL/CITY SOURCED ADM		4,448.00
	OCT2016-4	SVCS/GEN COUNSEL/BIRTHING HOMES/O		403.20
	OCT2016-5	SVCS/GEN COUNSEL/ABATEMENT-13757 /		1,300.40
	OCT2016-6	SVCS/GEN COUNSEL/E-VALE V CNTY RIV		192.00
	OCT2016-7	11-0271/SVCS/GEN COUNSEL/OCT 2016		1,162.80
	OCT2016-8	12-0051/SVCS/GEN COUNSEL/OCT 2016		2,462.40
	OCT2016-9	PLN16-00026/SVCS/GEN COUNSEL/OCT 201		250.80
			Total for Check Number 13921:	31,287.60
13922	COR001	CORONA-NORCO UNIFIED SCHOOL D	11/09/2016	
	170283	CROSSING GUARD SVCS/AUG 14-27, 2016		2,446.69
	170283	CROSSING GUARD SVCS/AUG 28-SEPT 10,		2,204.15
	170283	CROSSING GUARD SVCS/SEPT 11-24, 2016		2,449.05
			Total for Check Number 13922:	7,099.89
13923	RCE001	COUNTY OF RIVERSIDE - EDA	11/09/2016	
	003FM-AUGUST16	CIVIC CENTER PROJECT/JULY 1-SEPT 30, 2		10,178.06
			Total for Check Number 13923:	10,178.06
13924	COV001	COVERALL NORTH AMERICA, INC	11/09/2016	
	1260154153	CLEANING SVCS/NOV 2016		300.00
			Total for Check Number 13924:	300.00
13925	CRA001	MARGARET CRAWFORD	11/09/2016	
	SEPT19-OCT24,16	PROF SVCS/ELECTION CONSULTANT/SEP		700.00
			Total for Check Number 13925:	700.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
13926	DOJ001	DEPARTMENT OF JUSTICE	11/09/2016	
	195817	BLOOD DRAWS/23152/AUG 2016		35.00
			Total for Check Number 13926:	35.00
13927	EAS005	EASTVALE GATEWAY III LLC	11/09/2016	
	114934	LEASE CITY HALL/NOV 2016		6,589.36
			Total for Check Number 13927:	6,589.36
13928	HSW001	H.S. WINDOW CLEANING, INC.	11/09/2016	
	OCT2016	WINDOW CLEANING/OCT 2016		25.00
			Total for Check Number 13928:	25.00
13929	HOR002	HORIZONS CONSTRUCTION CO INT'L	11/09/2016	
	9	FIRE STATION #2		550,295.27
			Total for Check Number 13929:	550,295.27
13930	HRD001	HR DYNAMICS & PERFORMANCE MA	11/09/2016	
	OCT-NOV2016	HR CONSULTING SERVICES/OCT 11-NOV 1		5,611.86
			Total for Check Number 13930:	5,611.86
13931	IAP001	INLAND AREA PUBLIC MGMT ASSOC	11/09/2016	
	NOV2016	FLSA UPDATE/A. ZEPEDA/NOV 16, 2016		25.00
			Total for Check Number 13931:	25.00
13932	IBR001	INLAND BLUEPRINT INC IB REPROGR	11/09/2016	
	128995	FILE SCAN TO ELECTRONIC FILES/FINAN(		488.97
	128996	FILE SCAN TO ELECTRONIC FILES/FINAN(		704.11
	129213	FILE SCAN TO ELECTRONIC FILES/FINAN(		834.03
	129268	FILE SCAN TO ELECTRONIC FILES/FINAN(		844.24
			Total for Check Number 13932:	2,871.35
13933	IMA001	COPIER SOURCE INC IMAGE SOURCE	11/09/2016	
	522738	COPIER LEASE/SEPT 14-OCT 13, 2016		686.89
			Total for Check Number 13933:	686.89
13934	INT005	INTERIOR PLANT DESIGN	11/09/2016	
	1687	MONTHLY MAINT/PLANT/NOV2016		50.00
			Total for Check Number 13934:	50.00
13935	INT004	INTERWEST CONSULTING GROUP, IN	11/09/2016	
	29991	FUJITSU DOC SCANNER/CODE ENF/SEPT 2		712.79
	29991	MOBILE WIRELESS PRINTER/CODE ENF/S		215.99
	29991	HP COLOR LASER JET PRINTER/CODE ENI		510.66
	29991	EPSON INK MAINTENANCE BOX/CODE EN		49.36
			Total for Check Number 13935:	1,488.80
13936	KCC001	KC COMMUNICATIONS/KCCI	11/09/2016	
	092616D-2653	TECH LABOR/CHNG VM RECORDINGS/TR		180.00
			Total for Check Number 13936:	180.00
13937	ANN001	ANNA MONTOYA	11/09/2016	
	1610	ACCTNG SVCS/ MONTOYA/OCT 2016		8,461.45

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 13937:	8,461.45
13938	NIS001	MICHELE NISSEN	11/09/2016	
	NOV2016	ASPA CHAPTER MTG/M.NISSEN/C. JAMOR		50.00
			Total for Check Number 13938:	50.00
13939	ORK001	ORKIN SERVICES OF CALIFORNIA IN(	11/09/2016	
	145014978	PEST CONTROL SVCS/CITY HALL/NOV 4, 2		70.00
	145015397	PEST CONTROL SVCS/FIRE STN 27/OCT 7, :		165.00
			Total for Check Number 13939:	235.00
13940	PER002	PERMIT SERVICES	11/09/2016	
	REF-PMT16-01500	REFUND/PMT 16-01500/DR HORTON		130.00
			Total for Check Number 13940:	130.00
13941	PFM001	PFM ASSET MANAGEMENT LLC	11/09/2016	
	70581	INVESTMENT ADVISORY SERVICES/SEPT		2,520.36
			Total for Check Number 13941:	2,520.36
13942	RIL001	JAMES R. RILEY	11/09/2016	
	OCT2016	ACCTNG SVCS/RILEY/OCT2016		4,802.50
			Total for Check Number 13942:	4,802.50
13943	RCO001	RIVERSIDE COUNTY INFORMATION T	11/09/2016	
	IT-233	APX 7500M DUAL BAND/MOTOR OFFICER		205.48
			Total for Check Number 13943:	205.48
13944	RCS001	RIVERSIDE COUNTY SHERIFF DEPAR	11/09/2016	
	SH-29267	LAW ENF/MOTOR TEAM/AUG 18-SEPT 14,		21,942.40
	SH-29267	LAW ENF/ PATROL OT/AUG 18-SEPT 14, 20		1,099.72
	SH-29267	LAW ENF/INVESTIGATOR OT/AUG 18-SEP		1,200.15
	SH-29267	LAW ENF/TRAFFIC/AUG 18-SEPT 14, 2016		43,610.52
	SH-29267	LAW ENF/CSO OT/AUG 18-SEPT 14, 2016		485.00
	SH-29267	LAW ENF/PATROL/AUG 18-SEPT 14, 2016		400,482.71
	SH-29267	LAW ENF/PLAIN UNIT MILEAGE/AUG 18-S		263.34
	SH-29267	LAW ENF/CSO/AUG 18-SEPT 14, 2016		16,106.25
	SH-29267	LAW ENF/ZONE OFFICER/AUG 18-SEPT 14,		43,061.96
	SH-29267	LAW ENF/PATROL B&W/AUG 18-SEPT 14, 2		17,325.14
	SH-29267	LAW ENF/TRAFFIC OT/AUG 18-SEPT 14, 20		280.72
	SH-29267	LAW ENF/MOTOR DIFFERENTIAL/AUG 18-		240.00
	SH-29267	LAW ENF/MOTOR TEAM OT/AUG 18-SEPT		280.72
	SH-29267	LAW ENF/ZONE OFFICER OT/AUG 18-SEPT		140.36
			Total for Check Number 13944:	546,518.99
13945	RCT001	RIVERSIDE COUNTY TLMA ADMINIS	11/09/2016	
	TL-12793	SEPT 2016/SLF COSTS (ST. LIGHT FIXTURE		11.54
	TL-12817	PW11-0271/NEW TRAF SIG/BELLGRVE&HN		431.66
	TL-12829	OCT 2016/FOSSIL FILTER (STORM DRAIN)		7,003.00
	TL-12829	OCT 2016/FOSSIL FILTER (STORM DRAIN)/		382.91
	TL-12829	OCT 2016/FOSSIL FILTER (STORM DRAIN)/		171.52
	TL-12829	OCT 2016/FOSSIL FILTER (STORM DRAIN)/		241.99
	TL-12829	OCT 2016/FOSSIL FILTER (STORM DRAIN)/		171.52
	TL-12829	OCT 2016/FOSSIL FILTER (STORM DRAIN)/		171.52

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 13945:	8,585.66
13946	14-0012	ROOMS N COVERS	11/09/2016	
	REF-PMT16-01348	REFUND-PMT16-01348/SALAMAT		659.60
			Total for Check Number 13946:	659.60
13947	ROS001	MATTHEW ROSSMAN	11/09/2016	
	384005	PLUMBING SVCS/OCT 19, 2016		99.00
			Total for Check Number 13947:	99.00
13948	SEC002	RUSSELL CORBY SECURITY LINES US	11/09/2016	
	1302	(3) POLE-MOUNTED CAMERAS & INSTALL		24,283.80
			Total for Check Number 13948:	24,283.80
13949	SHR001	SHRED IT	11/09/2016	
	8121020003	SHREDDING SVCS/SEPT 28, 2016		80.26
			Total for Check Number 13949:	80.26
13950	STA001	STAPLES ADVANTAGE	11/09/2016	
	8041542479	INK/MOBILE PRINTER/CODE ENF		140.56
			Total for Check Number 13950:	140.56
13951	SUN002	SUNRUN INCORPORATED	11/09/2016	
	REF-PMT16-00455	REFUND/PMT16-00455/LEE		130.00
	REF-PMT16-00689	REFUND/PMT 16-00689/HAMPTON		130.00
			Total for Check Number 13951:	260.00
13952	PRE003	FREEDOM COMMUNCIATIONS HOLD	11/09/2016	
	10206646	RESOLUTION/ADOPT BUSINESS REG HOM		36.00
	10206647	RESO/ADOPT SINGLE FAMILY RENTAL RE		31.20
			Total for Check Number 13952:	67.20
13953	VER003	VERIZON WIRELESS	11/09/2016	
	INV11578438	MONTHLY GPS SVC/3 CITY VEHICLES/H52		51.00
	INV11578438	MONTHLY GPS SVC/1 CITY VEHICLES/H55		19.00
			Total for Check Number 13953:	70.00
13954	VIS001	VISION TECHNOLOGY SOLUTIONS IN	11/09/2016	
	33607	SUBSCRIPTION SVCS/OCT 1-DEC 31, 2016		1,389.15
			Total for Check Number 13954:	1,389.15
13955	VOY001	VOYAGER FLEET SYSTEMS INC	11/09/2016	
	869288209644	FUEL/POLICE/OCT2016		78.57
	869288209644	FUEL/CH CODE ENF/OCT2016		54.80
	869288209644	FUEL/POLICE/EXCISE TAX EXEMPT/OCT2		-4.46
	869288209644	FUEL/FIRE/CNG/OCT2016		46.34
	869288209644	FUEL/CH CODE ENF/EXCISE TAX EXEMPT		-3.34
			Total for Check Number 13955:	171.91
13956	WRC001	WESTERN RIVERSIDE COUNCIL OF G	11/09/2016	
	OCT2016	TUMF FEES-OCT 2016		532,380.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 13956:	532,380.00
13957	WRR001	WESTERN RIVERSIDE REGIONAL CO	11/09/2016	
	INT-NOV2016	MSHCP FEES-FIRE STN 31-INTEREST-NOV		46.81
	OCT2016	MSHCP FEES-OCT 2016		5,976.00
			Total for Check Number 13957:	6,022.81
13958	XER001	XEROX CORPORATION	11/09/2016	
	653495	LEASE PMT/OCT 12-NOV 11, 2016		320.18
			Total for Check Number 13958:	320.18
13959	ZRE001	JORGE D ZAVALA Z RENTALS	11/09/2016	
	NOV2016	CANOPY/CHAIRS/VETERANS DAY CEREM		320.00
			Total for Check Number 13959:	320.00
13960	CAL016	CA ASSOC OF CODE ENFORCEMENT (	11/09/2016	
	111016A	CACEO MBRSHP $85 & EXAM $150.00 - V.L		150.00
	111016B	CACEO MBRSHP $85 & EXAM $150.00 - V.L		85.00
			Total for Check Number 13960:	235.00
			Total for 11/9/2016:	1,799,619.48
13961	PLO001	BRANDON PLOTT FOR CITY COUNCII	11/28/2016	
	REF-CR10810471	REFUND FOR ELECTION SIGNS/B. PLOTT/(		119.00
			Total for Check Number 13961:	119.00
13962	VIL002	RICARDO VILLAFANA	11/28/2016	
	500	4 CHANNEL DVR/CAMERA RECORDER/SE		496.80
			Total for Check Number 13962:	496.80
			Total for 11/28/2016:	615.80
13963	LOP002	VANESSA LOPEZ	11/29/2016	
	LOPEZ_112916	LOPEZ_FINAL PR CK#13963 11.29.16; PERIC		4,143.47
			Total for Check Number 13963:	4,143.47
			Total for 11/29/2016:	4,143.47
813	CAL007	CALPERS RETIREMENT	11/30/2016	
	10/2/16-10/15/16	(ER) RETIREMENT CONTR-PR ENDED OCT		1,315.12
	10/2/16-10/15/16	(EE)RETIREMENT CONTR-PR ENDED OCT		1,365.13
	10/2/16-10/15/16	(SUR BEN)RETIREMENT CONTR-PR ENDEI		11.43
	103016-111216	PERS 457 EE CONTRIBUTIONS/PR ENDED I		2,150.00
			Total for Check Number 813:	4,841.68
814	CBI001	CBIZ PAYROLL	11/30/2016	
	2059848	PAYROLL PRCSS CHG/PR DATED NOV 18,		94.94

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 814:	94.94
815	JCS001	JCSD	11/30/2016	
	OCT2016-37923	WATER (IRRIGATION) SVCS/OCT 3-OCT 30		77.19
	OCT2016-37924	WATER/SEWER (BLDG) SVCS/OCT 3-OCT 3		580.22
	OCT2016-42563	WATER (IRRIGATION) SVCS/OCT 11-NOV (		30.32
	OCT2016-42564	WATER/SEWER (BLDG) SVCS OCT 11-NOV		891.07
			Total for Check Number 815:	1,578.80
816	GAS001	SOCALGAS	11/30/2016	
	OCT12-NOV12, 2016	GAS SVC/RIV FIRE STN 27/OCT 12-NOV 12,		64.40
			Total for Check Number 816:	64.40
817	SCE001	SOUTHERN CALIFORNIA EDISON	11/30/2016	
	4138/OCT2016	ELECTRIC SVCS/FIRE STN 7067 HAMNER/I		15.30
	6062/OCT2016	ELECTRIC SVC-LMD STREETLIGHTS/OCT		61.16
	6062/OCT2016	ELECTRICAL SVCS-LMD STREETLIGHTS/(		107.06
	7704/OCT-NOV2016	ELEC SVCS-TRAFFIC SIG SAFETY LIGHTS/		97.31
	8726/OCT2016	ELEC SVCS-FIRE STN 7067 HAMNER AVE/(		869.61
	9269/OCT-NOV2016	ELEC SVCS-TRAFFIC SIG SAFETY LIGHTS/		262.96
			Total for Check Number 817:	1,413.40
818	STA003	STATE COMPENSATION INSURANCE	11/30/2016	
	DEC2016	WORKERS' COMP PREMIUMS-DEC 2016		2,097.50
			Total for Check Number 818:	2,097.50
819	TEL001	TELEPACIFIC COMMUNICATIONS	11/30/2016	
	83883101-0	TELEPHONE/INTERNET SVCS CITY HALL/		1,773.23
			Total for Check Number 819:	1,773.23
820	VER001	VERIZON WIRELESS	11/30/2016	
	9775563355	WIRELESS PHONE SVCS/OCT 19-NOV 18, 2		275.28
			Total for Check Number 820:	275.28
			Total for 11/30/2016:	12,139.23
			Report Total (67 checks):	1,822,299.57

EASTVALE CONNECTION

December 2016

MEETING SCHEDULE:

Eastvale City Council Special Meeting

➔ **Wednesday, December 14th @ 4:30 p.m.**

Eastvale City Council Meeting

➔ **Wednesday, December 14th @ 6:30 p.m.**

➔ **Wednesday, January 11th @ 6:30 p.m.**

Eastvale Planning Commission Meeting

➔ **Wednesday, January 18th @ 6:00 p.m.**

Eastvale Public Safety Commission Meeting

➔ **Tuesday, January 24th @ 6:00 p.m.**

Eastvale Parks Commission Meeting*

➔ **Thursday, January 17th @ 6:30 p.m.**

Meetings held at: **Rosa Parks Elementary School**
13830 Whispering Hills Dr. Eastvale, CA 92880
*Parks Commission meetings held at: **Eastvale Community Center**
13820 Schleisman Road Eastvale, CA 92880

UPCOMING EVENTS:

- **December 8–** Holiday Concert in the Courtyard in the Eastvale Gateway Food Court from 6:00 p.m. - 8:00 p.m.
- **December 9–** Eastvale Chamber Holiday Business Mixer at West Coast Collision Center from 5:00 p.m. - 8:00 p.m.
- **December 10–** Used Oil and Filter Exchange Event at Auto Zone from 9:00 a.m. – 12:00 p.m.
- **December 10–** 2016 Holiday LED Light Exchange at George Ingalls Event Center in Norco from 9:00 a.m. - 9:00 p.m. While supplies last.
- **December 10–** Second Annual Winter Fest at Eleanor Roosevelt High School Quad from 11:00 a.m. – 3:00 p.m.
- **December 12–** 2016 Blue Light Ceremony at the County Administrative Center beginning at 6:00 p.m.
- **December 22 & 26–** Eastvale City Hall closed in observance of Christmas Eve Day and Christmas
- **December 27-29–** Eastvale City Hall closed to the general public
- **January 2–** Eastvale City Hall closed in observance of New Year's Day

Visit the city's website for additional information regarding these and future events.

12363 Limonite Ave. Ste. 910, Eastvale, CA 91752

City Hall is open Monday – Thursday from 7:30 a.m. – 5:30 p.m. City Hall is closed on Fridays.

T: (951) 361-0900 **F:** (951) 361-0888 **E:** info@eastvaleca.gov **W:** www.eastvaleca.gov

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.5

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **DANIELLA McCLISTER, PUBLIC INFORMATION OFFICER**

SUBJECT: **PUBLIC SAFETY, CRIME PREVENTION AND TRAFFIC RELATED COMMUNICATIONS**

RECOMMENDATION: RECEIVE AND FILE

BACKGROUND

From November 1, 2016 to December 6, 2016 there have been approximately thirteen (13) announcements and/or press releases published on the City's website and social media platforms. These communications relate to Sheriff's Department and CalFire activity, crime prevention and awareness, emergency preparedness, as well as traffic or construction projects that may impact traffic conditions in Eastvale.

DISCUSSION:

The announcements and/or press releases have been published on the City's website, sent out through e-notification, and posted on social media including: Facebook, Twitter, LinkedIn, and Instagram (when appropriate).

Below is a list of followers on the City of Eastvale social media platforms:

PLATFORM	**FOLLOWERS AS OF DECEMBER 6, 2016**	**INCREASE FROM OCTOBER 19th**
Facebook	10,035	363
Instagram	2,738	127
LinkedIn	212	8
Twitter	1,712	36
E-Notifications	3,385	-

Citizens are encouraged to sign up for the City's e-notification service so that they may receive emailed updates from the City related to meeting agenda, press releases, community events, crime prevention and awareness, employment opportunities, traffic alerts and more.

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.5

The announcements and/or press releases are as follows along with the published date:

Topic/Title	Published Date
UPDATE: South Milliken Avenue Grade Separation Project	December 2, 2016
High Wind Warning	December 2, 2016
Spark of Love Toy Drive	November 30, 2016
Stolen Vehicle Arrest	November 29, 2016
Hamner Bridge Closed for Repavement	November 29, 2016
241/91 Connector Public Hearing	November 29, 2016
Driving in the Rain – PSA	November 26, 2016
Southbound 71 to Eastbound 91 Closed	November 17, 2016
Check your Smoke Alarms and Irrigation Settings	November 5, 2016
Eastvale 5K/10K Traffic Map	November 4, 2016
Eastvale Police Department Receives Grant For Special Traffic Enforcement And Crash Prevention	November 2, 2016
Check Before You Burn Season Begins	November 1, 2016
Cal Fire Seasonal Fire Fighter	November 1, 2016

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

None.

Prepared by: Daniella McClister, Public Information Officer
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.6

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **ERIC NORRIS, PLANNING DIRECTOR**

SUBJECT: **PLANNING DEPARTMENT UPDATE**

RECOMMENDATION: RECEIVE AND FILE

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 location of each project is also included.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

Planning Project Status List and Map

Prepared by: Malinda Lim, Assistant Planner
Reviewed by: Eric Norris, Planning Director

Eastvale Planning: Major Projects Summary

December 1, 2016

Highlighted Text = Updated Information[1]

Map ID	Project	Notes	Current Activity
1.	**KB Homes – The Lodge, Residential Development** **Project No. 10-0124** Project Location: Northwest Corner of Limonite Avenue and Scholar Way 205 detached single-family homes Planner: Yvette Noir/Malinda Lim	PC approval on March 18, 2015 to add tempered glass panels along Scholar Way Approved Phase II Master Home Plan on December 3, 2015. Received HOA Landscape Maintained Areas for the northern portion on March 15, 2016. Approved on March 17, 2016. Revised HOA Landscape Maintained Areas for Phase 2 received on April 21, 2016. Approved on April 28, 2016. Applicant will be submitting an application to relocate the parking lot for the model home complex because the parking lot has been sold to a homebuyer. Expect to be submitted early next week.	Under construction Symmetry model homes now open
2.	**Goodman Commerce Center (formally Lewis Eastvale Commerce Center)** **Project No. 11-0271** ****see also Project No. 15-0551 (No. 17 on this list)** Project Location: 190 acres +/- fronting on Hamner Ave. north of Bellegrave Ave. and south of Cantu-Galleano Ranch Road General Plan Amendment, Change of Zone, and Specific Plan to provide for a mix of warehousing, light industrial, office, and retail uses.	**Approved** by City Council on November 12, 2014 **Groundbreaking held May 20, 2015.** Landscape plans for Building 1 & 2 approved on November 11, 2015. Building permits issued for two industrial buildings. Off-site common area landscape plans approved on December 4, 2015. Basin and Bellegrave Ave. landscape plans approved on December 18, 2015. Received Hamner Ave. landscape plans on January 14, 2016. Applicant has requested revisions to the approved Development Plan and	Under construction City Council approved Development Agreement on September 28, 2016.

[1] New projects are added at the bottom of the list as they are submitted.

Map ID	Project	Notes	Current Activity
	CEQA: Environmental Impact Report (certified) Planner: Eric Norris/Cathy Perring	conditions of approval to accommodate a potential tenant for the building currently under construction. City Council approved the request on April 13, 2016. Received revised construction plans for Building #2. Provided comments to architect on April 18, 2016. Received basin fixture landscape plans on April 13, 2016 and under review. City Council on April 13, 2016 approved changes to the conditions of approval affecting Building B. September 11, 2016 notices posted to take Development Agreement to Planning Commission on September 21, 2016. Planning Commission recommended approval of the Development Agreement to City Council on September 21, 2016.	
3.	**D.R. Horton – The Trails, Planned Residential Development Residential Subdivision** **Project No. 11-0558** Project Location: Northwest corner of Archibald and 65th General Plan Amendment, Change of Zone, Tentative Tract Map, and Planned Residential Development for 256 dwelling units with a 5-acre park. CEQA: Mitigated Negative Declaration Planner: Yvette Noir/Malinda Lim	Approved by City Council on May 22, 2013. Approved monument signs on March 10, 2016. Received a letter on August 15, 2016 from homeowners wanting to close off the opening for pedestrian access on Archibald. No contact information provided in the letter or on envelope to be able to respond. Awaiting second inquiry.	Project is under construction.
4.	**Walmart – Eastvale Crossings** **Project No. 12-0051** Project Location: Southeast corner of Limonite and Archibald Avenues (APNs 144-030-028, -	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. Release of the Draft EIR is on hold pending a determination on how to address	No tentative hearing date

Map ID	Project	Notes	Current Activity
	012, -014) Proposal for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 23.37 acres CEQA: EIR Planners: Eric Norris	the issue of greenhouse gas emissions. Updated administrative review draft of the EIR is expected in late July. No tentative date for the release of the Draft EIR for public review is available. Revised sign program received on July 7, 2016 and is under review. Public review of DEIR available from September 27 to November 17, 2016. Provided sign program comments to applicant on October 6, 2016. Meeting with applicant on November 30th to discuss public comments received for DEIR.	
5.	**Lennar – Mill Creek Crossing, Planned Residential Development Subdivision** **Project No. 12-0297** Project Location: Southeast corner of Chandler St. and Hellman Avenue Minor Development Plan Review for the development of a Master Home Plan for the "Mill Creek Crossing at Eastvale" residential development of 122 single family dwelling units for Tract 29997 Planner: Malinda Lim/Yvette Noir	MDP and TUP approved November 17, 2014. Received revisions for precise grading plans Phase 5 and master home plan on September 23, 2015. Approved revisions for precise grading plans Phase 5 and master home plan on October 8, 2015. Received revisions for precise grading plans Phase 5 on August 16, 2016.	Project is under construction.
6.	**The Campus (former Providence Business Park) Major Development Review, Zone Change, and Tentative Parcel Map** **Project No. 12-0750** Project Location: West of Archibald and approximately 750 ft. south of Limonite Ave (144-010-002, -033, -037, & -038)	Approved by CC on April 9, 2014 Project has been sold to new owners, who have met with staff to discuss implementing the approved development plans. Planning has been contacted by the new owner regarding potential changes to the office portion of the project, but no application for a change has been filed.	Road improvements under construction on Archibald Avenue.

Map ID	Project	Notes	Current Activity
	MDR, ZC, TPM for the development of a business park consisting of 14 new industrial buildings ranging from 12,850 square feet to 129,000 square feet and associated improvements on 53.37 gross acres of vacant land (former Bircher's site). CEQA: EIR Addendum Planner: Cathy Perring/Yvette Noir	Final Map approved by City Council on June 8, 2016. Received construction plans for buildings 2 and 3 on July 20, 2016. Provided comments to architect on August 16, 2016. Revised grading plans submitted on August 23, 2016 and building plans were submitted on August 31, 2016 for buildings 2 and 3; Planning staff is currently reviewing these plans. Pre-construction meeting was held with the applicant, contractor, monitors, and Public Works and Planning staffs on August 31, 2016. Received buildings 1 and 10-12 construction plans on October 11, 2016. Currently under review. Staff is working with applicant to get grading permit sign-off. Provided comments to architect regarding buildings 1 and 10-12 construction plans on November 14, 2016.	
7.	**D.R. Horton – Copper Sky, Residential Subdivision** **Project No. 13-0395** Project Location: Southeast Corner of Schleisman Road and Scholar Way Minor Development Plan Review for a Master Home Plan for "Copper Sky at Eastvale" residential development. Planner: Malinda Lim/Yvette Noir	Received revised construction plans on December 30, 2015 and approved revised construction plans on January 5, 2016. Received revised design package on January 5, 2016. Received revised model home complex plans on January 19, 2016. Received TUP model home complex plans on January 26, 2016. Received revised wall and fence plans on January 27, 2016. Received setback adjustment application on February 4, 2016. Received typical landscape plans for Copper Heights on February 15, 2016. Sent approval letter for TUP of model homes and sales office of lots 173-175, setback adjustments, and FSOD on February 25, 2016.	Under construction. Models at Copper Heights (new product line in the triangle piece north of Schleisman Rd.) are now open.

Map ID	Project	Notes	Current Activity
		On May 12, 2016, the applicant submitted proposed elevation changes to house Plans 7-9. Revised elevations for Plans 7-9 approved on June 28, 2016.	
8.	**99 Cents Only Store Major Development Plan Review** **Project No. 13-1601** Project Location: Northwest Corner of Hamner Ave. and "new" Schleisman Road Major DP for new 19,104 SF standalone retail building on 2.67-acres. CEQA: Mitigated Negative Declaration Planner: Cathy Perring/Yvette Noir	Planning Commission approved on June 17, 2015. Provided comments to Building and Public Works departments on July 6, 2015 for review of grading plan and construction drawings. Received on-site improvements and precise grading plans from Public Works on September 10, 2015. Provided planning comments to Public Works and Building on September 22, 2015. Approved revised lighting plans on 11/17/15. Project is in the process of being purchased by a new owner, who intends to build the approved store. Planning has had initial discussions with the owner regarding plans for the northern portion of the property, but no application has been filed. Planning has approved grading and construction plans. Grading and construction permits are ready to be issued once applicant provides fees and an updated burrowing owl survey.	Building Permit Review

Map ID	Project	Notes	Current Activity
9.	**Panera Bread with Drive-Through Major Development Review and Conditional Use Permit** **Project No. 13-1748** Project Location: 12376 Limonite Ave., Eastvale Gateway South (Shops 2) Major Development Plan and Conditional Use Permit modify an approved retail building (Shop 2) in the Eastvale Gateway South retail center to accommodate a drive-through facility for Panera Bread CEQA: Categorical Exemption Planner: Cathy Perring	Approved at Planning Commission on January 7, 2015 Store opened in December 2015. Staff met with Lewis and Panera on January 14, 2015 to discuss directional signage for the drive-through operation to improve traffic flow. Lewis presented a conceptual revised drive-through and signage plan on February 3, 2016. Staff reviewed the conceptual plan, and directed the applicant to submit construction plans, which to date have not been submitted. Planning followed up with Lewis Retail regarding directional sign on June 13th and has not heard back. Planning followed up with Lewis Retail regarding directional sign on July 18th and the Lewis indicated some difficulties in implement the plan because they do not own all of the parcels. Will return to Planning Commission in November 2016 for mandatory 1-year review. Planning Commission on November 16, 2016 for mandatory review.	In operation Planning Commission unanimously determined no additional conditions of approval were needed for the drive-through operation on November 16, 2016.
10.	**William Lyons Homes – Nexus Residential Development** **Project No. 14-0046** Project Location: 10-acre site south of 24-hour Fitness Center in the Eastvale Gateway South retail center. Tentative Tract Map No. 36446 and Major Development Review for a residential development (Nexus) consisting of 220 townhomes and a recreation area Planner: Malinda Lim	Approved by PC October 15, 2014 Model homes opened 9/19/15.	Project under construction. Model homes opened 9/19/15.
11.	**LBA Realty Industrial Building Major Development Review**	Formal application submitted on October 20, 2014. 6/4/15 Comment letter sent to applicant re: January 26, 2015 resubmittal	Planning Commission approval on April

Map ID	Project	Notes	Current Activity
	Project No. 14-1077 Project Location: North of Cantu-Galleano Ranch Road 1,000 feet east of Hamner Avenue. (APN 160-020-033 and 156-050-025) Major Development Review for a 446,173 sq. ft. industrial building on APN 160-020-033 (approximately 24 acres) and overflow parking on APN 156-050-025. CEQA: EIR Planner: Cathy Perring/Yvette Noir	package. Revised development plans received July 14, 2015. Traffic study and landscape plans received in August. Met on July 29, 2015 to discuss shared access with Grainger and applicant. Draft EIR 45-day review period ends Monday, January 25, 2016. At-risk building plans submitted on January 6, 2016; civil plans submitted January 12. Received on-site improvement plans on February 4, 2016. Received revised improvement and landscape plans on March 10, 2016. Received 2nd submittal for construction building plans on March 17, 2016. Planning Commission approval and EIR certification received April 20, 2016. The applicant has been submitting information verifying compliance with conditions of approval. Issue had arisen re: COA #28 with respect to guard shack location. Staff worked with the applicant over the last couple of months to find an acceptable design that will accommodate adequate truck stacking. Received acceptable solution to allow five trucks to stack on-site, 7/7/16. Received 3rd submittal for construction building plans on August 4, 2016 and is under review. Provided comments to applicant on August 23, 2016. Received 1st submittal for grading plans on August 23, 2016. Staff provided comments on September 7, 2016. Staff scheduled to meet with applicant October 18, 2016 to discuss pending COA needing to be met prior to grading permit sign-off.	20, 2016. Awaiting for revised construction plans.
12.	**Stratham Homes – Sendero Planned Residential Development** **Project No. 14-1398** ****See Project No. PLN 15-06023 (No. 25 on the list)**	Planning Commission on May 20, 2015 voted to recommend approval of GPA, Change of Zone, and PRD, and denial of TTM due to too many units. City Council on June 10, 2015 voted 3-0 adopting the MND and approving GPA, Change of Zone, PRD, and TTM subject to not using SCE easement or the City	Approved by CC on June 10, 2015 Waiting for Resubmittal of

Map ID	Project	Notes	Current Activity
	Project Location: Northwest corner of Limonite and Harrison; APN 164-010-017 General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map for the subdivision of approximately 44 acres into 323 residential lots and 14 lots for open space and water basins CEQA: Mitigated Negative Declaration Planner: Yvette Noir/Cathy Perring	right-of-way to satisfy ALUC open space requirement. Meeting on July 22, 2015 to discuss revised site plan with applicant. Revised site plan presented to City Council on September 9, 2015 and Council was supportive of the revised site layout. The applicant submitted a parcel map to divide the site into 4 parcels for financing purposes. See notes for Project No. PLN 15-06023 for more information regarding the review of the Parcel Map. Applicant submitted first Master Home Plan on April 6, 2016. Comments for master home plan provided June 23, 2016. Waiting for resubmittal of revise master home plan.	Master Home Plan
13.	**AT&T – River Road, New Disguised Wireless Facility** **Project No. 14-2832** Project Location: Southeast Corner of Hall Avenue and River Road, west of Baron Drive Minor Development Plan application for a 70-foot tall disguised wireless facility and a 138 square-foot equipment shelter located at 14700 River Road Planner: Malinda Lim	Planning Director approval on July 15, 2015. Received construction plans on March 8, 2016. Provided comments to applicant on March 23, 2016.	Under Construction

Map ID	Project	Notes	Current Activity
14.	**Verizon – Community Park, New Disguised Field Light Wireless Facility** **Project No. 14-3325** Project Location: South of Citrus Street, and west of Hamner Avenue within the Eastvale Community Park – 12750 Citrus Street Minor Development Plan application for the construction of a 70-foot tall wireless facility disguised as a field light and an approximate 469 square-foot equipment shelter within the Eastvale Community Park at 12750 Citrus Street Planner: Yvette Noir/Malinda Lim	Submitted on November 25, 2014; comment letter sent December 24, 2014 Last correspondence with applicant on March 2, 2015, change of location for tower and enclosure Revised plans received on July 30, 2015. Comments to be provided to applicant by August 29, 2015. Comments provided to applicant on August 27, 2015. Additional landscape comments provided to applicant on September 8, 2015. Staff met with applicant on September 17, 2015 to discuss items addressed in comment letter. Applicant submitted revised plans on 11/9/15 and was informed to provided additional information requested in the comment letter. Letter sent to the applicant on July 13, 2016 to add streets and street names on the coverage map. Received email from applicant on July 31, 2016 stating that they are working on a lease agreement with JCSD and will provide a revised coverage map. Meeting with applicant on August 25, 2016 to discuss additional items needed to take item to Planning Commission.	Waiting for submittal of incomplete items.
15.	**Verizon – Providence Park, New Disguised Field Light Wireless Facility** **Project No. 14-3326** Project Location: South of Hollowbrook Wy., west of Woodpigeon Rd, north of Aspen Leaf Lane, and east of Cobble Creek Dr. within Providence Ranch Park – 7250 Cobble Creek Dr. Minor Development Plan application for a 25-	Submitted on November 25, 2014; comment letter sent December 24, 2014 Last correspondence with applicant on March 2, 2015, change of location for tower and enclosure Comments on revised plans provided to applicant on August 11, 2015. Applicant provided updates photo simulation photos on December 1, 2015. Sent comment letter for missing items and revisions to submitted plan on June	Waiting for submittal of incomplete items.

Map ID	Project	Notes	Current Activity
	foot long wireless antenna to be installed on an existing 70-foot tall field light and for the construction of an approximate 469 square-foot equipment shelter within Providence Ranch Park at 7250 Cobble Creek Drive Planner: Yvette Noir/Malinda Lim	15, 2016. Received email from applicant on July 31, 2016 stating that they are working on a lease agreement with JCSD and will provide a revised coverage map. Meeting with applicant on August 25, 2016 to discuss additional items needed to take item to Planning Commission.	
16.	**Chandler Catholic Church Pre-Application Review** **Project No. 15-0175** Project Location: 14325-14395 Chandler Street APNs: 144-121-005, 144-130-008, 144-130-009, and 144-130-010 Pre-Application Review to be located at 14395 Chandler Street (4 individual parcels owned by 3 separate owners) within the C-1/C-P and A-1 zoning districts. Project Planner: Cathy Perring	Applicant working with ALUC on required approval of proposed occupant density in the sanctuary. City staff met with the church/applicant on June 16 to discuss the project processing approach. Revised plans and formal application expected within one to two months.	Pre-Application Complete
17.	**Goodman Commerce Center Business Park NEC of Bellegrave/Hamner** **Project No. 15-0551** ****see Project No. 11-0271 (No. 2 on this list)** Project Location: Northeast corner of Bellegrave and Hamner Avenues. Proposal for the development of the Business Park. The development will include 8 buildings and approximately 191,356 SF. The development will accommodate professional offices, light industrial and light assembly uses. Project Planner: Eric Norris/Cathy Perring	Planning Commission approval on August 5, 2015. Project Approval letter send on August 11, 2015 Applicant submitted first set of construction drawings for all eight buildings on October 8. Planning review of six buildings complete on October 13, 2015. Additional sets of construction drawings received and distributed for internal review on October 12, 2015. Applicant submitted second set of construction drawings for all eight buildings on December 1, 2015. Provided comments on December 15, 2015; awaiting corrections. Received revised construction plans for Buildings 1-8 on January 20, 2016. Approved by Planning on January 30, 2016. Received CDA well site construction and landscape plans.	Under construction

Map ID	Project	Notes	Current Activity
		Received revised elevations for Building 3 and Building 4 and provided comments to applicant on April 18th. On April 24th, applicant provided revised elevation for Buildings 3 and 4. Planning approved revised elevation on April 24th. Revised elevations will be included in the construction drawings.	
18.	**The Ranch Specific Plan Amendment (SPA), Major Development Review, and Tentative Parcel Map (Commercial Portion)** **Project No. 15-0783** ****See Project No. PLN 16-00011 for The Ranch-Industrial Portion (No. 26 on the list)** Project Location: Northeast and Southeast corners of Hellman and Limonite (Kimball) Avenues. Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1) Specific Plan Amendment (SPA) to modify existing boundaries for The Ranch SP No. 358 for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9 are being proposed. This request also included review for: Major Development Review (DP) for six (6) industrial buildings totaling 985,000 SF on six (6) parcels, Tentative Parcel Map (TPM) 36787 to divide approximately 97 gross acres into 14 legal parcels, Sign Program, and Environmental Review. Planners: Cathy Perring	Planning Commission reviewed and recommended approval to City Council on November 4, 2015. Approval letter will be sent following CEQA 30-day statute of limitation ending on January 12, 2016. No challenge was filed. Received median and parkway landscape plans on January 27, 2016. Comments provided on February 3, 2016. Revisions for landscape plans came in on March 23, 2016. See notes for Project No. PLN 16-00011 (No. 32 on the list) for information on development of the industrial portion of the project. On February 19, 2016, a new owner purchased the six (6) light industrial business park lots that were approved on November 4, 2015 (project #27 on this list). The commercial sites will be developed by the original applicant. Meeting with applicant on October 18, 2016 to discuss status of commercial portion of The Ranch.	Approved by City Council on December 9, 2015. Second reading by City Council on January 13, 2016. Project complete

Map ID	Project	Notes	Current Activity
19.	**Leal Master Plan** **Special Project** Project Location: 160 acres ± at the northwest corner of Hamner and Limonite Avenues, east of Scholar Way and south of 58th Street. 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. Planner: Eric Norris	Public Review Draft of the Leal Master Plan distributed February 2015 and currently available online (www.LealSpecificPlan.com). On September 16, 2106, the Planning Commission reviewed and recommended approval to City Council. No date for Council consideration of the project has been established. Staff continues to meet as needed with potential developers for the site.	Taken off City Council 12/9/15 agenda.
20.	**Eastvale Marketplace** **Project No. 15-0958** **(See No. 37 on the list)** Project Location: Northeast Corner of Limonite and Sumner Avenues Proposal construction of a new neighborhood retail center with multi-tenant and single tenant buildings and associated parking facilities to be located at the northeast corner of Limonite Avenue and Sumner Avenue. Potential uses include grocery, banking, drug store, restaurants, general retail, service, and a tire store. Planners: Eric Norris/Yvette Noir	PC approval on November 18, 2015. Appeal period end on November 30th. No appeal has been received. NOD recorded at Riverside County Recorder on November 24, 2015. Applicant is currently working with a new grocery store and other tenants. Planning has been contacted by the prospective tenant to confirm conditions of approval and other information about the project approval. Due to confidentiality, no information on the prospective tenant can be released. Waiting to hear back from the applicant regarding a meeting to discuss minor modifications to elevations and drive-through lanes. Meeting with applicant on September 8, 2016 to discuss revisions to approved project including the two drive through pads. Applicant submitted sign program on September 12, 2016. See No. 38 on this list. Provided comments to applicant regarding construction plans on November 3, 2016. Awaiting for revised plans.	PC approval on November 18, 2015

Map ID	Project	Notes	Current Activity
21.	**Vantage Point Church Major Development Review** **Project No. 15-1174** ****see also Project No. 14-2322** Project Location: 8500 Archibald Ave. (APN: 130-080-005-3 and 130-080-008-6) Proposal to construct a sanctuary, church, community buildings, and associated site improvements. Planner: Cathy Perring/Yvette Noir	Formal application for Major Development Review and Conditional Use Permit (CUP) submitted on May 1, 2015. (Staff later determined CUP was not needed.) Incompleteness letter sent June 1, 2015. Comment letter regarding site design sent June 24, 2015. Met with the applicant during the week of December 7, 2015. Traffic study scope shared with applicant on January 22, 2016. . Conference call on March 10, 2016 to discuss technical studies needed for CEQA. Applicant will provide written project description to be used on all technical studies to City for review. Received payment for Traffic Consultant on April 6, 2016 and Public Works approved the Traffic Consultant to perform the work on April 19, 2016. Draft traffic study received on April 29th. Comments provided on May 9th. Applicant provided revised project description on May 18th and was forwarded to the traffic consultant to include in the traffic study. Sent letter to applicant on August 16, 2016 requesting to clarify proposed use of café and bookstore. Staff spoke to the applicant on August 17, 2016 and he clarified that the proposed café and bookstore would be accessory uses for the church and no sign advertising the café and bookstore will be installed on the monument sign. Applicant will send email confirming the discussion. Confirmation received. Meeting with applicant on September 7, 2016 to discuss traffic study. Applicant provided hazardous, air, GHG and noise studies on September 8, 2016. Still awaiting submittal of cultural report. Letter sent to applicant Sept. 29, 2016 re: the status of the project since most technical studies are now in and under review, but no revised project plans have	

Map ID	Project	Notes	Current Activity
		been received in response to comments provided in June of 2015. On October 17, 2016 the air quality, greenhouse gases, and the Phase I ESA and Phase II have all been reviewed.	
22.	**JCSD Community Park – Phase II** **Project No. 15-1273** Project Location: Southwest Corner of Hamner Avenue and Citrus Street Building permit review for development of Phase II. Planner: Eric Norris/Yvette Noir	Construction drawings set received for review on 6/22. Reviewing construction set for compliance with COAs and MMRP. Landscape comments provided to applicant on July 17, 2015. Comments of missing items per COAs and MMRP provided to Building Department on July 28, 2015 Received construction landscape plans on March 9, 2016. Provided comments and redlines to applicant on March 25, 2016. Received grading plan and revised construction drawings on March 22, 2016 and comments provided on April 14, 2016. Planning and Public Works have been meeting with JCSD and the property owner across whose land a portion of the park's entry road would be constructed to resolve issues related to an easement for the roadway. Provided applicant comments for construction landscape plans on June 16, 2016.	In building permit process. Awaiting for revised plans.
23.	**Two Industrial Buildings on Hamner Ave. and Riverside Dr. Major Development Review** **Project No. 15-1508** Project Location: Southeast Corner of Hamner Avenue and Riverside Drive (APN 156-040-087 and -088) Major Development Review for two new industrial buildings (40,000 sq ft. and 115,000 sq. ft.) to be located on two parcels behind the vacant lot (Chevron Site) Planner: Cathy Perring/Malinda Lim	No appeal and approval letter sent to applicant on March 31, 2016. Construction drawings for both buildings were received on April 27th. Comments provided on May 19, 2016. Awaiting for revised landscape plans and construction drawings from applicant. Revised landscape plan submitted on July 11, 2016 and under review. Approved on July 26, 2016. Received revised construction drawings on July 28, 2016. Provided comments to architect on August 16, 2016. Revised construction drawings submitted on August 25, 2016; provided	Planning Commission approval on March 16, 2016. Grading Permit issued.

Map ID	Project	Notes	Current Activity
		comments to applicant on September 12, 2016. Pre-Grading meeting with Applicant, Public Works, Planning, and Gabrieleno Band of Mission Indians – Kizh Nation held October 3, 2016.	
24.	**Verizon on Grapewin Minor Development Review** **Project No. 15-1662** Project Location: Vacant lot located at 8306 Grapewin Street Minor Development Review for the development of a new wireless telecommunication facility disguised as a 50 feet tall monopalm consisting of 12 antennas, one parabolic antenna, and associated equipment. Planner: Yvette Noir/Morgan Weintraub	Application received on July 7, 2015. Project was deemed incomplete and requested additional information on August 6, 2015. Resubmittal received on September 3, 2015. Comments to be provided to applicant by October 3, 2105. Re-submittal and FAA clearance letter received on October 22, 2015. Comment letter sent to applicant on November 2, 2015. Awaiting for additional submittal materials. Biological study provided on February 29, 2016 and has been determined acceptable by the City. Staff is working on finalizing the development plans for consideration by the Planning Director. Notice sent to nearby property owners on April 6, 2016 and received two requests for a public hearing. Project is schedule for Planning Commission consideration on May 18, 2016. Staff is preparing the staff report. The project was presented to the Planning Commission on May 18, 2016. A number of residents in the area came to the meeting to express their concerns about the potential health impacts of the tower. The applicant provided information about federal safety standards. The Commission voted 3-0 to continue the public hearing to the June 15 PC meeting to have the entire commission (members Oblea and Patel were absent)	Approved by City Council on August 24, 2016. In building permit process.

Map ID	Project	Notes	Current Activity
		to hear the testimony and take part in the decision-making process. On June 15, 2016, the Planning Commission voted 3-1 denying the project. On July 13, 2016, City Council voted 4-1 to continue the project to August 24, 2016 to allow time for the applicant to provide coverage maps for alternative sites in the vicinity of the project site. On August 24, 2016, City Council voted 3-2 to approve the project. Sent Approval letter to applicant on September 7, 2016. Applicant submitted construction plans on September 21, 2016. Planning staff has reviewed and provided comments.	
25.	**Sendero Tentative Parcel Map and Revised Tentative Tract Map** **Project No. PLN 15-06023** ****See Project No. 14-1398 (No. 12 on the list)** Project Location: Northwest corner of Limonite Ave. and Harrison Ave. APN: 164-010-025 Planner: Yvette Noir/Eric Norris	Submitted application on December 16, 2015, but missing tentative map. Applicant provided tentative map on December 23, 2015. Project distributed to other departments for review. Meeting with applicant to discuss project on February 11, 2016. Feb 12, 2016 – Staff meet with the applicant to discuss the proposed parcel map and related issues of phasing and the construction of infrastructure (roads, trails, water/sewer lines, etc.) Provided comments to applicant about proposing phasing on March 4, 2016. Met with applicant on April 6, 2016 to discuss comments provided. Met with Public Works to discuss proposed Parcel Map and Phased TTM on April 13, 2016. Will meet with applicant during the week of April 25th to discuss outcome of internal staff meeting. Met with applicant on April 25, 2016 to discuss missing information for processing of the Parcel Map and Phased TTM. Informed the applicant to provide an exhibit or a table identify which infrastructure will be improved for each phase. The applicant will also provide a language informing potential developers of bonding transfer for this development. On May 9, 2016, staff follow up with the applicant regarding the missing	Approved by City Council on September 28, 2016.

Map ID	Project	Notes	Current Activity
		information requested at the April 25th meeting. Applicant is working on the missing information. This information is needed to process the application. On August 17, 2016, the Planning Commission reviewed and recommended approval of the project to City Council.	
26.	**The Ranch – Industrial Portion** **Project No. PLN 16-00011** **See Project No. 15-0783 for The Ranch Commercial Portion (No. 18 on the list) Project Location: south of Bellegrave Ave., north of Limonite (Kimball) Ave. and east of Hellman Ave. APN: 144-010-008, 144-101-013, and 144-010-009 Planner: Cathy Perring	Submitted pre-application review and plans on March 31, 2016. Routed plans to reviewing agencies. Received construction plans for Building 1-6 on April 18, 2016. Comments for review of the construction plans for Buildings 1 to 6 were provided to the applicant on May 9th. Meeting set to meet with applicant Planning and Public Works staff on June 22nd. Applicant submitted Phase 1 landscape plans for buildings 1-6 on July 5, 2016. Grading permit issued week of 7/4/16. Pending preconstruction meeting with all CEQA-related monitors. Pre-grading meeting on July 20, 2016. Received construction plans for buildings 1 to 6 on July 26, 2016. Applicant submitted revisions in electronic form on August 8, 2016. Comments provided to applicant on August 16, 2016.	Under Construction

Map ID	Project	Notes	Current Activity
27.	**Extension of Time for TTM 35751** **Project No. PLN 16-00015** Project Location: Southeast corner of Schleisman and Cucamonga Creek (behind Mayor Ike's home) Request to extend Tentative Tract Map 35751. Planner: Eric Norris/Yvette Noir	Extension of time application received on May 16, 2016. Project was distributed to other department agencies for review on May 19th and comment are due on June 2nd. Additional materials received from the applicant on June 15th. On August 17, 2016, the Planning Commission reviewed and recommended approval of the project to City Council.	Approved by City Council on September 28, 2016.
28.	**Verizon at Chandler Fire Station Minor Development Review** **Project No. PLN 16-00017** Project Location: Northeast corner of Chandler and Selby Minor Development Review for the installation of a new wireless telecommunications facility disguised as an 85-foot high water tank operated by Verizon within an approximately 529 sq. ft. lease area at the Chandler Fire Station Planner: Cathy Perring/Yvette Noir	Received application and submittal materials on July 7, 2016. Incompleteness letter sent to the applicant on July 20, 2016.	Sent completeness letter to applicant on November 10, 2016.
29.	**Landscape Plans – Bellegrave Avenue Parkway** Project location: West of Hamner Avenue and East of Jamestown. Planner: Cathy Perring	Landscape plans submitted for review July 14, 2016. Provided comments to applicant on August 4, 2016. Approved on September 27, 2016 and sent to applicant. Awaiting for plans signed by JCSD.	Approved

Map ID	Project	Notes	Current Activity
30.	**Costco Major Development Review and Conditional Use Permit** **Project No. PLN 16-00020** Project location: SEC Cantu Galleano Ranch Rd. and Hamner Ave. Major Development Review for the construction of approximately 158,000 square-foot Costco Warehouse building with a tire center and outdoor food court area at the commercial portion of the Goodman Commerce Center. Two Conditional Use Permits for the operation of the tire center and for the sale of alcohol. The tire center includes retail sales and installation area that will occupy approximately 5,200 square feet of building. A fueling station and car wash are proposed directly off Hamner Ave. Planner: Cathy Perring	Applicant submitted plans on August 22, 2016. Routed to reviewing departments for comments. Received revised landscape plans on August 29, 2016. Meeting with applicant to discuss initial comments on site layout was held on September 7, 2016. September 14, 2016—Applicant will be revising the proposed site plan per staff's suggestion to move the gas station to the north to reduce traffic congestion as the signalized intersection on Hamner Avenue. Provided comments to applicant on October 4, 2016. Waiting for revised plans from applicant. Tentative delivery date 10-20-16. Received revised plans from applicant on October 31, 2016. Plans routed to various departments for review.	Approved by Planning Commission on Nov 16, 2016 Anticipate start of construction Spring 2017
31.	**TUP for Stu Miller's Christmas Tree Lot** **Project No. PLN 16-00022** Project location: 12930 Limonite Avenue (APN: 152-640-001) – Eastvale Gateway South retail center Planner: Malinda Lim	Applicant submitted plans on August 10, 2016. Routed to reviewing departments for comments. Provided comment letter to applicant on September 1, 2016. Approved on September 22, 2016.	In Operation

Map ID	Project	Notes	Current Activity
32.	**Minor Development Review for Amazon Shepherd's Hook Fencing** **Project No. PLN 16-00025** Project location: SWC Cantu Galleano Ranch Rd. and 15 Freeway Minor Development Review for the revision/replacement of the perimeter fencing to a shepherd's hook at the truck yard for buildings 1 and 2 and for the revision/replacement of the rolling gates with spear hook on the east side of the building. Planner: Yvette Noir	Applicant submitted plans on August 23, 2016. Planning Commission approved project on September 21, 2016.	Approved Under construction.
33.	**Goodman Major Development Plan, Conditional Use Permit, and Specific Plan Amendment for Off Site Parking, Increase Building Height in Industrial Areas, and Pedestrian Overcrossing of Goodman Way** **Project No. PLN 16-00026** Project location: SEC Cantu Galleano Ranch Rd. and Hamner Ave. Major Development Plan, Conditional Use Permit, and Specific Plan Amendment for Goodman Commerce Center for Amazon off-site parking located west of Goodman Way in planning area 5. The SPA will be amended to increase building height in the industrial planning areas from fifty feet to fifty-five feet. Planner: Eric Norris	Applicant submitted plans on September 1, 2016. Routed plans to reviewing departments for comments. September 14, 2016—Applicant is also requesting an amendment to the Specific Plan to increase the size of the freeway-oriented "pylon" sign and to allow larger temporary for sale/for lease signs. The applicant is also preparing designs for the proposed pedestrian bridge, which were not included in the original submittal. Received plans for pedestrian bridge on September 21, 2016. Provided comments to applicant on October 7, 2016. Applicant provided revised plans for the pedestrian bridge on October 10, 2016. Planning Commission hearing on October 19, 2016; Commissioners approved project, contingent on Council approval of proposed Specific Plan amendment. City Council hearing on November 9, 2016; Council approved project.	City Council second reading of ordinance on December 14, 2016.

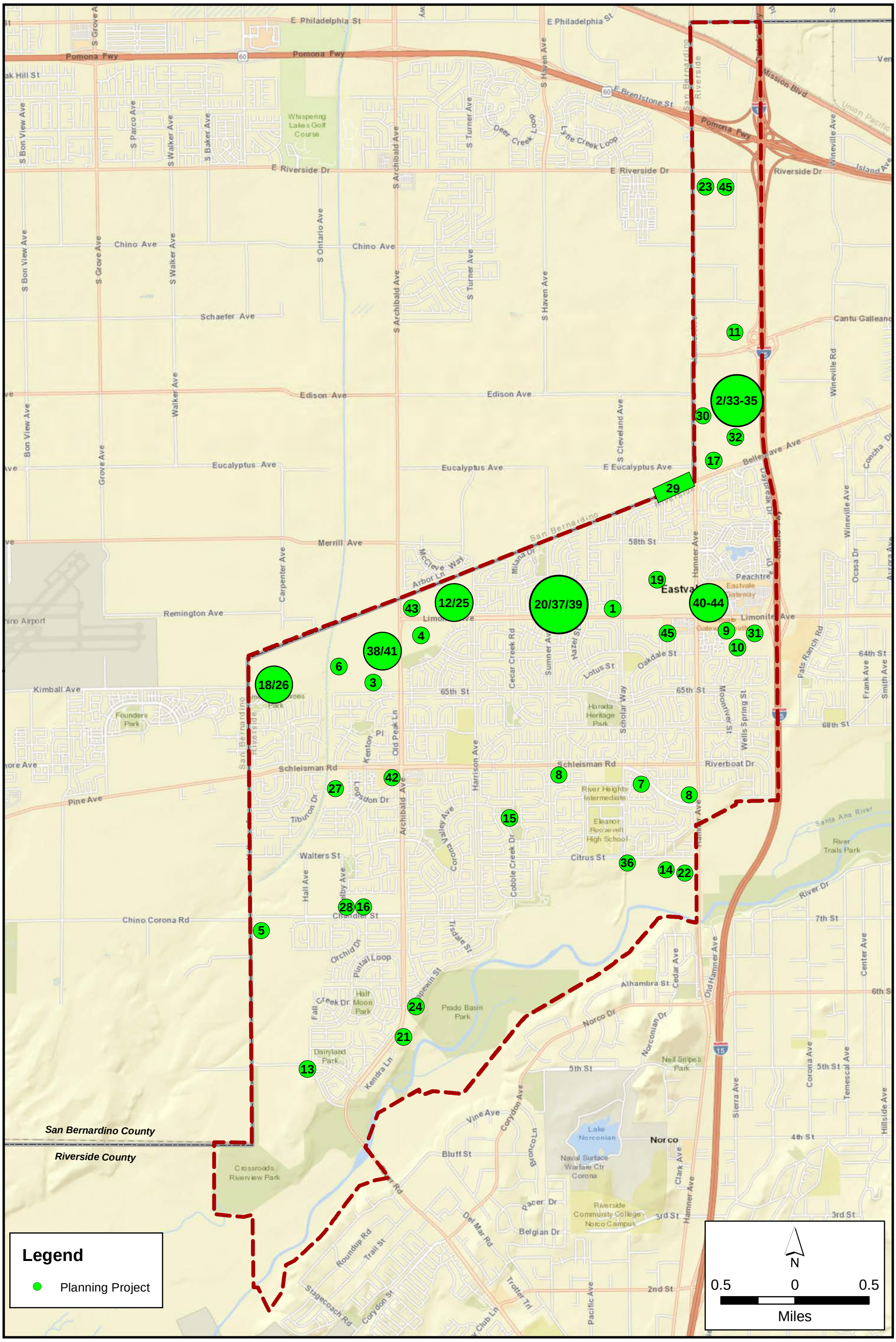
Map ID	Project	Notes	Current Activity
34.	**Goodman Commerce Center Tentative Parcel Map No. 37208** **Project No. PLN 16-00027** Project location: SEC Cantu Galleano Ranch Rd. and Hamner Ave. Tentative Parcel Map review for a portion of the GCC site. This map will create parcels within approximately 80 acres of the Goodman Commence Center to include parcels for a Costco, a gas station, parking for Amazon building 2 on the west side of Goodman Way, and retail sites. Planner: Yvette Noir	Applicant submitted plans on September 1, 2016. Routed plans to reviewing departments for comments. September 14, 2016—Applicant will be preparing revised parcel map to reflect the relocation of the proposed Costco gas station. Waiting for revised tentative map. Received 2nd submittal of plans on November 7, 2016. Distributed to reviewing departments for comments	Planning Commission meeting on December 7, 2016.
35.	**Goodman Retail Center Major Development Plan** **Project No. PLN 16-00028** Project location: SEC Cantu Galleano Ranch Rd. and Hamner Ave. Major Development Review for retail center adjacent to Costco at the Goodman Commerce site. Planner: Cathy Perring and Yvette Noir	Applicant submitted plans on September 1, 2016. Routed plans to reviewing departments for comments. September 14—Met with the applicant and discussed the submittal of revised plans that show only those buildings proposed to be constructed at this time. Revised submittal expected prior to Sept 28. Awaiting for revised plans from applicant. Received 2nd submittal of plans on November 7, 2016. Distributed to reviewing departments for comments.	Tentative Planning Commission meeting on January 18, 2017.

Map ID	Project	Notes	Current Activity
36.	**General Plan Amendment (GPA) to High Density Residential and Change of Zone (COZ) to R-3 for 13000 Citrus St.** **Project No. PLN 16-00029 and PLN 16-00030** Project location: SEC of Citrus St. and Scholar Way Planner: Eric Norris and Yvette Noir	Applicant had a meeting with the Planning Director and submitted his application on September 7, 2016. Traffic, air quality, greenhouse gas studies are currently under way. Noise analysis will be started shortly. Preparation of an Initial Study will begin shortly, with completion pending the receipt of all technical studies. Initial study completed November 30, 2016 and will start public review week of Dec 5.	Planning Commission Hearing on December 7, 2016. City Council hearing scheduled for December 14, 2016 (to be continued to January 11, 2017)
37.	**Eastvale Marketplace Sign Program** **Project No. 15-0958/PLN 16-00031** **(See No. 20 on the list)** Project location: Northeast Corner of Limonite and Sumner Avenues Planner: Yvette Noir and Malinda Lim	Applicant submitted sign program on September 12, 2016; awaiting for formal application and deposit. Received application and payment for sign program on September 19, 2016. Sign program is currently under review. Gave comments to applicant on October 24, 2016. Waiting for response from applicant.	Waiting for resubmittal.
38.	**The Campus (formerly known as Providence Business Park) Amendment to Major Development Review (DR)** **Project No. PLN 16-00032** **(See No. 6 and No. 41 on the list)** Project Location: West of Archibald and approximately 750 ft. south of Limonite Ave (144-010-002, -033, -037, & -038) Planner: Cathy Perring and Yvette Noir	Applicant submitted application on September 22, 2016. Routed to reviewing departments for comments. Sent incompleteness letter to applicant. Received complete submittal package on November 14, 2016.	Planning Commission hearing on December 7, 2016

Map ID	Project	Notes	Current Activity
39.	**Smart & Final Express Letter of Public Convenience Notice (PCN)** **Project No. PLN 16-00033** Project location: 13346 Limonite Avenue, NEC of Limonite Ave. and Sumner Ave. at the Eastvale Marketplace Planner: Malinda Lim	Applicant submitted applicant for Letter of Public Convenience or Necessity on September 26, 2016. Approved by City Council on November 9, 2016. Signed letter sent to ABC by Planning.	Completed
40.	**Luna Grill Conditional Use Permit for Alcohol Sales** **Project No. PLN 16-00034** Project Location: Eastvale Gateway North Shopping Center next to Blaze Pizza Planner: Brianne Reyes	Received application on September 9, 2016 and check on September 29, 2016. Staff contacted applicant on September 30, 2016 for submittal materials. Sent incompleteness letter to applicant on September 18, 2016. Verified with applicant on November 14, 2016 if they would like to continue the CUP process.	Awaiting for additional submittal materials.
41.	**The Campus Sign Program** **Project No. PLN 16-00035** **(See No. 6 and 38 on this list)** Project Location: West of Archibald and approximately 750 ft. south of Limonite Ave (144-010-002, -033, -037, & -038) Planner: Cathy Perring	Applicant submitted application on October 3, 2016.	In Review

Map ID	Project	Notes	Current Activity
42.	**Medical Office Building and Dialysis Center at The Marketplace at The Enclave Major Development Review** **Project No. PLN16-00038** Project location: 14252/14260 Schleisman Rd The southwest corner of Archibald Ave. and Schleisman Rd. at The Marketplace at The Enclave shopping center (144-860-018 and 114-860-020) Major Development Review application for the construction of a 30,000 sq. ft. two story medical office building and a 10,000 sq. ft. dialysis center at the address referenced above. The buildings will cover the empty lot at the south end of the shopping center. Planner: Yvette Noir	Applicant submitted application on October 13, 2016. Incompleteness letter and initial comments sent to applicant week of Nov 26, 2016.	In Review
43.	**Pre-Application for Shea Properties on NEC of Limonite Ave. and Archibald Ave.** **Project No. PLN16-00039** Project location: Northeast corner of Limonite Ave. and Archibald Ave. Planner: Yvette Noir	Applicant submitted application on October 17, 2016. On November 9, 2016, staff met and gave comments to applicant.	Complete
44.	**Home Depot Tree Lot on 6140 E. Hamner Ave. at the Home Depot Parking Lot** **Project No. PLN 16-00042** Project location: Home Depot parking lot. Planner: Malinda Lim	Applicant submitted application on October 26, 2016. Provided applicant an approval letter on November 21, 2016.	In Operation

Map ID	Project	Notes	Current Activity
45.	**Chevron Sign Program** **Project No. PLN 16-00044** **Project location: 12515 Riverside Dr.** **Planner: Malinda Lim**	Applicant submitted application on November 15, 2016.	Under Review
46.	**Rubios Conditional Use Permit for Alcohol Sales** **Project No. TBD** Project Location: Cloverdale Marketplace Shopping Center next to Subway Planner: TBD	Application has not yet been submitted.	Awaiting formal application and deposit.



Current Projects
Eastvale Planning
December 2016

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.7

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **JOE INDRAWAN, CITY ENGINEER**

SUBJECT: **UPDATE ON PUBLIC WORKS DEPARTMENT PROJECTS**

RECOMMENDATION: **RECEIVE AND FILE**

Development Projects

Residential Projects Under Construction:

Tract 36382 – Lennar Homes (Eastvale Project No. 12-0275)

- Location: South side of Citrus Street between Scholar Way at Sumner Ave
  - Public Improvement 99% complete
  - Parking restriction has been added around mailboxes by painting the curb white

Tract 34014 – DR Horton – Copper Sky (Eastvale Project No. 13-0395)

- Location: Southeast corner of Schleisman Road at Scholar Way
  - Public Improvement 99% complete
  - Additional traffic control measures being added on Riverboat Drive to increase safety

Tract 36423 – DR Horton (Eastvale Project No. 11-0558)

- Location: Northwest corner of Archibald Avenue at 65th Street
  - Public Improvement 99% complete
  - Project near build-out

Tract 32821– KB Home – The Lodge (205 Units, Eastvale Project No. 10-0124)

- Location: Northwest corner of Limonite at Scholar Way
  - Public Improvement on Phase I 90% complete
  - Developer is working to start grading of Phase II of the project (TR 32821, southwest corner of 58th and Scholar) in January 2016.
  - Model homes open
  - Construction and grading ongoing

Tract 31406 – Meritage Homes (Eastvale Project No. 10-0140)

- Location: Southwest corner of Archibald Avenue at River Road
  - Punch List has been issued; developer has scheduled repairs.

Tract 31476 – Beazer Homes (Eastvale Project No. 12-0679)

- Location: Northeast corner of Hellman Avenue at Walters Street
  - Punch List has been issued

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.7

Tract 29997 – Lennar Homes – Mill Creek Crossing (122-Units, Eastvale Project No. 12-0297)

- Southeast corner of Hellman Avenue at Chandler
  - Public Improvements 80%
  - Traffic Signal at the intersection of Aldergate Road and Hellman Avenue is fully operational (nuilt by Lewis Development per City of Chino requirements)

Tract 36696 – William Lyons Homes – Nexus (220 Units, Eastvale Project No. 14-0046)

- Location: Limonite Avenue behind 24 Hour Fitness
- Production homes under construction

TTM 36775 – Stratham Homes (319 Units, Project No. 14-1398)

- Location: Northwest corner of Limonite Avenue at Harrison Avenue
- Applicant has submitted a parcel map to divide the site into 4 parcels for financing purposes. Phase 1, 2, 3 and 4 maps have gone through a second plan check.

Residential Projects in Entitlement Stage:
None

Commercial Projects Under Construction or Plan Review:

Eastvale Marketplace at the Enclave

- Location: Southwest corner of Archibald Avenue at Schleisman Road
  - Daycare - Completed

Providence Business Park (Project No. 12-0750)

- Location: West side of Archibald Avenue south of Limonite Avenue
  - Widening of west side of Archibald within project limits under constriuction

Chevron Gas Station (former Arco Gas Station)

- Location: Southeast corner of Hamner Avenue at Riverside Drive
  - Project under construction

Goodman Commerce Center (Project No. 11-0271)

- Location: Northeast corner of Hamner Avenue at Bellegrave Avenue
  - West side of Hamner Avenue under construction

Costco Wholesale

- Location: East side of Hamner Avenue south of Cantu-Galleano Ranch Road
  - Site Development Plan is scheduled for Planning Commission review on Nov 16, 2016

Eastvale Marketplace

- Location: Limonite Avenue and Sumner Ave
  - Plan review is underway

The Ranch

- Location: Northeast corner of Kimball Avenue at Hellman Avenue
  - Rough grading is completed and under observation for dust control
  - Infrastructures under construction

99cent Only Store

- Location: Northwest corner of Hamner Avenue at "A" Street
  - Project was approved by Planning Commission on June 17, 2015
  - Street improvement and on-site plans have been approved
  - Waiting for developer to provide construction schedule which will include the widening of Hamner Avenue between Schleisman Road and Fire Station No. 27

CIT Acquisitions Corporation

- Location: East side of Hamner Avenue south of Riverside Drive
  - Plan review is underway
  - Haul permit issued on October 12th 2016 and grading permit issued on October 17th 2016.

Commercial Projects in Entitlement Stage:

Wal-Mart

- Location: Southeast corner of Archibald Avenue at Limonite Avenue
  - Draft EIR being circulated

Grainger Site – (Major industrial building, Project No. 14-1077)

- Location: Northeast corner of Cantu-Galleano Ranch Road at Hamner Avenue
  - Proposed development plan review is underway

Vantage Point Church

- Location: Northeast corner of Archibald Avenue at Prado Basin Park Road
  - Project is in its preliminary planning

Encroachment Permits

Various Citywide Encroachment Permit and Block Party application Review, Issuance and Inspections

Southern California Edison

- Hamner Avenue from Mira Loma substation to Limonite Avenue, Limonite Avenue between Eastvale Gateway and Sumner Avenue, Scholar Way between Limonite Avenue and Rimmon Road.
  - Install new duct and structures.
  - Started August 23, 2016 and to be completed by November 2016

Southern California Edison

- Archibald Avenue between Limonite Avenue & City limit and Limonite Avenue between Archibald Avenue & Harrison Avenue
  - Install new duct and structures.

Southern California Edison

- Scholar Way, Riverboat Drive and Hamner Ave
  - Install new duct and structures.

Southern California Gas Company

- Harrison Avenue between Citrus Street and Limonite Avenue
  - New high pressure gas line
  - Public Improvements 90%
  - Traffic Control Plans approved
  - Started June 13, 2016 and to be completed by December 2016

- Citrus Street between Harrison and Hamner Avenue
  - New high pressure gas line
  - Public Improvements 90%
  - Traffic Control Plans approved
  - Started June 13, 2016 and to be completed by December 2016

Southern California Gas Company

- Sumner Avenue between Bellegrave Avenue and Limonite Avenue
  - Install new gas line
  - Traffic Control Plans approved

Milliken Grade Separation:

- Milliken Ave north of Greystone is closed until March 2017
- Milliken Overpass will be opened on November 23rd 2016
- Completed by February 2017

Weka Incorporated

- Wells Springs Street between 68th Street & Riverboat Drive and 68th Street at Wells Springs Street
  - Punch List has been issued

Maintenance & Operations/Other

- Address concerns with Citywide Traffic Issues
- Resident concerns/reports
- Weed abatement
- Citywide streets, sidewalks, striping & signage maintenance
- Coordination with projects in surrounding cities
  - **City of Ontario (New Model Colony)**
    - Archibald north of Limonite Avenue
    - West side of Hamner between Bellegrave and Riverside
    - Extension of Cantu-Galleano Ranch Road (Ontario Ranch Road) west of Hamner Avenue to Sumner Avenue/Haven has been opened. Connection to Archibald Avenue is now open.

- **City of Chino (Chino Preserve)**
  - Hellman Avenue at Aldergate Road
    - New Traffic Signal – Installed by end of June 2016

Capital Improvement Projects

Street Rehabilitation:

1. Hamner Avenue Resurfacing from Riverside Drive to Samantha Street
   - Waiting for CDA Water Line project to be completed; Award March 2017

2. Hamner Avenue Resurfacing from Samantha Street to Cantu-Galleano (city side only)
   - Waiting for CDA Water Line project to be completed; Award March 2017

3. Hamner Avenue Resurfacing from Greystone to Riverside
   - Yet to be determined

4. Hamner Avenue Resurfacing from Limonite Avenue to s/o 68th Street
   - Waiting for CDA Water Line project to be completed; Award March 2017

Traffic Signals:

Traffic Signal Synchronization

5. New Traffic Signal – Sumner Avenue at 65th Street.
   - Contract to be awarded on December 14, 2016

Fire Station No. 31:

6. Under construction. Estimated completion date Feb 2017.

Zone 2 Storm Drain:

Various Locations

7. Phase I (Selby) to be under construction in Nov 2016
8. Phase II is under design, construction to begin in March 2017

Slurry Seal Project:

Phase II Slurry Seal Project

9. Staff is currently identifying slurry seal locations, project is expected to bid in March 2017

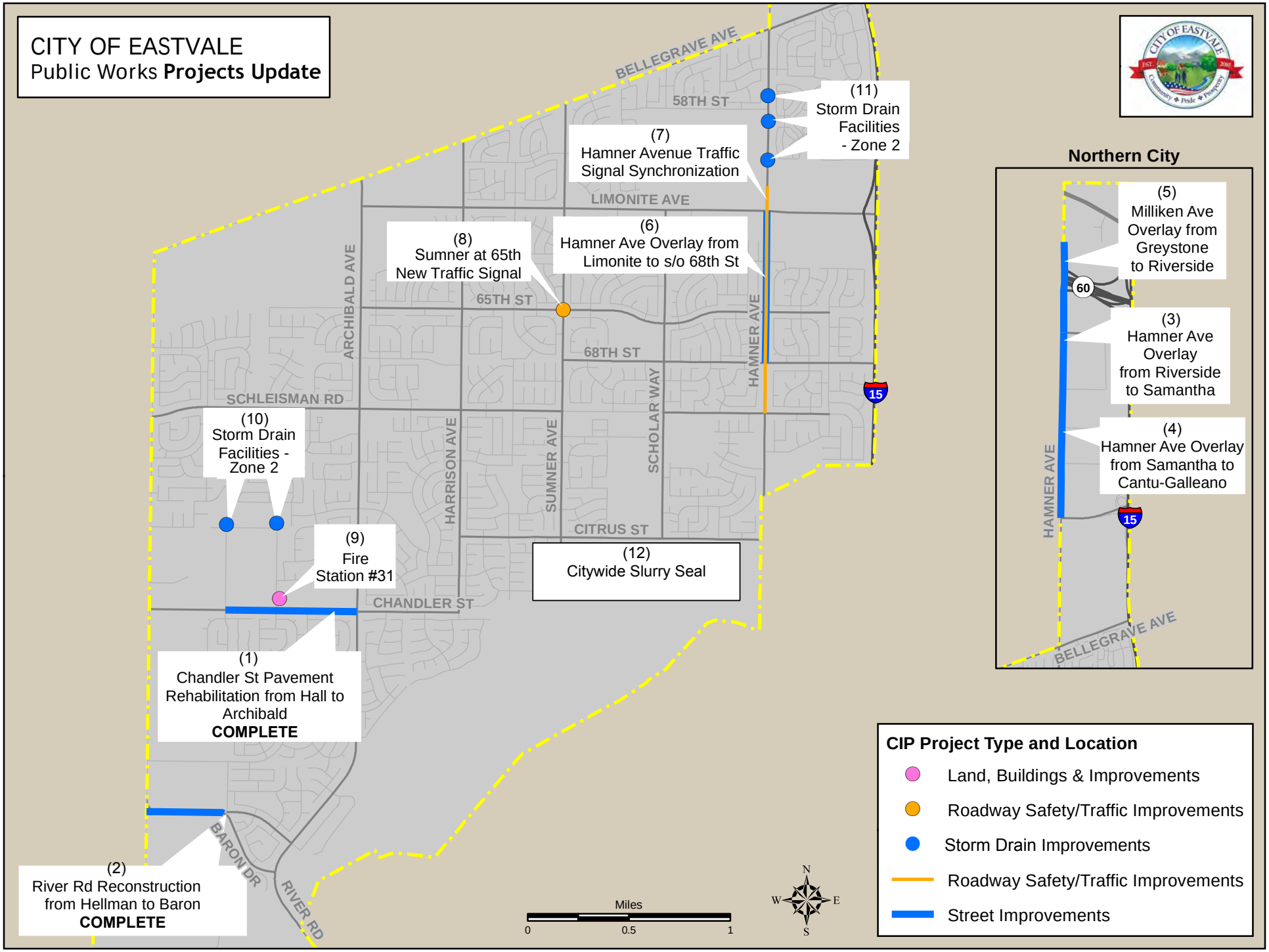
FISCAL IMPACT

Not Applicable.

ATTACHMENT

1. CIP Map

Prepared by: Joe Indrawan, City Engineer
Reviewed by: Michele Nissen, City Manager
Reviewed by: John Cavanaugh, City Attorney


CITY OF EASTVALE
Public Works Projects Update
BELLEGRAVE AVE
58TH ST
(11)
Storm Drain
Facilities
- Zone 2
(7)
Hamner Avenue Traffic
Signal Synchronization
LIMONITE AVE
(8)
Sumner at 65th
New Traffic Signal
(6)
Hamner Ave Overlay from
Limonite to s/o 68th St
ARCHIBALD AVE
65TH ST
68TH ST
HAMNER AVE
15
SCHLEISMAN RD
(10)
Storm Drain
Facilities -
Zone 2
HARRISON AVE
SUMNER AVE
SCHOLAR WAY
CITRUS ST
(9)
Fire
Station #31
(12)
Citywide Slurry Seal
CHANDLER ST
(1)
Chandler St Pavement
Rehabilitation from Hall to
Archibald
COMPLETE
BARON DR
RIVER RD
(2)
River Rd Reconstruction
from Hellman to Baron
COMPLETE
Miles
0
0.5
1
N
W
E
S
Northern City
(5)
Milliken Ave
Overlay from
Greystone
to Riverside
60
(3)
Hamner Ave
Overlay
from Riverside
to Samantha
(4)
Hamner Ave Overlay
from Samantha to
Cantu-Galleano
HAMNER AVE
15
BELLEGRAVE AVE
CIP Project Type and Location
Land, Buildings & Improvements
Roadway Safety/Traffic Improvements
Storm Drain Improvements
Roadway Safety/Traffic Improvements
Street Improvements

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.8

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **STEVEN AGUILAR, ASSISTANT CITY CLERK**

SUBJECT: **PROPOSED AMENDMENTS TO THE GOODMAN EASTVALE COMMERCE SPECIFIC PLAN – SECOND READING**

RECOMMENDATION: ADOPT AND READ BY TITLE ONLY PROPOSED ORDINANCE NO. 2016-10 ENTITLED AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE AMENDING CHAPTERS 2 AND 7 OF THE GOODMAN COMMERCE CENTER AT EASTVALE SPECIFIC PLAN. THE SPECIFIC PLAN ENCOMPASSES APPROXIMATELY 205 ACRES OF REAL PROPERTY LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, -030, -031, AND -032.

BACKGROUND

The City of Eastvale is a general law city formed under the laws of the State of California. With respect to adoption of ordinances and resolutions, the City adheres to the requirements set forth in the Government Code. With the exception of urgency ordinances, Government Code Section 36934 requires two readings of standard ordinances more than five days apart. Ordinances must be read in full at the time of introduction or passage unless a motion waiving the reading is adopted by a majority of the City Council present.

Ordinance No. 2016-10 was first introduced at the regularly scheduled meeting of November 9, 2016.

DISCUSSION

Not Applicable.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.8

ATTACHMENT

Ordinance No. 2016-10

Prepared by: Steven Aguilar, Assistant City Clerk
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

Attachment

ORDINANCE NO. 2016-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTERS 2 AND 7 OF THE GOODMAN COMMERCE CENTER AT EASTVALE SPECIFIC PLAN. THE SPECIFIC PLAN ENCOMPASSES APPROXIMATELY 205 ACRES OF REAL PROPERTY LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, -030, -031, AND -032.

The City Council of the City of Eastvale does hereby ordain as follows:

SECTION 1. The proposed Specific Plan Amendment is subject to the California Environmental Quality Act (CEQA).

Finding 1: The proposed project is consistent with the proposed project evaluated in the Environmental Impact Report for the Goodman Commerce Center at Eastvale Specific Plan (EIR; SCH# 2011111012). No new uses are proposed which would exceed the impacts evaluated in the EIR.

Evidence: On August 26, 2015, the City Council of the City of Eastvale conducted a duly noticed public hearing, at which time it received public testimony concerning proposed Project No. 16-00026, and determined that no additional CEQA analysis is required because the proposed changes do not introduce new uses which would create impacts not already addressed and mitigated in the Final Environmental Impact Report for the Specific Plan (SCH# 2011111012) certified by the City Council through Resolution No. 14-32 and adopted on June 11, 2014. The Notice of Determination filed for the adoption of the Specific Plan in November 2014 remains valid for the proposed Specific Plan amendment.

SECTION 2. The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP). The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. Pursuant to the City of Eastvale Zoning Code, the following findings pertaining to the adoption of a Specific Plan Amendment (Project No. 16-00026) to the Goodman Commerce Center at Eastvale Specific Plan are required:

Finding 1: The proposed Specific Plan Amendment is consistent with the goals, policies, and objectives of the General Plan.

Evidence: The proposed amendment to the Specific Plan changes the text in portions of Chapters 2 and 7 of the Goodman Commerce Center at Eastvale Specific Plan. The changes are made to allow off-site parking in Planning Area 5 only as a conditionally permitted use, and to increase by 5 feet (to 55 feet) the maximum building height in the Industrial land use category. The proposed land uses and development standards identified in the Specific Plan Amendment are compatible with surrounding land uses, and the Specific Plan promotes the goals and policies of

the Economic Development Chapter of the General Plan. Policy ED-3 states the "City will actively encourage and support the location of employment and revenue generating businesses that support the City's overall vision for its future," and Policy ED-4 encourages the City to use incentives to encourage commercial enterprise in the city.

Finding 2: The proposed Specific Plan meets the requirements set forth in the Zoning Code.

Evidence: Section 2.5 of the Zoning Code identifies mandatory contents of the Specific Plan such as a description of the site, available public services and facilities, capacity of existing and planned circulation system, proposed land uses, development standards for each land use categories, a time schedule for development, procedure for review of proposed development, etc. The Goodman Commerce Center at Eastvale Specific Plan meets the requirements of the Zoning Code for specific plan content. The Specific Plan provides description and exhibits of the site and the goals and objectives of the plan. The Specific Plan also includes descriptions and exhibits specifying the distribution, location, and extent of the uses of land and intensity of major public and private transportation, drainage, water and sewer, and other essential facilities to support the land uses described in the plan. Chapter 5 of the proposed Specific Plan contains a comprehensive maintenance plan and implementation programs that specify the measures necessary to carry out the proposed uses of land covered by the plan. As required, Chapter 2 of the proposed Specific Plan contains development standards including land use, transportation facilities, landscaping, and grading. Chapter 3 includes design guidelines that have been tailored to be sensitive to the physical characteristics of the site and its surroundings for the different areas covered by the plan.

Finding 3: The language and contents of the Specific Plan must meet all applicable City standards.

Evidence: The proposed amendment to the Goodman Commerce Center at Eastvale Specific Plan has been reviewed to ensure the plan contains the mandatory contents required under Section 2.5 of the Zoning Code. The development standards in the proposed amendment to the Specific Plan meet or exceed all applicable City standards.

SECTION 4. The City Council hereby adopts the Specific Plan Amendment to amend Chapters 2 and 7 of the Goodman Commerce Center at Eastvale Specific Plan as described and attached hereto as Exhibit A.

SECTION 5. This ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 6. If any section, subsection, subdivision, sentence, clause, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published in accordance with law.

PASSED, APPROVED, AND ADOPTED this 14th day of December 2016.

_____

Mayor

ATTEST:

_____

Steven D. Aguilar, Assistant City Clerk

Approved as to form:

_____

John E. Cavanaugh, City Attorney

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

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance No. 2016-10 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Eastvale on the 9th day of November, 2016, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Eastvale at a meeting thereof held on the 14th day of December, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Steven D. Aguilar, Assistant City Clerk

Exhibit A:

Chapters 1 and 2, and Glossary in Appendix B

of Goodman Commerce Center at Eastvale Specific Plan

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.9

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **STEVEN AGUILAR, ASSISTANT CITY CLERK**

SUBJECT: **2017 CITY HALL HOLIDAY SCHEDULE**

RECOMMENDATION: APPROVE THE 2017 CITY HALL HOLIDAY SCHEDULE.

BACKGROUND

City employees are designated eleven (11) paid holidays per calendar year. Currently, if a holiday falls on a Friday or Saturday, City Hall is closed the Thursday prior to the holiday. If a holiday falls on a Sunday, City Hall will acknowledge the holiday on the following Monday.

DISCUSSION

City Hall will be closed on Monday, December 25, in observance of Christmas Eve and on Tuesday, December 26, in observance of Christmas Day. With the current holiday schedule, City Hall would only be open to the public from Wednesday, December 27 – Thursday, December 28, 2017. Past experience demonstrates that the City has limited requests for service during this time period. All contract services, such as Police and Fire, will remain on duty and services will not be impacted. The Planning and Public Works Departments will have limited staff available to handle requests for inspection and plan reviews.

City employees would have the option to work with City Hall offices closed to the general public or utilize their floating holiday, compensatory time, or vacation days to take time off during the City Hall closure.

Staff is recommending closing City Hall to the general public from December 27 – 28, 2017. Closing City Hall during the holidays was an originally approved practice on December 10, 2014.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

2017 City Hall Holiday Schedule

Prepared by: Steven Aguilar, Assistant City Clerk
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

Attachment

CITY OF EASTVALE
2017 Holiday Schedule

HOLIDAY	DESIGNATED DAY	OBSERVED ON
"Martin Luther King Jr. Day"	January 16, 2017	January 16, 2017
"President's Day"	February 20, 2017	February 20, 2017
"Memorial Day"	May 29, 2017	May 29, 2017
"Independence Day"	July 4, 2017	July 4, 2017
"Labor Day"	September 4, 2017	September 4, 2017
"Veteran's Day"	November 11, 2017	November 9, 2017
"Thanksgiving Day"	November 23, 2017	November 22, 2017
"Day After Thanksgiving"	November 24, 2017	November 23, 2017
"Christmas Eve Day"	December 24, 2017	December 25, 2017
"Christmas Day"	December 25, 2017	December 26, 2017
"New Year's Day"	January 1, 2018	January 1, 2018

CITY HALL CLOSED TO THE GENERAL PUBLIC

December 27 – 28, 2017

Please Note: City Hall is closed every Friday. If a holiday falls on a Friday or Saturday, City Hall is closed the previous Thursday. If a holiday falls on a Sunday, City Hall is closed the following Monday.

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.10

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **JOE INDRAWAN, CITY ENGINEER**

SUBJECT: **APPROVAL OF PARCEL MAP NO. 36953 - TARPON PROPERTY OWNERSHIP 2, LLC – NORTHEAST CORNER OF HAMNER AVENUE AND BELLEGRAVE AVENUE**

RECOMMENDATION:

ADOPT RESOLUTION NO. 16-XX APPROVING PARCEL MAP NO. 36953 - PROJECT NO. 11-0271

BACKGROUND

Staff has reviewed and recommends approval of Parcel Map No. 36953 consisting of 23 gross acres, with five (5) parcels for business park development, and two (2) parcels for water quality basins. This Parcel Map, which is a subdivision of Parcels 3 and 4 of Parcel Map 36487 has been examined and checked for compliance with City of Eastvale ordinances and the State of California Subdivision Map Act. The City Engineer has checked the Parcel Map for substantial compliance with the Tentative Parcel Map 36953 approved by the Planning Commission on August 5, 2015.

DISCUSSION

There are no public improvements to be constructed as conditions of approval for this Parcel Map, as they have all been and/or will be constructed as conditions of approval of the parent map, that is Parcel Map 36487. Public Storm Drain easement is included for dedication. An acceptable Soils Report required by the Subdivision Map Act has also been provided, and the monuments shown on the Final Map will be set and field checked by the project surveyors. All Conditions of Approval have been satisfied and/or will be satisfied upon completion of the project development.

The project is under contruction and Tarpon Realty, aka Goodman Commerce is developing in accordance with the previously approved Goodman Commerce Center Specific Plan.

Jurupa Community Services District will own, operate and maintain the water and sewer systems, and provide administrative and maintenance services for the landscape maintenance and irrigation of Hamner Avenue median between Bellegrave Avenue and Cantu Galleano Ranch Road; and the street lighting along the roadway system. A community services district will be formed to provide a funding mechanism for the maintenance of Goodman Way as required by a condition of approval.

FISCAL IMPACT

There will be no impact to the General Fund, other than normal maintenance cost for maintaining Hamner Avenue, Cantu Galleano Ranch Road and Bellegrave Avenue after project acceptance. Long term maintenance of the streets and appurtenances is the City's obligation and funding from Gas Tax and Measure A (maintenance) will be used to meet this obligation.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENTS

1. Resolution 16-XX
2. Exhibit ‘A’ Vicinity Map and Location Map

Prepared by: Joe Indrawan, City Engineer
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

Attachment

RESOLUTION NO. 16-XX

A RESOLUTION OF THE CITY COUCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING PARCEL MAP NO. 36953 (PROJECT 15-0551)

BE IT RESOLVED AND ORDERED, that the City Council of the City of Eastvale pursuant to Government Code Section 66458, hereby approves Parcel Map No. 36953, a copy of which is hereby attached and made part of this Resolution; submitted at the Eastvale City Council meeting in connection with Tarpon Property 2 LLC, a Delaware Limited Liability Company:

PASSED, APPROVED AND ADOPTED this 14th of December, 2016.

Attest:

_____ _____

Steven D. Aguilar, Assistant City Clerk Mayor

Approved as to form:

_____

John E. Cavanaugh, City Attorney

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

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Resolution Number 16-XX was duly and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 14th of December, 2016, by the following vote:

AYES:

NOES:

ABSENT:

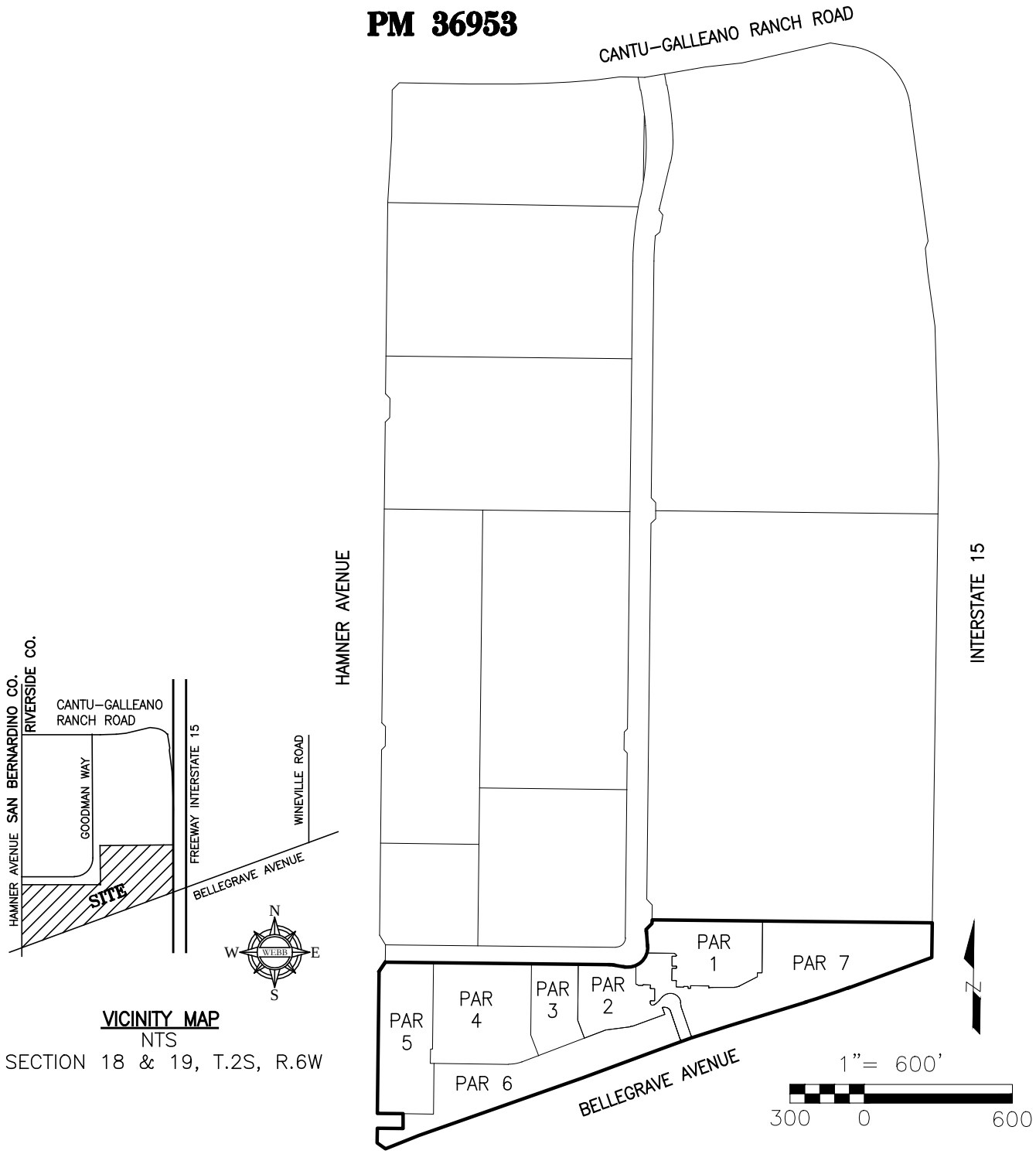
ABSTAIN:

_____

Steven D. Aguilar, Assistant City Clerk

EXHIBIT "A"

PM 36953



VICINITY MAP
NTS
SECTION 18 & 19, T.2S, R.6W

ALBERT A. WEBB ASSOCIATES

PM 36953

G:\2015\15-0272\Drawings\Exhibits\15-0272-XB-PM 36953.dwg 12/5/2016 5:14 PM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O. 15-0272

SCALE: 1"=600'

DRWN BY _____ DATE _____
CHKD BY _____ DATE _____

SUBJECT: GOODMAN COMMERCE CENTER

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.11

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **MICHELE NISSEN, CITY MANAGER**

SUBJECT: **FINANCIAL SERVICES AGREEMENT – MUNICIPAL CONSULTING SERVICES LLC**

RECOMMENDATION: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT FOR FINANCIAL SUPPORT SERVICES WITH MUNICIPAL CONSULTING SERVICES LLC

BACKGROUND

On June 8, 2016, the City Council approved an extension of an agreement for financial support services with James Riley until June 30, 2017. Effective January 1, 2017, Mr. Riley will be employed by Municipal Consulting Services (MCS) LLC. Therefore, the City would like to contract with MCS for Mr. Riley's services. The terms and contract rate of the agreement will be the same as the original agreement with Mr. Riley, with the only exception being the length of the agreement being extended to June 30, 2018.

DISCUSSION

James Riley has worked with the City of Eastvale since January 2015. He will continue his critical work on developer deposits, unclaimed account balances, delinquent accounts, overseeing the investment advisor, implementing new department policies and procedures, monthly warrant register, treasurer's report, and operations/oversight. Mr. Riley will continue to serve as the City's Finance Director/Treasurer.

FISCAL IMPACT

Contract staff are not paid any benefits (medical or retirement) and is not eligible for paid sick time, vacation or holiday pay.

The contract with MCS will be for Mr. Riley to work 20 hours/week at the rate of $85.00 per hour, not to exceed 960 hours a year. The terms of the contract will be until June 30, 2018.

- 960 hours at $85 per hour = $81,600 per year.

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 6.11

STRATEGIC PLAN IMPACT

Objective 1.3 – Improve cost effectiveness of City operations

- 1.3.1 Evaluate current City staffing model and potential scenarios for transitioning contract to permanent City staff or adding more contract staff where appropriate.

ATTACHMENT

Contract with Municipal Consulting Services LLC

Prepared by: Michele Nissen, City Manager
Reviewed by: John Cavanaugh, City Attorney

PROFESSIONAL SERVICES AGREEMENT
(Municipal Consulting Services LLC)

This AGREEMENT FOR CONSULTANT SERVICES ("AGREEMENT") is made and entered into this 14th day of December, 2016, by and between the City of Eastvale ("City") and Municipal Consulting Services LLC ("CONSULTANT").

In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

This Agreement shall commence on January 1, 2017 and continuing thereafter through June 30, 2018, or unless sooner terminated by the parties as set out in Section 18 below.

SECTION 2. SCOPE OF SERVICES.

CONSULTANT agrees to perform those Finance duties as delegated by the City Manager. These duties include, but are not limited to:

1. Oversight of all accounting and finance related functions including, but not limited to accounts payroll, payroll, monthly bank reconciliations and journal entries;
2. Prepare and assist in the preparation on an annual basis of the City's Comprehensive Annual Financial Report (CAFR) and the annual Operating and Capital Improvement Budget;
3. Analysis, review and reconciliation of the City's Developer Deposit Account. Consultant shall also provide recommendations for improvement of internal controls and efficiency of the developer deposit process;
4. Preparation or review of the monthly warrant report and quarterly treasurer's report.
5. Any other tasks as required by the City Manager.

James R. Riley will be the primary individual responsible for providing the services under this AGREEMENT and will act as the City's Finance Director/ City Treasurer.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this AGREEMENT, CITY agrees to pay CONSULTANT an hourly rate not to exceed $85.00 per hour at a maximum of twenty (20) hours per week, not to exceed 960 hours a year.

(b) Consultant shall not be compensated for any services rendered in connection with performance of this agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager or designee.

(c) Each month CONSULTANT shall furnish to CITY an **original** invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail

charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, sub-consultant contracts and miscellaneous expenses. CITY shall independently review each invoice submitted by the CONSULTANT to determine whether the work performed and expenses incurred are in compliance with the provisions of this AGREEMENT. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (d). In the event any charges or expenses are disputed by CITY, the original invoice shall be returned by CITY to CONSULTANT for correction and resubmission.

(d) Except as to any charges for work performed or expenses incurred by CONSULTANT which are disputed by CITY, CITY will use its best efforts to cause CONSULTANT to be paid within thirty (30) days of receipt of CONSULTANT's invoice.

(e) Payment to CONSULTANT for work performed pursuant to this AGREEMENT shall not be deemed to waive any defects in work performed by CONSULTANT.

(f) No member of the City Council shall have any personal responsibility or liability for payment of any fees or costs incurred under this AGREEMENT.

SECTION 4. OWNERSHIP OF DOCUMENTS.

All documents prepared, developed or discovered by CONSULTANT in the course of providing any services pursuant to this AGREEMENT shall become the sole property of CITY.

SECTION 5. STATUS OF CONSULTANT.

(b) CONSULTANT is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of CITY. CONSULTANT shall have no authority to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against CITY, whether by contract or otherwise, unless such authority is expressly conferred under this AGREEMENT or is otherwise expressly conferred in writing by CITY.

(c) The personnel performing the services under this AGREEMENT on behalf of CONSULTANT shall at all times be under CONSULTANT's exclusive direction and control. Neither CITY nor any elected or appointed boards, officers, officials, employees or agents of CITY shall have control over the conduct of CONSULTANT or any of CONSULTANT's officers, employees or agents, except as set forth in this AGREEMENT. CONSULTANT shall not at any time or in any manner represent that CONSULTANT or any of CONSULTANT's officers, employees or agents are in any manner officials, officers, employees or agents of CITY.

(d) Neither CONSULTANT, nor any of CONSULTANT's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to CITY'S employees. CONSULTANT expressly waives any claim CONSULTANT may have to any such rights.

SECTION 6. STANDARD OF PERFORMANCE.

CONSULTANT represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this AGREEMENT in a thorough, competent and professional manner. CONSULTANT shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described

herein. In meeting its obligations under this AGREEMENT, CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of CONSULTANT under this AGREEMENT.

SECTION 7. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

CONSULTANT shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this AGREEMENT. CONSULTANT shall obtain any and all licenses, permits and authorizations necessary to perform the services set forth in this AGREEMENT. Neither CITY nor any elected or appointed boards, officers, officials, employees or agents of CITY, shall be liable, at law or in equity, as a result of any failure of CONSULTANT to comply with this section.

SECTION 8. NONDISCRIMINATION.

CONSULTANT shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this AGREEMENT.

SECTION 9. CONFLICTS OF INTEREST.

(a) CONSULTANT covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of CITY or which would in any way hinder CONSULTANT's performance of services under this AGREEMENT. CONSULTANT further covenants that in the performance of this AGREEMENT, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. CONSULTANT agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of CITY in the performance of this AGREEMENT.

(b) CITY understands and acknowledges that CONSULTANT is, as of the date of execution of this AGREEMENT, independently involved in the performance of non-related services for other governmental agencies and private parties. CONSULTANT is unaware of any stated position of CITY relative to such projects. Any future position of CITY on such projects shall not be considered a conflict of interest for purposes of this section.

SECTION 10. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by CONSULTANT in performance of this AGREEMENT shall be considered confidential, unless such information is in the public domain or already known to CONSULTANT. CONSULTANT shall not release or disclose any such information or work product to persons or entities other than CITY without prior written authorization from the City Manager, except as may be required by law.

(b) CONSULTANT, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of CITY, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this

AGREEMENT. Response to a subpoena or court order shall not be considered "voluntary" provided CONSULTANT gives CITY notice of such court order or subpoena.

(c) If CONSULTANT, or any officer, employee, agent or subcontractor of CONSULTANT, provides any information or work product in violation of this AGREEMENT, then CITY shall have the right to reimbursement and indemnity from CONSULTANT for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of CONSULTANT's conduct.

(d) CONSULTANT shall promptly notify CITY should CONSULTANT, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this AGREEMENT and the work performed thereunder. CITY retains the right, but has no obligation, to represent CONSULTANT or be present at any deposition, hearing or similar proceeding. CONSULTANT agrees to cooperate fully with CITY and to provide CITY with the opportunity to review any response to discovery requests provided by CONSULTANT. However, this right to review any such response does not imply or mean the right by CITY to control, direct, or rewrite said response.

SECTION 11. INDEMNIFICATION.

(a) CITY and its respective elected and appointed boards, officials, officers, agents, employees and volunteers (individually and collectively, "INDEMNITEES") shall have no liability to CONSULTANT or any other person for, and CONSULTANT shall indemnify, defend, protect and hold harmless INDEMNITEES from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively "CLAIMS"), which INDEMNITEES may suffer or incur or to which INDEMNITEES may become subject by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of or allegedly caused by the CONSULTANT's performance of or failure to perform any services under this AGREEMENT or by the negligent or willful acts or omissions of CONSULTANT, its agents, officers, directors, subcontractors or employees, committed in performing any of the services under this AGREEMENT.

(b) If any action or proceeding is brought against INDEMNITEES by reason of any of the matters against which CONSULTANT has agreed to indemnify INDEMNITEES as provided above, CONSULTANT, upon notice from CITY, shall defend INDEMNITEES at CONSULTANT's expense by counsel acceptable to CITY, such acceptance not to be unreasonably withheld. INDEMNITEES need not have first paid for any of the matters to which INDEMNITEES are entitled to indemnification in order to be so indemnified. The insurance required to be maintained by CONSULTANT under Section 15 shall ensure CONSULTANT's obligations under this section, but the limits of such insurance shall not limit the liability of CONSULTANT hereunder. The provisions of this section shall survive the expiration or earlier termination of this AGREEMENT.

(c) The provisions of this section do not apply to CLAIMS occurring as a result of the CITY's sole negligence or willful acts or omissions.

SECTION 12. INSURANCE.

A. Insurance Requirements. CONSULTANT shall provide and maintain insurance, acceptable to the City Attorney, in full force and effect throughout the term of this AGREEMENT, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by CONSULTANT, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII. CONSULTANT shall provide the following scope and limits of insurance:

B. Workers' Compensation. Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident. In the alternative, Consultant may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Consultant, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and authorized volunteers for loss arising from work performed under this Agreement.

C. Commercial General
Automobile Liability Insurance.

General requirements. Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00) per occurrence, combined single limit coverage, for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Minimum scope of coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 or GL 0002 (most recent editions) covering comprehensive General Liability and Insurance Services Office form number GL 0404 covering Broad Form Comprehensive General Liability. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 8 and 9. No endorsement shall be attached limiting the coverage.

Additional requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. Any failure of Consultant to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

D. Professional Liability Insurance.

General requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000) covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed $150,000 per claim.

Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The City shall have the right to exercise, at the Consultant's sole cost and expense, any extended reporting provisions of the policy, if the Consultant cancels or does not renew the coverage.

d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

E. All Policies Requirements.

Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

Verification of coverage. Prior to beginning any work under this Agreement, Consultant shall furnish City with Certificates of Insurance, and upon request, complete certified copies of all policies, including complete certified copies of all endorsements. All copies of policies and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

Notice of Reduction in or Cancellation of Coverage. A certified endorsement shall be attached to all insurance obtained pursuant to this Agreement stating that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified, mail, return receipt requested, has been given to the City. In the event that any coverage required by this section is reduced, limited, cancelled, or materially affected in any other manner, Consultant shall provide written notice to City at Consultant's earliest possible opportunity and in no case later than ten (10) working days after Consultant is notified of the change in coverage.

Additional insured; primary insurance. City and its officers, employees, agents, and authorized volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Consultant, including the insured's general supervision of Consultant; products and completed operations of Consultant, as applicable; premises owned, occupied, or used by Consultant; and automobiles owned, leased, or used by the Consultant in the course of providing services pursuant to this Agreement. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or authorized volunteers.

A certified endorsement must be attached to all policies stating that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

Deductibles and Self-insured Retentions. Consultant shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of City Manager or designee, Consultant may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The City Manager or designee may condition approval of an increase in deductible or self-insured retention levels with a requirement that Consultant procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Variation. City Manager or designee may approve in writing a variation in the foregoing insurance requirements, upon a determination that the coverage, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option, exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

SECTION 13. ASSIGNMENT.

The expertise and experience of CONSULTANT are material considerations for this AGREEMENT. CITY has an interest in the qualifications of and capability of the persons and entities who will fulfill the duties and obligations imposed upon CONSULTANT under this AGREEMENT. In recognition of that interest, CONSULTANT shall not assign or transfer this Agreement or any portion of this AGREEMENT or the performance of any of CONSULTANT's duties or obligations under this AGREEMENT without the prior written consent of the City Council. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this AGREEMENT entitling CITY to any and all remedies at law or in equity, including summary termination of this AGREEMENT. CITY acknowledges, however, that CONSULTANT, in the performance of its duties pursuant to this AGREEMENT, may utilize subcontractors.

SECTION 14. CONTINUITY OF PERSONNEL.

CONSULTANT shall make every reasonable effort to maintain the stability and continuity of CONSULTANT's staff assigned to perform the services required under this AGREEMENT. CONSULTANT shall notify CITY of any changes in CONSULTANT's staff assigned to perform the services required under this AGREEMENT, prior to any such performance.

SECTION 15. TERMINATION OF AGREEMENT.

(b) CITY may terminate this AGREEMENT, with or without cause, at any time by giving thirty (30) days written notice of termination to CONSULTANT. In the event such notice is given, CONSULTANT shall cease immediately all work in progress.

(c) CONSULTANT may terminate this AGREEMENT at any time upon thirty (30) days written notice of termination to CITY.

(d) If either CONSULTANT or CITY fails to perform any material obligation under this AGREEMENT, then, in addition to any other remedies, either CONSULTANT, or CITY may terminate this AGREEMENT immediately upon written notice.

(e) Upon termination of this AGREEMENT by either CONSULTANT or CITY, all property belonging exclusively to CITY which is in CONSULTANT's possession shall be returned to CITY. CONSULTANT shall furnish to CITY a final invoice for work performed and expenses incurred by CONSULTANT, prepared as set forth in SECTION 3 of this AGREEMENT. This final invoice shall be reviewed and paid in the same manner as set forth in SECTION 3 of this AGREEMENT.

SECTION 16. DEFAULT.

In the event that CONSULTANT is in default under the terms of this AGREEMENT, the CITY shall not have any obligation or duty to continue compensating CONSULTANT for any work performed after the date of default and may terminate this AGREEMENT immediately by written notice to the CONSULTANT.

SECTION 17. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to CITY as public records, and which are necessary for carrying out the work as outlined in the SECTION 2 "SCOPE OF SERVICES" shall be furnished to CONSULTANT in every reasonable way to facilitate, without undue delay, the work to be performed under this AGREEMENT.

SECTION 18. NOTICES.

All notices required or permitted to be given under this AGREEMENT shall be in writing and shall be personally delivered, or sent by telecopier or certified mail, postage prepaid and return receipt requested, addressed as follows:

To CITY: _____
Michele Nissen, City Manager
City of Eastvale
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To CONSULTANT: _____
Municipal Consulting Services LLC
Attn: James R. Riley
540 Plumosa Avenue
Vista, CA 92081

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 19. AUTHORITY TO EXECUTE.

The person or persons executing this AGREEMENT on behalf of CONSULTANT represents and warrants that he/she/they has/have the authority to so execute this AGREEMENT and to bind CONSULTANT to the performance of its obligations hereunder.

The City Council has authorized the undersigned to execute this AGREEMENT.

SECTION 20. BINDING EFFECT.

This AGREEMENT shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

SECTION 21. MODIFICATION OF AGREEMENT.

No amendment to or modification of this AGREEMENT shall be valid unless made in writing and approved by the CONSULTANT and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

SECTION 22. WAIVER.

Waiver by any party to this AGREEMENT of any term, condition, or covenant of this AGREEMENT shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this AGREEMENT shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this AGREEMENT. Acceptance by CITY of any work or services by CONSULTANT shall not constitute a waiver of any of the provisions of this AGREEMENT.

SECTION 23. LAW TO GOVERN; VENUE.

This AGREEMENT shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Riverside.

SECTION 24. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this AGREEMENT, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 25. ENTIRE AGREEMENT.

This AGREEMENT is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between CONSULTANT and CITY prior to the execution of this AGREEMENT. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 26. SEVERABILITY.

If any term, condition or covenant of this AGREEMENT is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this AGREEMENT shall not be affected thereby and the AGREEMENT shall be read and construed without the invalid, void or unenforceable provision(s).

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.

CITY OF EASTVALE

By_____
Mayor

ATTEST:

_____
Steven Aguilar, Assistant City Clerk

APPROVED AS TO FORM:

_____
John E. Cavanaugh, City Attorney

CONSULTANT:

By_____
James R. Riley
Municipal Consulting Services LLC

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 7.1

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **JUSTIN SCRIBNER, BATTALION CHIEF**

SUBJECT: **ORDINANCE ADOPTING BY REFERENCE THE 2016 CALIFORNIA FIRE CODE BY AMENDING IN FULL TITLE 110, CHAPTER 110.20 (FIRE CODE) OF THE EASTVALE MUNICIPAL CODE**

RECOMMENDATION: ADOPT ORDINANCE NO. 16-___ FOR FIRST READING, AMENDING IN FULL TITLE 110, CHAPTER 110.20, OF THE EASTVALE MUNICIPAL CODE ADOPTING THE 2016 CALIFORNIA FIRE CODE.

BACKGROUND

The proposed ordinance will amend Chapter 110.20 (Fire Code) of the Eastvale Municipal Code in its entirety adopting by reference the 2016 edition of the California Fire Code which is based on the 2015 International Fire Code.

DISCUSSION

A new California Fire Code has been adopted by the State Building Standards Commission which will become effective January 1, 2017. State law allows local government to amend California Codes, provided that the amendments are more restrictive and are necessary in order to provide a high level of life safety. Every three years the State of California adopts new Model Codes based on the latest codes published by the International Code Council. These codes are reviewed and recommended by the State Building Standards Commission. After publication of the codes, local governments are encouraged by the State of California to adopt and amend these codes to address local climatic, geographical and topographical conditions as well as administrative provisions. Staff has analyzed these codes and has prepared amendments to ensure that this code meets the specific needs of the City of Eastvale.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

Ordinance No. 2016-____

Prepared by: Justin Scribner, Battalion Chief
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

Attachment

ORDINANCE NO. 2016-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING BY REFERENCE THE 2016 CALIFORNIA FIRE CODE WITH APPENDICES AND AMENDMENTS THERETO AND AMENDING IN FULL TITLE 110, CHAPTER 110.20 OF THE EASTVALE MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:

Section 1. The City Council declares as follows:

WHEREAS, at the regular meeting on December 14, 2016, the Eastvale City Council conducted a public hearing and received and considered oral and written testimony concerning the proposed code change; and

WHEREAS, the California Health and Safety Code requires cities and counties to adopt building standards that are consistent with those contained in the California Code of Regulations Title 24 ; and

WHEREAS. modifications and/or amendments to Chapter 110.20 of the Eastvale Municipal Code requires findings stating that they are found reasonably necessary because of climatic, geological or topographical conditions in the City of Eastvale; and

WHEREAS, State law allows local governments to amend California Model Codes, providing the amendments are more restrictive and are necessary in order to provide the highest level of life-safety standards and requires that local governments enforce these code editions.

Section 2. The City Council of the City of Eastvale finds as follows:

A. California Health and Safety Code, Section 17958.5 and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions.

B. The City Council of the City of Eastvale finds that these local climatic. Geological or topographical conditions include, but are not limited to, the following:

I. Climatic Conditions:

A. The City of Eastvale located in Riverside County is located in Southern California and covers a vast and varied geographic area. The base climate in western Riverside County consists of semi- arid Mediterranean weather patterns. Eastern Riverside County is a desert area with Mohave Desert temperatures and weather patterns. Those two primary areas are divided by the San Bernardino Mountain Range. Both areas outside of the mountain terrain annually experience extended periods of high temperatures with little or no precipitation. Hot, dry winds,

which may reach speeds of 70 M.P.H. or greater, are common to the area. Examples are: Santa Ana/Foehn winds, afternoon surface-heating generated winds, and prevailing desert winds.

These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration) which necessitates rapid identification, locating and extinguishment of all fires in the smallest stage possible. In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, will greatly impact the response time to reach an incident scene. During these winds, the inability to use aerial type firefighting apparatus would further decrease our ability to stop fires in large buildings and place rescue personnel at increased risk of injury.

B. Although Riverside County and the City of Eastvale occasionally experiences periods of significant drought, the County can also experience periods of substantial rainfall. Annual rainfall can vary from three (3) inches in Blythe to over thirty three (33) inches in Pine Cove. When Riverside County does experience heavy rain, or rain over a period of days or weeks, many areas of the County are subject to flooding. Runoff from rain drains either naturally into rivers, washes, and creeks or into flood control facilities. Flash flooding is also a common problem, especially in the Coachella Valley and the easterly portions of the county. Flash flooding is typically associated with short duration, high intensity precipitation events often associated with summer thunderstorms. Such events can occur even during a drought.

C. Water demand in densely populated Southern California far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.

D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features such as identification and notification will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

II. Topographical conditions

A. Natural: The topographical conditions of Riverside County varies from three hundred (300) feet below sea-level, flat desert communities, to mountains over ten thousand (10,000) feet in Alpine-like areas of the San Bernardino Mountain Range. In between these

areas, developable slopes of 25 percent and greater generally occur throughout the foothills. Riverside County extends from Orange County to the State of Arizona and is mixed with congested urban areas, rural lands and wild lands. A large number of sensitive habitats for various animal species and vegetation consist within large open space areas between major urban centers that impact building and structure location, which impedes emergency access and response. This variety in regions contributes to an increased emergency response time, which necessitates cooperation between local agencies.

B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Riverside County.

C. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

III. Geological Conditions

Located within Riverside County are several known active and potentially active earthquake faults, including the San Andreas, San Jacinto, and Elsinore Fault. In the event of an earthquake, the location of the epicenter as well as the time of day and season of the year would have a profound effect on the number of deaths and casualties, as well as property damage.

The major form of direct damage from most earthquakes is damage to construction. Bridges are particularly vulnerable to collapse, and dam failure may generate major downstream flooding. Buildings vary in susceptibility, dependent upon construction and the types of soils on which they are built. Earthquakes destroy power and telephone lines; gas, sewer, or water mains; which, in tum, may set off fires and/or hinder firefighting or rescue efforts. The hazard of earthquakes varies from place to place, dependent upon the regional and local geology. Ground shaking may occur in areas 65 miles or more from the epicenter (the point on the ground surface above the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon they liquefy and act as a fluid (liquefaction).

A. Previous earthquakes in southern California have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanies with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Riverside County that naturally have extended emergency response times that exceed the 5 minute goal.

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore the City Council finds that the following table sets forth the 2016 California Fire Code sections that have been modified and the associated local climatic, geological and/or topographical conditions described above supporting the modification.

2016 CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
101.4	Severability	Administrative
102.5	Application of the residential code	I, II & III
103.4 and 103.4.1	Liability	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.12	Authority of the Fire Chief to close hazardous fire areas	Administrative
108.1	Board of Appeals established	Administrative
109.4	Violation and Penalties	Administrative
113.2	Fees	Administrative
113.6	Cost Recovery	Administrative
202	Fire Chief	Administrative
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative
503.6.1	Automatic opener	Administrative
503.7	Loading areas and passenger drop-offs	Administrative
507.5.7	Fire hydrant size and outlets	I & III
507.5.8	Fire hydrant street marker	I, II & III
508.1, 508.1.1, 508.1.3, 508.1.6, 508.1.8	Fire command center	I, II & III
509.2.1	Minimum clearances	I & III
606.10.1.2	Manual operation	II & III
903.2	Where required (automatic sprinkler systems)	I, II & III
903.3.5.3	Hydraulically calculated systems	I & II
3204.2.1	Minimum requirements for client leased or occupant	I, II & III
4904.3	High Fire Hazard Severity Zone Maps	Administrative
5601.2 and 5608.2	Explosives and Fireworks	Administrative
App Ch B, Table B105.2	Buildings other than one- or two-family dwellings	I, II & III
App Ch C, C103.1	Fire hydrant location	I, II & III

Section 3. TITLE 110, CHAPTER 110.20 of the Eastvale Municipal Code is amended in full to read as follows:

Sections:

110.20.010 - Findings and adoption by reference the California Fire Code.
110.20.020 - Amendments to the California Fire Code.

110.20.030 - Penalties.

Sec. 110.20.010. Findings and adoption by reference the California Fire Code.

Except as stated in this Section or as amended below in Section 5 of this Chapter, all of the provisions and appendices of the 2016 California Fire Code, inclusive of all of the inclusions and exclusions set for in each Chapter's matrix, are hereby adopted by reference and shall apply to the City of Eastvale. In addition, the following provisions that are excluded in the 2016 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and 108.3 are not adopted, and Chapters 3, 25, and Sections 403.12, 503, 510.2, and 1103.2 are adopted.

One certified copy of each of the 2016 California Fire Code are on file in the office of the City Clerk, and any and all references thereto, are adopted as the Fire Code and each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted end made a part of this Chapter, as though fully set forth at length.

The City Council finds that the requirements set out here are reasonable and necessary modifications because of climatic, geological and topographical conditions within the City of Eastvale. The City of Eastvale in co-operation with the Riverside County Fire Department may establish more restrictive standards reasonably necessary to provide fire protection for life and property due to these conditions.

This Chapter shall be cited *as* the "Fire Code" of the City of Eastvale and any references to the "California Fire Code" or "Fire Code" shall be deemed to refer to and apply to this Chapter.

Sec. 110.20.020. - Amendments to the California Fire Code.

The codes, Chapters, standards and appendices are amended as specifically set forth in the following Chapters:

Chapter 1. Scope and administration

Section 101.4 of the California Fire Code is deleted in its entirety and replaced with the following:

101.4 Severability. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 102.5 of the California Fire Code is amended as follows:

102.5 Application of residential code. Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R309.6 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

Sections 103.4 and 103.4.1 of the California Fire Code are deleted in their entirety and replaced with the following:

103.4 Liability. Any liability against Riverside County or City of Eastvale or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

Section 104.1.1 is added to Section 104.1 of the California Fire Code to read as follows:

104.1.1 Authority of the Fire Chief and Fire Department.

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the City Council.

2. The Fire Chief is authorized to administer, interpret and enforce this ordinance. Under the Fire Chief's direction, the Riverside County Fire Department is authorized to enforce ordinances of City of Eastvale pertaining to the following:

2.1. The prevention of fires.
2.2. The suppression or extinguishment of dangerous or hazardous fires.
2.3. The storage, use and handling of hazardous materials.
2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
2.5. The maintenance and regulation of fire escapes.
2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
2.7. The maintenance of means of egress.
2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.

3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:

3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
3.3. The Riverside County Sheriff and any deputy sheriff.
3.4. The Police Chief and any police officer of any city served by the Riverside County Fire Department.
3.5. Officers of the California Highway Patrol.
3.6. Code Officers of the City of Eastvale Code Enforcement Department.
3.7. Peace Officers of the California Department of Parks and Recreation.
3.8. The law enforcement officer of the Federal Bureau of Land Management.

Section 104.12 is added to Section 104 of the California Fire Code to read as follows:

104.12 Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Riverside County Board of Supervisors and/or the City Council within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

Section 108.1 of the California Fire Code is deleted in its entirety and replaced with the following:

108.1 Board of appeals established. The Board of Appeals shall be the City Manager. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

Section 109.4 of the California Fire Code is deleted in its entirety and replaced with the following:

> **109.4 Violation and penalties.** It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code or ordinance. Punishments and penalties for violations shall be in accordance with the City of Eastvale ordinances, fee schedule and Health and Safety Code Sections 17995 through 17995.5.

Section 113.2 of the California Fire Code is deleted in its entirety and replaced with the following:

> **113.2 Schedule of permit fees.** Fees for services and permits shall be as set forth in the City of Eastvale fee schedule.

Section 113.6 is added to Section 113 of the California Fire Code to read as follows:

> **113.6 Cost recovery**. Fire suppression, investigation, rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq, as may be amended from time to time. Any expense incurred by the Riverside County Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

Chapter 2. Definitions

Section 202, definition of “Fire Chief” in the California Fire Code is deleted in its entirety and replaced with the following:

> Fire Chief. The Fire Chief of Riverside County or the Fire Chief’s designee.

Chapter 5. Fire service features

Section 503.2.1 of the California Fire Code is deleted in its entirety and replaced with the following:

> **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). For additional requirements or alternatives see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

Section 503.2.2 of the California Fire Code is deleted in its entirety and replaced with the following:

503.2.2 Authority. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

Section 503.6.1 is added to Section 503.6 of the California Fire Code to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department standards and Policies, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

Section 503.7 is added to Section 503 of the California Fire Code to read as follows:

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

Section 507.5.7 is added to Section 507 of the California Fire Code to read as follows:

507.5.7 Fire hydrant size and outlets. As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard – one (1) four (4) inch outlet and one (1) two and half (2 ½) inch outlet.
2. Super Hydrant Standard – one (1) four (4) inch outlet and two (2) two and one half (2 ½) inch outlet.
3. Super Hydrant Enhanced – two (2) four (4) inch outlet and one (1) two and one half (2 ½) inch outlet.

Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Technical Policy 06-11, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, in buildings greater than 300,000 square feet in area and in Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and comply with Sections 508.1.1 through 508.1.8.

Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

508.1.1 Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

Section 508.1.3 of the California Fire Code is amended to add the following:

Exception: A fire command center solely required because a building is greater than 300,000 square feet in area shall be a minimum of 96 square feet (9 m^2) with a minimum dimension of 8 feet (2438mm).

Section 508.1.6 of the California Fire Code is amended to add the following:

Exception: A fire command center solely required because a building is greater than 300,000 square feet in area shall comply with NFPA 72 and contain the features set forth in Section 508.1.6 subsections 5, 8, 10, 12, 13 and 14. The features set forth in Section 508.1.6 subsections 1, 2, 3, 4, 6, 7, 9, 11, 15, 16, 17, 18 and 19 shall be required when such building contains systems or functions related to these features.

Section 508.1.8 is added to Section 508 of the California Fire Code to read as follows:

508.1.8 Fire command center identification. The fire command center shall be identified by a permanent easily visible sign stating “Fire Dept. Command Center,” located on the door to the fire command center.

Section 509.2.1 of the California Fire Code is amended to add the following:

509.2.1 Minimum clearances. A 3-foot (914 mm) clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

Chapter 6. Building services and systems

Section 606.10.1.2 of the California Fire Code is deleted in its entirety and replaced with the following:

606.10.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

Chapter 9. Fire protection systems

Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 – 903.2.19 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.

Exception: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Detached Group U occupancies used for agricultural or livestock purposes, less than 5,500 square feet, and having setback distances of 50 feet or more from the property line and other buildings.
2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
4. Detached Group U occupancy greenhouses less than 5,500 square feet.
5. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobilehomes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

a. Exception in Section 903.2.3

b. Exception 2 in Section 903.2.11.3

Section 903.3.5.3 is added to Section 903 of the California Fire Code to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Chapter 32. High-piled combustible storage

Section is added to Section 3204.2 of the California Fire Code to read as follows:

3204.2.1 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include referenced design document(s), including NFPA 13 or the current applicable factory mutual data sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

Chapter 49. Requirements for wildland-urban interface fire areas

Section 4904.3 is added to Section 4904 of the California Fire Code to read as follows:

4904.3 High Fire Hazard Severity Zone Maps. In accordance with Government Code Sections 51175 through 51189, Very High Fire Hazard Severity Zones are designated as shown on a map titled Very High Fire Hazard Severity Zones, dated December 24, 2009 and retained on file at the office of the Fire Chief, which supersedes other maps previously adopted designating high fire hazard areas.

Chapter 56. Explosives and Fireworks

Section 5601.2 and Section 5608.2 of the California Fire Code are hereby added to read as follows:

Section 5601.2 Retail Fireworks. The storage, use, sale, possession, and handling of fireworks including those classified as Safe & Sane fireworks are prohibited.

Exception: Fireworks may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator.

Appendix B.

Table B105.2 of the California Fire Code is amended as follows:

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the *California Fire Code*	50% of the value in Table B105.1(2)[a]	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the *California Fire Code*	50% of the value in Table B105.1(2)[b]	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.
a. The reduced fire-flow shall be not less than 1,000 gallons per minute.
b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Appendix C.

Section C103.1 of the California Fire Code is deleted in its entirety and replaced with the following:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the International Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

Sec. 110.20.030. - Penalties.

(a) It is unlawful for any person, firm, corporation or association of persons to violate any provision of this Chapter, or to violate the provisions of any permit granted pursuant to this Chapter. Any person, firm, corporation or association of persons violating any provision of this Chapter or the provisions of any permit granted pursuant to this Chapter shall be deemed guilty of an infraction or misdemeanor as hereinafter specified. Such person or entity shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Chapter or the provisions of any permit granted pursuant to this Chapter, is committed, continued or permitted.

(b) Any person, firm, corporation or association of persons so convicted shall be:

(1) Guilty of an infraction offense and punished by a fine not exceeding $200.00 for a first violation;

(2) Guilty of an infraction offense and punishable by a fine not exceeding $300.00 for a second violation on the same site.

The third and any additional violations on the same site shall constitute a misdemeanor offense and shall be punishable by a fine not exceeding $1,000.00 or six months in jail, or both. Notwithstanding the above, a first offense may be charged and prosecuted as a misdemeanor.

(c) Payment of any penalty herein shall not relieve a person or entity from the responsibility for correcting the violation.

Section 4. Effective Date: This Ordinance shall become effective 30 days from the date of its adoption.

PASSED, APPROVED AND ADOPTED this **__th day of _____, 2016.**.

_____
Mayor

Attest:

_____
Steven D. Aguilar, Assistant City Clerk

Approved as to form:

_____
John E. Cavanaugh, City Attorney

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

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance Number 16-____ was introduced at a regular meeting of the City Council of the City of Eastvale held on the 14th day of December, 2016, and was adopted by the City Council of the City of Eastvale at a regular meeting held the _____day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steven D. Aguilar, Assistant City Clerk

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 7.2

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **ERIC NORRIS, PLANNING DIRECTOR**

SUBJECT: **GENERAL PLAN AMENDMENT TO HIGH DENSITY RESIDENTIAL AND ZONE CHANGE TO R-3 FOR THE VAN LEEUWEN PROPERTY ON CITRUS AVENUE (PROJECT NOS. 16-00029 AND 16-00030)**

RECOMMENDATION: OPEN THE PUBLIC HEARING, RECEIVE ANY PUBLIC TESTIMONY, AND CONTINUE THE PUBLIC HEARING TO THE REGULAR MEETING OF JANUARY 11, 2017.

BACKGROUND

The applicant, Bill Van Leeuwen,[1] has requested a General Plan amendment (to High Density Residential, 8.1-14 dwelling units per acre) and a Change of Zone (to R-3) for his property on Citrus Avenue. As discussed in the Planning Commission staff report (attached), the requested General Plan amendment is the same as a request that was approved by the County of Riverside in 2010 prior to incorporation but, due to an oversight on the part of the County, not included in the Eastvale General Plan.

The application being considered at this time also includes a change of zone, which was not considered by the County in 2010.

DISCUSSION

As of the writing of this staff report, this application is not ready for City Council action. The Planning Commission was scheduled to consider this item on December 7 and forward a recommendation to City Council, and the project's environmental analysis is currently circulating for review by the public and public agencies.

However, in order to utilize the last remaining 2016 General Plan Amendment cycle (per adopted City policy), staff recommends opening this item at tonight's meeting and continuing the public hearing until January 11, 2017.

[1] Mr. Van Leeuwen is a member of the Planning Commission, but recused himself from the discussion of this project.

At the January 11 meeting, the Planning Commission's recommendation will be provided to the Council, along with the completed environmental document, and the Council can take action on the application.

RECOMMENDATION

Staff recommends opening the public hearing for this item, receiving testimony from any members of the public who wish to speak at this meeting, and continuing the item to Council's regular meeting of January 11, 2017.

FISCAL IMPACT

This item has no direct fiscal impact on the City.

ATTACHMENT

1. Planning Commission staff report of December 7, 2016
2. Draft Initial Study/Negative Declaration
3. County of Riverside's General Plan Designation Approval

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

City of Eastvale

Planning Commission Meeting Agenda
Staff Report

MEETING DATE: **December 7, 2016**

TO: **PLANNING COMMISSION**

FROM: **YVETTE NOIR, ASSOCIATE PLANNER**

SUBJECT: **PROJECT NO. PLN 16-00029 and PLN 16-00030 – General Plan Amendment and Change of Zone –** The proposed project includes a General Plan Amendment from Medium Density Residential (MDR) to High Density Residential (HDR) and a Change of Zone (COZ) from Heavy Agriculture (A-2-10) to General Residential (R-3) on Assessor's Parcel Number (APN) 152-050-050.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council take the following actions:

1. Approve a General Plan Amendment (GPA) from Medium Density Residential (MDR) to High Density Residential (HDR); and

2. Approve a Change of Zone (COZ) from Heavy Agriculture (A-2-10) to General Residential (R-3).

BACKGROUND

On September 16, 2010, the County of Riverside Board of Supervisors approved a General Plan Amendment (GPA) changing the land use designation for the project site from Medium Density Residential (MDR) to High Density Residential (HDR) (**Figure 1**).

Upon incorporation, the City began using the Riverside County General Plan, including the Land Use Map. However, the General Plan Land Use Map provided to the City in October 2010 did not include this change. A Land Use Map showing the prior Medium Density Residential designation (see Figure 2) was used from 2010 to 2012, when the City Council adopted the new Eastvale General Plan, which also shows the site in the Medium Density Residential category.

Eastvale Planning Department did not receive any comments prior to or after the adoption of the Eastvale General Plan regarding this site. The disparity between the 2010 County approval and the official Eastvale map was not brought to the City's attention until early 2016, when the applicant's representative brought in the original 2010 County files.

(Note: The County in 2010 did not process a Zone Change to match the site's zoning with the new General Plan designation. The site's A-2-10 zoning remained in place.)

Figure 1: General Plan Land Use Designation
as Approved by County of Riverside in September 2010

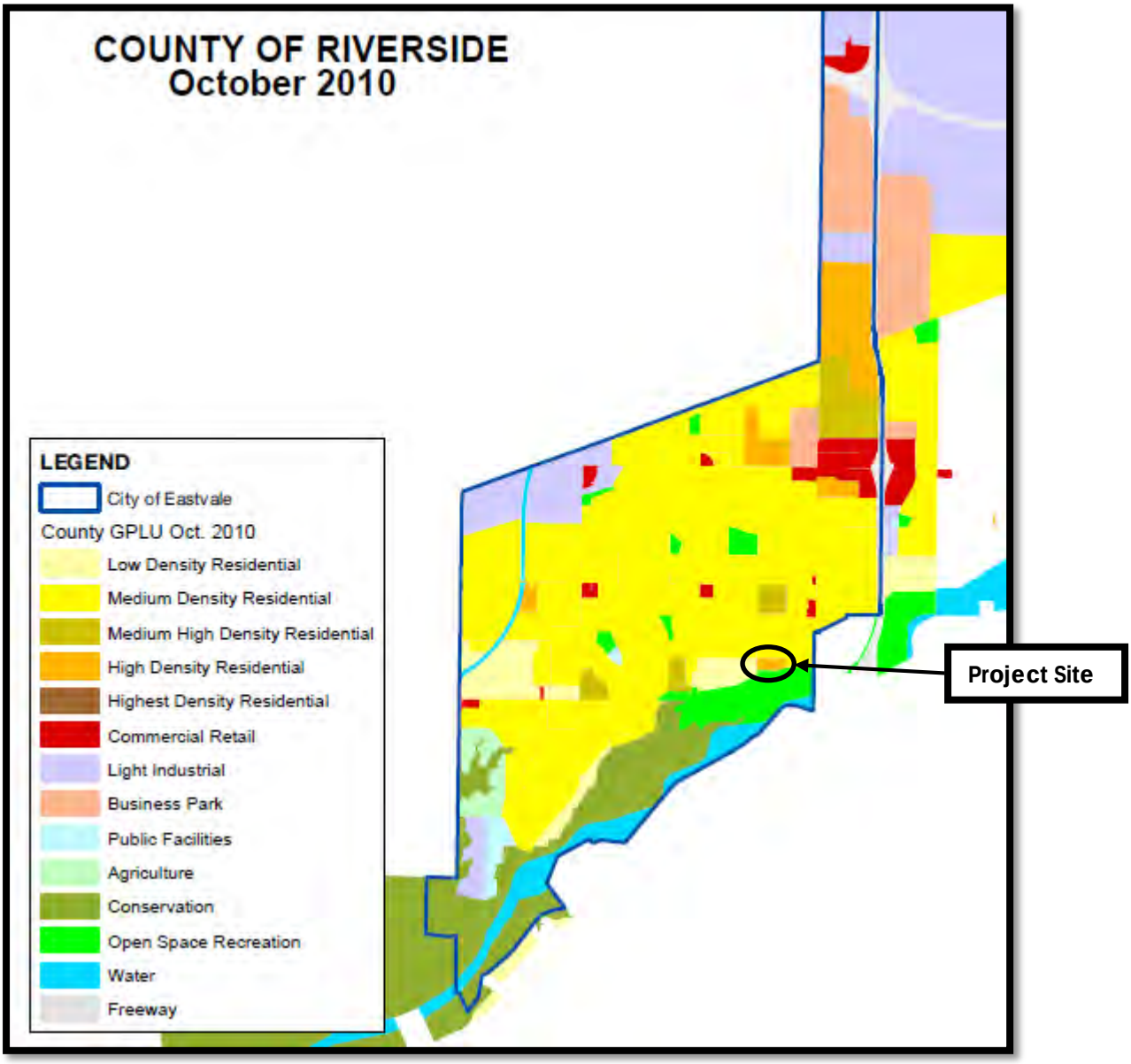
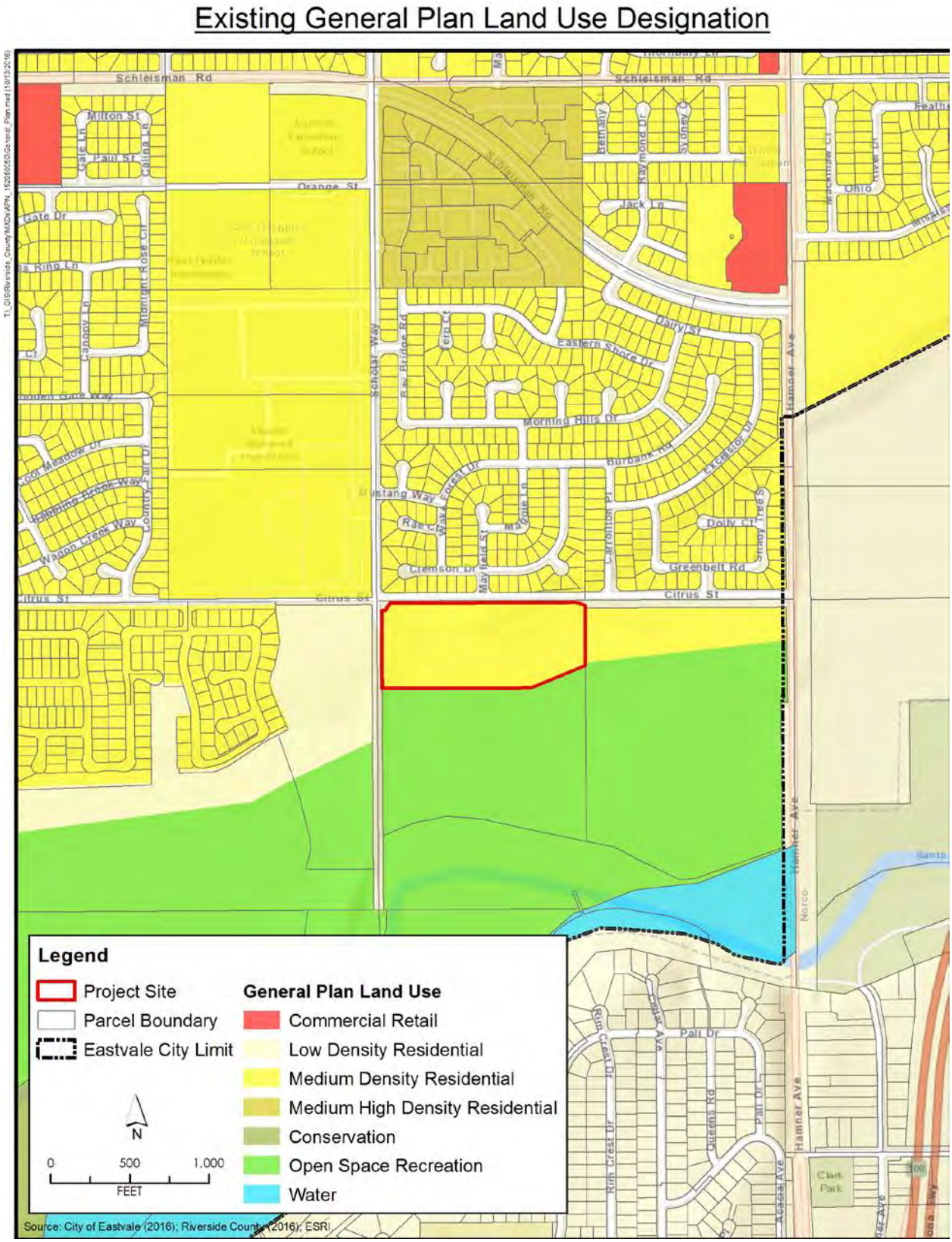


Figure 2: Existing General Plan Land Use Designation



PROJECT DESCRIPTION

The applicants, William and Delores Van Leeuwen, are proposing to change the General Plan Land Use designation and zoning for the 15.77 acre site.

The proposed project involves the following approvals:

- A General Plan Amendment (GPA) from Medium Density Residential (MDR) of 2.1 to 5 dwelling units per acre to High Density Residential (HDR) of 8.1-14 dwelling units per acre.

- A Change of Zone from Heavy Agriculture (A-2-10) to General Residential (R-3) to allow development consistent with the proposed General Plan land use designation.

The proposed General Plan Amendment would effectively reinstate the General Plan land use designation approved by the County in September 2010. The Change of Zone is a new application that was not considered by the County at that time.

The applicant has not proposed a specific development project at this time.

DISCUSSION

Land Use Policy – General Plan Amendment

The proposed General Plan Amendment (GPA) would change the land use designation of the project site from Medium Density Residential (MDR) to High Density Residential (HDR). This change is summarized below:

- The **current** land use designation of MDR allows the development of conventional single-family detached houses and suburban subdivisions. The density range is 2.1 to 5.0 dwelling units per acre, which allows lot sizes ranging from 5,500 to 20,000 square feet.

- The **proposed** land use designation of HDR allows for a variety of detached and attached housing types. The density range is 8.1-14 dwelling units per acre. This land use category provides for a variety of housing types such as single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot-line homes.

Approving the proposed change would increase the maximum potential number of units which could be built on the site, from 79 to 221 units.

Change of Zone

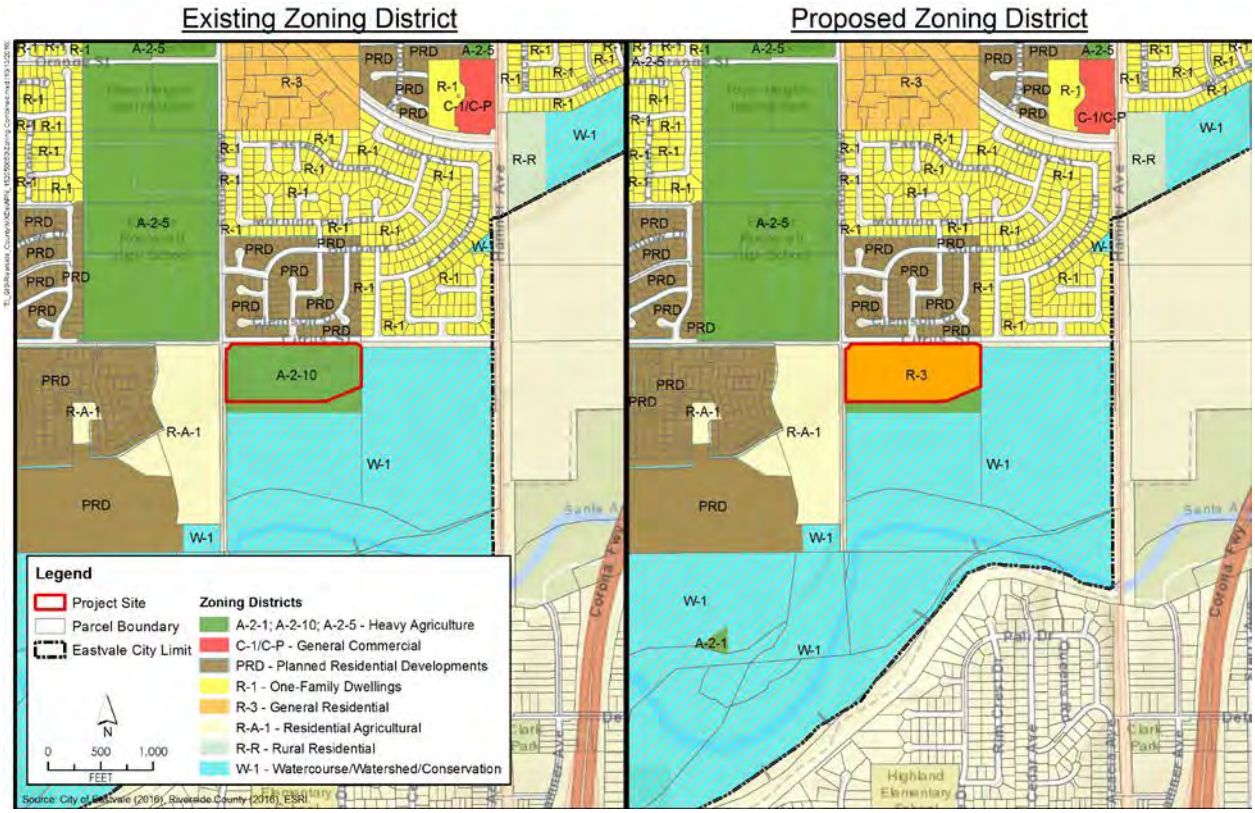
The applicants are also requesting Change of Zone (COZ) from Heavy Agriculture (A-2-10) to General Residential (R-3) to allow development consistent with the proposed General Plan land use designation. (**Figures 3**).

- The **current** A-2-10 zone district allows limited residential uses including single family dwellings and mobile homes.

- The **proposed** R-3 zone district allows the development of residential dwellings such as single family dwelling, multiple family dwellings, and bungalow courts.

The Change of Zone would make the site's zoning consistent with the new General Plan land use designation.

Figure 3. Existing and Proposed Zoning



ANALYSIS

As noted earlier, the proposed new General Plan and Zoning designations for the site would increase the development potential of the site, allowing residential density at a higher density. For context, the type of development that could occur in the 8.1-14 dwelling-unit-per-acre is similar to the following Eastvale projects:

- The Lodge (KB Homes) – The Lodge includes the development of 206 units on 23.83 acres (Phase I – southern half) and 144 units on 15.75 acres (northern half) for a total of 350 units on 39.58 acres for a density of 8.8 units/acre. (**Figure 4**).

- Sendero Residential Development (Stratham Homes) - the approved (but not yet developed) Sendero Residential Development will develop 323 single-family detached dwelling units on a 41.2 acre site, resulting in an overall density of 7.8 units per acre. The project site includes two planning areas on either side of the 255-foot wide SCE easement. The planning area to the west of the SCE easement (Site A) will be developed on 26.2 acres with a total of 240 units for a density of 9.2 units/acre.

Figure 4. The Lodge (KB Homes)—Overall density of 8.8 units per acre

The "Nexus" townhome project by William Lyon (near the 24-Hour Fitness in Eastvale Gateway South), by comparison, is 22 units per acre, more dense than could occur in the proposed HDR range of 8.1-14 units per acre.

The residential density which would be permitted if the proposed General Plan and Zoning changes are adopted would be higher than has occurred north of the site across Citrus Avenue (where typical lot sizes average 7,000 square-feet) and west of the site (where the "Estancia" project by Lennar is constructed at an overall density of 3.7 units per acre).

However, staff believes that the higher density proposed for this site is appropriate, for the following reasons:

- The site is not adjacent to any existing residential development, and is in fact separated by streets (Citrus Avenue and the future extension of Scholar Way) from areas with existing or future single-family development.

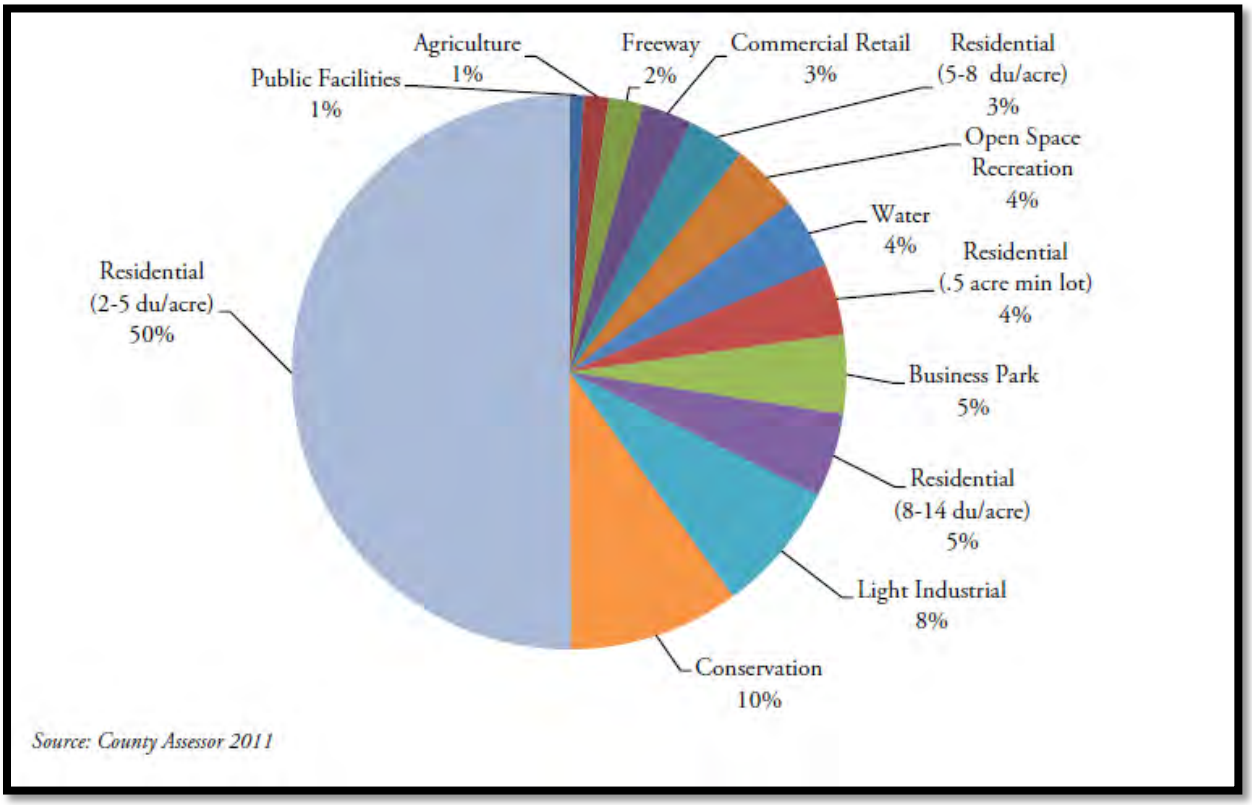
- The site is directly adjacent to Community Park, a major recreational facility with a relatively high level of activity, traffic, noise, and nighttime lighting. Higher density development typically deals with these types of impacts better, due to their design and the tendency of residents in this type of development to spend less time out of doors.

- The site's size, shape, and topography present difficulties in laying out a typical single-family subdivision. Higher density developments are often easier to lay out, since units can be clustered and internal roadways can be designed to conform to topographical variations.

- The proposed density would allow homes to be somewhat less expensive than typical single-family homes, providing the option of home ownership to families who cannot afford a more traditional home in Eastvale.

- According to the City's General Plan (2012), residential units (2-5 du/acre) make up about 50-percent of Eastvale's planned land uses. Higher density residential units (5-8 du/acre and 8-14 du/acre) make up substantially less (3-percent and 5-percent, respectively). As discussed, the density range of the proposed project is underrepresented in the City. Therefore, the City would benefit from having this parcel zoned for higher density development to provide a more varied housing stock.

Figure 5. Existing Land Uses



The increased development potential would result in increases in some project impacts, primarily traffic. However, as discussed in the "Environmental Review" section of this staff report, none of the projected impacts from the development of the site at the higher density would be significant.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, an Initial Study/Negative Declaration (Neg. Dec.) was prepared to analyze the proposed General Plan Amendment and Change of Zone to determine any potential significant impacts on the environment that would result from implementation of the project. A copy of the Initial Study/Negative Declaration is provided for Planning Commission consideration in **Attachment 2**.

The Initial Study concluded that the proposed project would not result in any significant environmental impacts. Therefore, no mitigation measures are required.

A summary of the project's **traffic** impacts is provided below.

Traffic

A Traffic Impact Analysis (TIA) was prepared by Urban Crossroads (Attachment 3) to determine whether the net increase in potential dwelling units compared with the site's existing General Plan designation would result in a significant increase in traffic impacts beyond those already identified by the General Plan in anticipation of the projected growth in the city, which includes the development of the project site. The TIA analyzed the following three scenarios: Existing (2016), General Plan Horizon Year Without the Project (2040), and General Plan Horizon Year With the Project (2040).

Traffic from the project was estimated to generate a net total of 2,132 trip-ends per day on a typical weekday with approximately 168 AM peak hour trips and 224 PM peak hour trips. However, the net increase in trips associated with the proposed project development potential is compared with existing development potential has been evaluated for the purposes of this analysis (i.e., an additional 144 single family residential dwelling units). The net increase in potential dwelling units compared with the site's existing General Plan designation is anticipated to generate an additional 1,370 trips per day with an additional 108 AM peak hour trips and 144 additional PM peak hour trips.

The traffic study analyzed six roadway segments and six intersections to determine what the difference in level of service (LOS) would be for General Plan Horizon Year Without the Project (2040) and General Plan Horizon Year With the Project (2040). The TIA determined that under 2040 with project conditions, LOS would be the same as those under 2040 without project conditions. While traffic on local roadways and intersections is projected to be more congested than desired by the City, the increase in land use intensity from the proposed proejct would not make these conditions worse (See Tables 1 and 2). These traffic conditions were identified in the General Plan's environmental impact report.

Table 1.
Roadway Segment Analysis for Horizon Year (2040) Conditions

#	Roadway	Segment Limits	LOS Capacity[1]	2040 Without Project	V/C	LOS	2040 With Project	V/C	LOS	Acceptable LOS
1	Schleisman Road	Sumner Avenue to Scholar Way	18,000	**51,981**	**2.89**	**F**	**52,119**	**2.90**	**F**	C
2	Sumner Avenue	Schleisman Road to Citrus Street	35,900	15,178	0.42	A	15,328	0.43	A	C
3	Scholar Way	Schleisman Road to Citrus Street	35,900	8,777	0.24	A	9,135	0.25	A	C
4	Hamner Avenue	Schleisman Road to Citrus Street	35,900	**30,292**	**0.84**	**D**	**30,690**	**0.85**	**D**	C
5	Citrus Street	Sumner Avenue to Scholar Way	35,900	17,961	0.51	A	18,289	0.51	A	C
6	Citrus Street	Scholar Way to Hamner Avenue	18,000	**20,205**	**1.14**	**F**	**20,479**	**1.14**	**F**	C

Source: Urban Crossroads 2016
*Notes: **BOLD** = LOS or V/C does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).*
LOS = Level of Service. V/C=volume to capacity ratio

Table 2.
Intersection Analysis for Horizon Year (2040) Conditions

#	Intersection Location	2040 Without Project						2040 With Project					
		Delay (seconds)			LOS			Delay (seconds)			LOS		
		AM	MD	PM	AM	MD	PM	AM	MD	PM	AM	MD	PM
1	Sumner Avenue/ Schleisman Road	**>200**	**>200**	**>200**	**F**	**F**	**F**	**>200**	**>200**	**>200**	**F**	**F**	**F**
2	Sumner Avenue/ Citrus Street	35.3	**134.2**	44.3	D	**F**	D	35.9	**137.3**	45.8	D	**F**	D
3	Scholar Way/ Schleisman Road	**>200**	**>200**	**>200**	**F**	**F**	**F**	**>200**	**>200**	**>200**	**F**	**F**	**F**
4	Scholar Way/ Citrus Street	**109.2**	**84.7**	48.4	**F**	**F**	D	**111.7**	**90.9**	54.3	**F**	**F**	D
5	Hamner Avenue/ Schleisman Road	**>200**	**>200**	**>200**	**F**	**F**	**F**	**>200**	**>200**	**>200**	**F**	**F**	**F**
6	Hamner Avenue/ Citrus Street	64.6	**>200**	**>200**	E	**F**	**F**	67.6	**>200**	**>200**	E	**F**	**F**

Source: Urban Crossroads 2016
*Notes: **BOLD** = LOS and delay does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).*
LOS = Level of Service

The improvements required to address the level of service at these transportation facilities has been identified in the City's General Plan. The specific facility improvements needs associated with the proposed project are all within the envelope of the improvements identified in the General Plan. In other words, the cumulative improvement needs identified for the purposes of this traffic analysis are consistent with or less than those assumed in the City's General Plan. The effectiveness of the General Plan improvement strategies has been identified by Urban Crossroads (2016), who determined that the project intersections would operate at an acceptable LOS with the improvements. Specifically, all project intersections would operate at LOS D or better.

The public review period for the Initial Study/Negative Declaration has not yet ended. However, the Planning Commission does not need to take action on the environmental document, which is provided so that the Commission has an understanding of the potential impacts of approving the proposed changes to General Plan and Zoning.

Copies of the Initial Study/Negative Declaration were placed in three public places for review (i.e., Eastvale City Hall, Riverside County Clerk, and Eastvale Library). The City Council will be provided with all comments received on the document, along with responses to the comments.

REQUIRED PROJECT FINDINGS

California Environmental Quality Act

Finding: The proposed project requires the adoption of a Negative Declaration pursuant to Section 15074 (Article 6) of the California Environmental Quality Act (CEQA) Guidelines.

Evidence: General Plan Amendment No. 918 was evaluated in a Mitigated Negative Declaration for Environmental Assessment (EA) No. 41740. The MND was adopted by the County of Riverside Board of Supervisors via Resolution No. 2010-253. However, the City of Eastvale did not adopt this MND. Therefore, the City prepared an Initial Study/Negative Declaration to analyze impacts resulting from the land use policy change to increase the density that was initiated and approved by the County.

General Plan Amendment

Finding 1: The proposed General Plan Amendment will cause no internal inconsistencies in the General Plan.

Evidence: The current General Plan land use designation for the project site is Medium Density Residential (MDR) which allows a density range of 2.1 to 5.0 dwelling units per acre. The housing stock for this density range is 50-percent of the City's Land Use. The proposed land use designation of High Density Residential (HDR) allows a density range of 8.1 to 14.0 dwelling units per acre, which currently represents only 5-percent of the City's Land Use. The proposed project would allow for the provision of higher density housing in the City, helping to meet General Plan policy to ensure a sufficient supply of multi-family and single-family homes exists. Therefore, the project is consistent with the General Plan.

Change of Zone

Finding 1: The proposed Change of Zone is in conformance with the proposed General Plan Land Use designation (High Density Residential) for the City.

Evidence: The current zoning for the project is Heavy Agriculture (A-2-10), which allows limited residential uses that includes single family dwellings and mobile homes. The current A-2-10 zone would not be consisted with the proposed General Plan Land Use designation of HDR. However, the proposed R-3 zone district allows the development of multi-family residential dwellings, by right. The proposed R-3 zone would be consistent with the intensity intended for the parcel under the HDR designation, would allow the development potential of the project site to be consistent with the proposed General Plan land use designation, and would help to facilitate this type of development on the project site, should the applicant choose to do so.

Recommendation

Staff recommends that the Planning Commission approve the General Plan Amendment and Change of Zone for APN 152-050-050.

Other Planning Commission Options

The following alternatives are available to the Planning Commission:

- Approval of the General Plan Amendment and Change of Zone with additional conditions beyond those recommended by staff.
- Denial of the General Plan Amendment and Change of Zone.

FISCAL IMPACT

Approval of the General Plan Amendment and Change of Zone will not have a fiscal impact of the City, since the costs of processing the application have been paid by the applicant.

ATTACHMENTS

1. Conditions of Approval
2. Initial Study/Negative Declaration
3. Traffic Impact Analysis (Urban Crossroads 2016)

Prepared by: Yvette Noir, Associate Planner

Reviewed by: Eric Norris, Planning Director

Cathy Perring, Assistant Planning Director

John Cavanaugh, City Attorney

ATTACHMENT 1
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL
Project No. PLN 16-00029 and PLN 16-00030 – General Plan Amendment and Change of Zone – The proposed project includes a General Plan Amendment from Medium Density Residential (MDR) to High Density Residential (HDR) and a Change of Zone (COZ) from Heavy Agriculture (A-2-10) to General Residential (R-3).
Assessor's Parcel Numbers: 152-050-050
Planning Commission Hearing Date: December 7, 2016
City Council Action Date:

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions				
1.	In compliance with Section 15075 of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) days of project approval. The NOD shall include the required California Department of Fish and Wildlife (CDFW) (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to the Riverside County Clerk in the amount of **$50.00** no later than **December 7, 2016**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c). The fee is broken down as follows: a. Riverside County Clerk administrative fee of $50.00.		Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department no later than December 7, 2016. Applicant Signature Date		Planning Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
3.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under CEQA, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.	Ongoing	Planning Department	

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

2. Applicants are responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.

3. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

ATTACHMENT 2

INITIAL STUDY/NEGATIVE DECLARATION

INITIAL STUDY FOR A

NEGATIVE DECLARATION FOR

Van Leeuwen General Plan Amendment and Change of Zone Project

(PROJECT 16-00029)

Lead Agency:

CITY OF EASTVALE

12363 Limonite Avenue, Suite 910

Eastvale, CA 91752

December 2016

TABLE OF CONTENTS

I. INTRODUCTION AND PROJECT DESCRIPTION 1

A. Purpose And Project Overview 1

B. Project Location And Description Of Surrounding Area 1

C. Project Description 1

II. ENVIRONMENTAL SETTING 17

A. Regulatory Setting 17

B. Physical Setting 17

III. Environmental Checklist Form 18

A. Project Information 18

B. Environmental Factors Potentially Affected 19

C. Determination 20

IV. ENVIRONMENTAL ANALYSIS 21

1. Aesthetics. 21

2. Agriculture and Forestry Resources 23

3. Air Quality 25

4. Biological Resources 34

5. Cultural Resources 37

6. Geology and Soils 39

7. Greenhouse Gas Emissions 42

8. Hazards and Hazardous Materials 49

9. Hydrology and Water Quality 51

11. Mineral Resources 56

12. Noise 57

13. Population and Housing 63

14. Public Services 64

15. Recreation 66

16. Transportation/Traffic 67

17. Utilities And Service Systems 76

18. Mandatory Findings of Significance 78

V. REFERENCES 80

FIGURES

Figure 1 Regional Location 3
Figure 2 Project Location 5
Figure 3 Existing General Plan Land Use 7
Figure 4 Proposed General Plan Land Use 9
Figure 5 Existing Zoning 11
Figure 6 Proposed Zoning 13
Figure 7 Aerial Photo 15

TABLES

Table 1 Summary of Land Use Designation Changes 2
Table 3-1 Maximum Short-Term Construction Emissions (Pounds per Day) 28
Table 3-2 Maximum Daily Disturbed Acreage 29
Table 3-3 Localized Significance Summary – On-Site Construction Emissions (Pounds per Day) 30
Table 3-4 Long-Term Operational Emissions 31
Table 7-1 Greenhouse Gas Emissions – Project Operations (Metric Tons per Year) 45
Table 7-2 Consistency with SCAG's Regional Transportation Plan/Sustainable Communities Strategy Goals 47
Table 12-1 Summary of Modeled Peak-Hour Traffic Noise Level Changes in the Project Vicinity 59
Table 12-2 Typical Construction Equipment Vibration Levels 60
Table 12-3 Maximum Noise Levels Generated by Construction Equipment 61
Table 16-1 Roadway Segment Analysis Locations 69
Table 16-2 Existing Intersection Level of Service 69
Table 16-3 Roadway Segment Analysis for Horizon Year (2040) Conditions 71
Table 16-4 Intersection Analysis for Horizon Year (2040) Conditions 72
Table 16-5 Summary of Intersection Improvements 73
Table 16-6 Summary of Roadway Segment Improvements 74

APPENDICES

The appendices referenced in this Initial Study are included on the enclosed CD-ROM and are available at Eastvale City Hall located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, Monday through Thursday, 7:30 a.m. to 5:30 p.m.

- Criteria Air Pollutant Modeling Outputs (November 2016; prepared by Michael Baker International), attached as **Appendix 1**
- Greenhouse Gas Emissions Modeling Outputs (November 2016; prepared by Michael Baker International), attached as **Appendix 2**
- Project Noise Levels (November 2016; prepared by Michael Baker International), attached as **Appendix 3**
- Traffic Impact Analysis (November 2016; prepared by Urban Crossroads), attached as **Appendix 4**

This page intentionally left blank.

I. INTRODUCTION AND PROJECT DESCRIPTION

A. PURPOSE AND PROJECT OVERVIEW

The City of Eastvale is processing an application for the proposal to change the General Plan land use designation and zoning for a 15.77-acre site located southeast of the intersection of Scholar Way and Citrus Street. The proposed project involves a General Plan Amendment (GPA) amending the land use designation from Medium Density Residential (MDR), at 2.1 to 5 dwelling units per acre, to High Density Residential (HDR), at 8.1 to 14 dwelling units per acre, and a Change of Zone (COZ) from Heavy Agriculture (A-2-10) to General Residential (R-3) to allow development consistent with the proposed General Plan land use designation.

On September 16, 2010, the Riverside County Board of Supervisors approved General Plan Amendment (GPA) No. 918 changing the land use designation for the project site from Medium Density Residential (MDR) to High Density Residential (HDR). The General Plan Land Use Map used by the County of Riverside was adopted by the City of Eastvale subsequent to the City's incorporation in October 2010. However, the City's adoption of the County's Land Use Map did not reflect the change in land use as approved in GPA No. 918. As a result, the project site's current land use designation (Medium Density Residential) remains the same as it was prior to the County's adoption of GPA No. 918.

Although the County approved a General Plan amendment in 2010, a corresponding change of zoning was not processed at that time; therefore, the zoning remains A-2-10.

This Initial Study has been prepared pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Sections 15000 et seq.). The analysis in this study focuses on the physical impacts on the environment that would result from the change in land use designation (General Plan Amendment) and a Change of Zone. This Initial Study provides a conservative analysis of impacts to the environment.

B. PROJECT LOCATION AND DESCRIPTION OF SURROUNDING AREA

The 15.77-acre project site is located in Eastvale, Riverside County, California (APN 152-050-050). The regional and local vicinity of the project site are shown in **Figures 1** and **2**, respectively. The project site is located southeast of the intersection of Scholar Way and Citrus Street and west of Interstate 15.

The property is in an area bounded on the south by the Santa Ana River, on the west by Scholar Way, on the north by Citrus Street, and on the east by Hamner Avenue. The project site is in Section 36, Township 2 South, Range 7 West.

C. PROJECT DESCRIPTION

The applicant proposes a General Plan Amendment from Medium Density Residential (**Figure 3**), at 2.1 to 5 dwelling units per acre, to High Density Residential (**Figure 4**), at 8.1 to 14 dwelling units per acre, and a Change of Zone from A-2-10 (Heavy Agriculture) (**Figure 5**) to R-3 (General Residential) (**Figure 6**) on approximately 15.77 acres. The requested actions are further described as follows:

<u>General Plan Amendment</u>

The proposed project would amend the Land Use Map in the City of Eastvale General Plan. The proposed project is a land use policy change to increase the density that was initiated and approved by the County of Riverside before the City was incorporated. The County approved GPA No. 918, but the change in land

use designation of the project site from MDR to HDR is not reflected in the City's currently adopted Land Use Map because the County failed to notify the City of the approval.

Change of Zone

The Change of Zone would allow the zoning of the project site (and the corresponding development potential) to be consistent with the proposed General Plan land use designation. Having the site's zoning consistent with the General Plan would be consistent with state law and would help facilitate development of the project site, should the applicant or a future developer choose to do so.

The change in land use designation and zoning would allow an overall increase in density on the project site. As shown in **Table 1**, the existing land use designation of Medium Density Residential would allow the development of up to 79 dwelling units, compared to up to 221 units under the proposed High Density Residential designation. Therefore, the project would result in an overall increase of 142 in the maximum number of potential dwelling units[1], an increase of 180 percent.

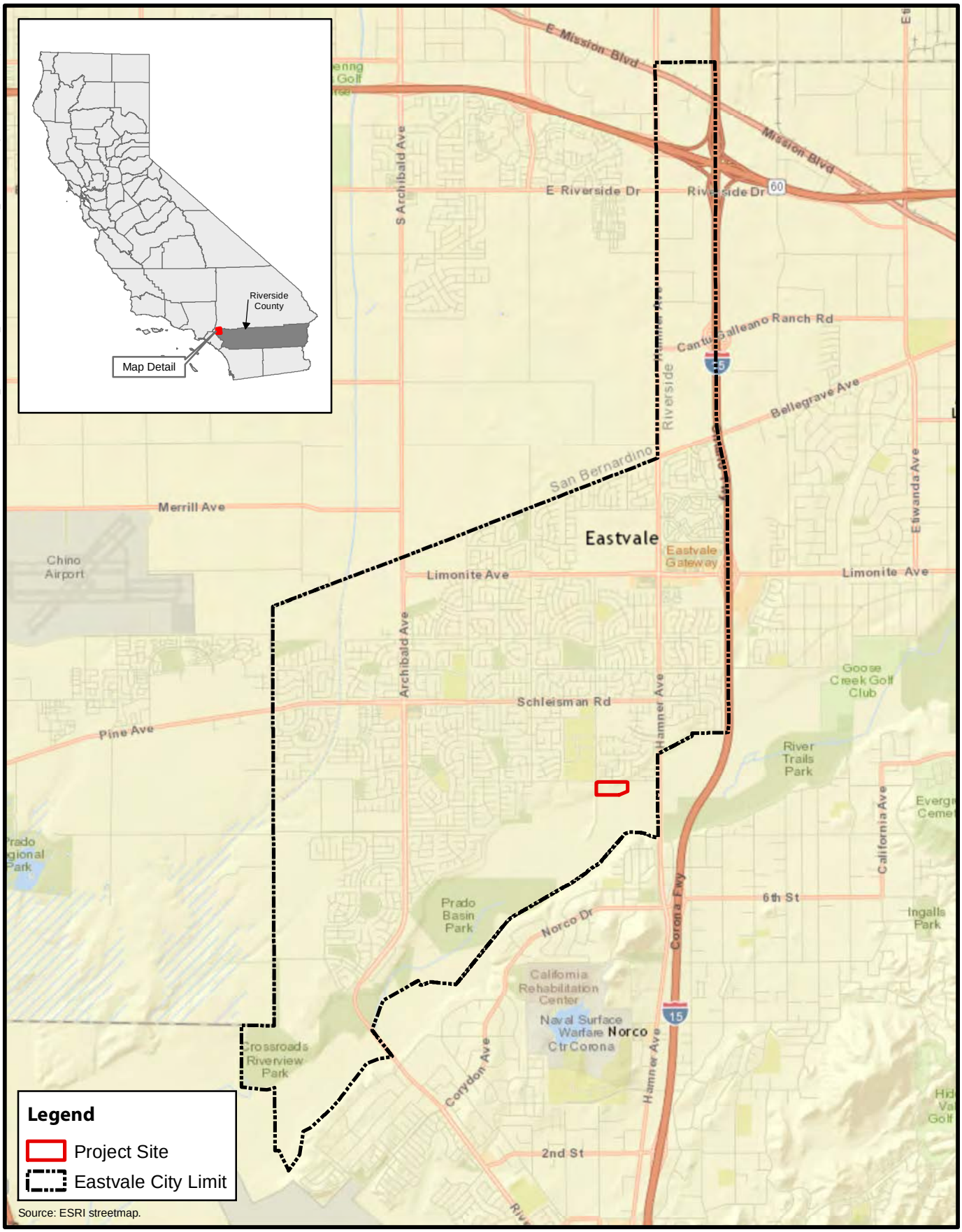
TABLE 1
SUMMARY OF LAND USE DESIGNATION CHANGES

Category	Existing	Proposed	Change	Percentage Change
Land Use Designation	Medium Density Residential	High Density Residential	—	—
Allowable Density	2.1–5 du/acre	8.1–14 du/acre	—	—
Dwelling Units (maximum)	79	221	+142	180%

du = dwelling units

[1] Note: This figure reflects the theoretical maximum potential number of units. No development project is proposed at this time, so this figure is used as the "worst case" scenario.

T:_GIS\Riverside_County\MXDs\Eastvale\APN_152050050\Regional Location.mxd (11/16/2016)

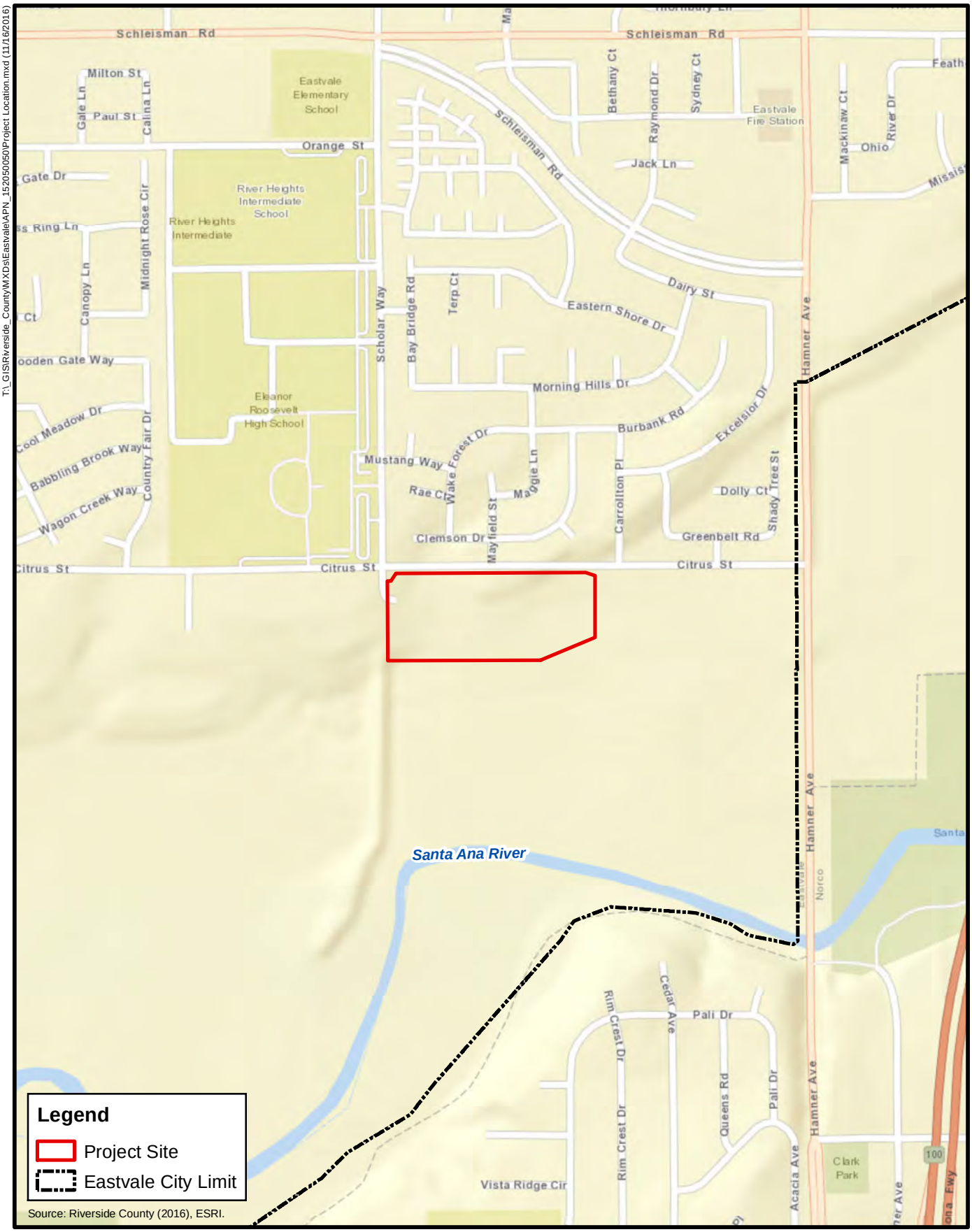


0 0.5 1
MILES

FIGURE 1
Regional Location

Michael Baker INTERNATIONAL

T:_GIS\Riverside_County\MXDs\Eastvale\APN_152050050\Project Location.mxd (11/16/2016)

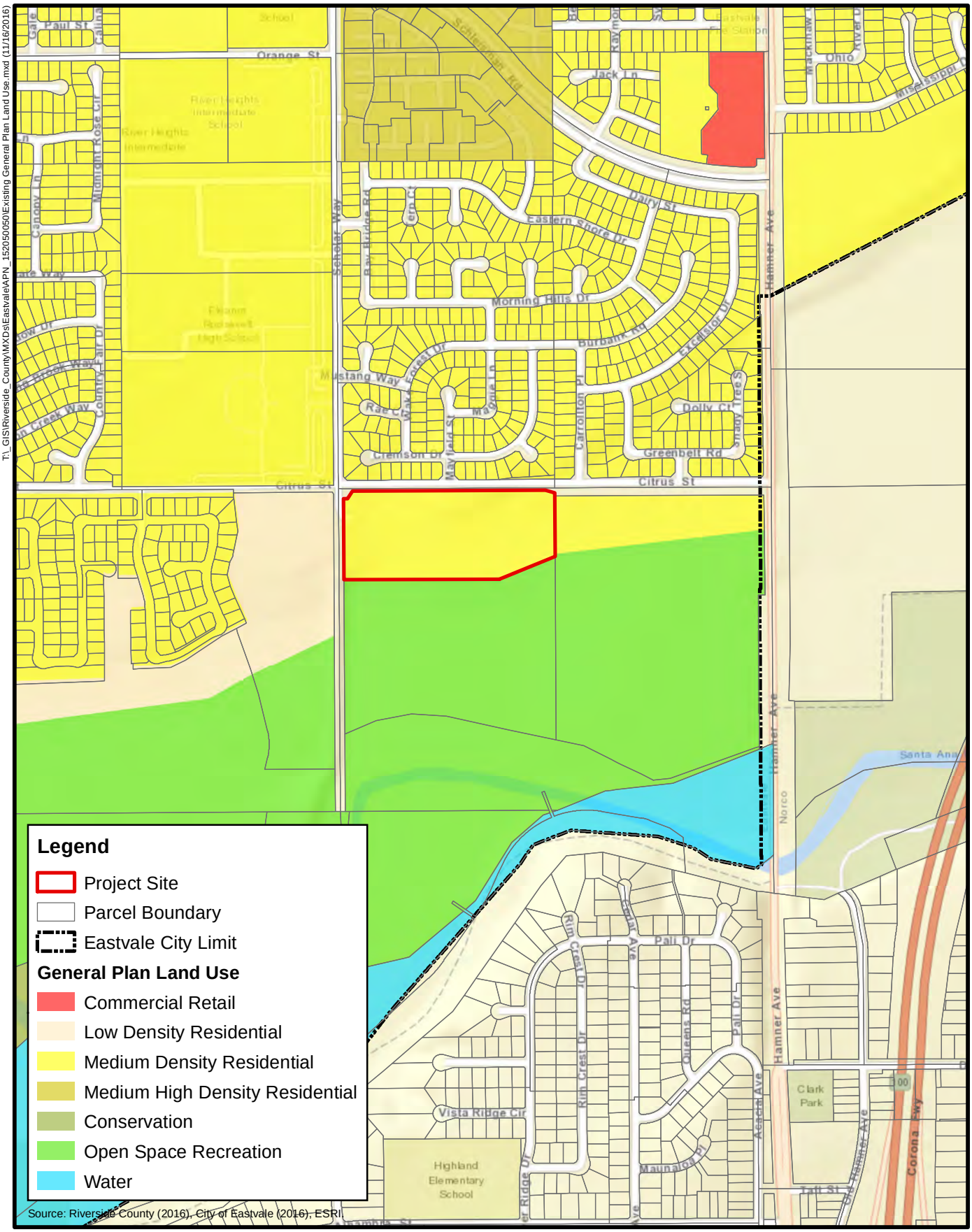


Source: Riverside County (2016), ESRI.

0 500 1,000
FEET

FIGURE 2
Project Location

Michael Baker INTERNATIONAL



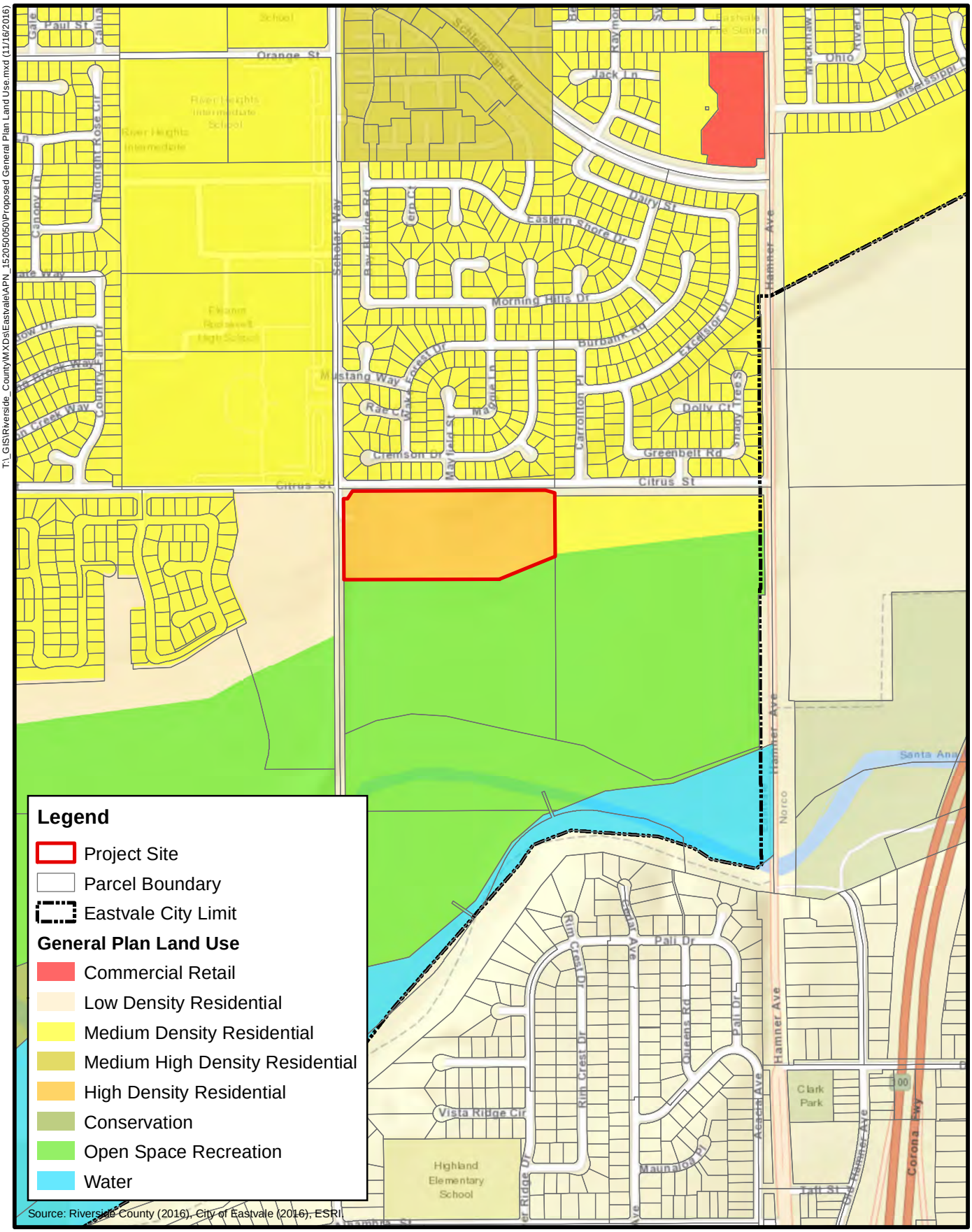
0 500 1,000
FEET

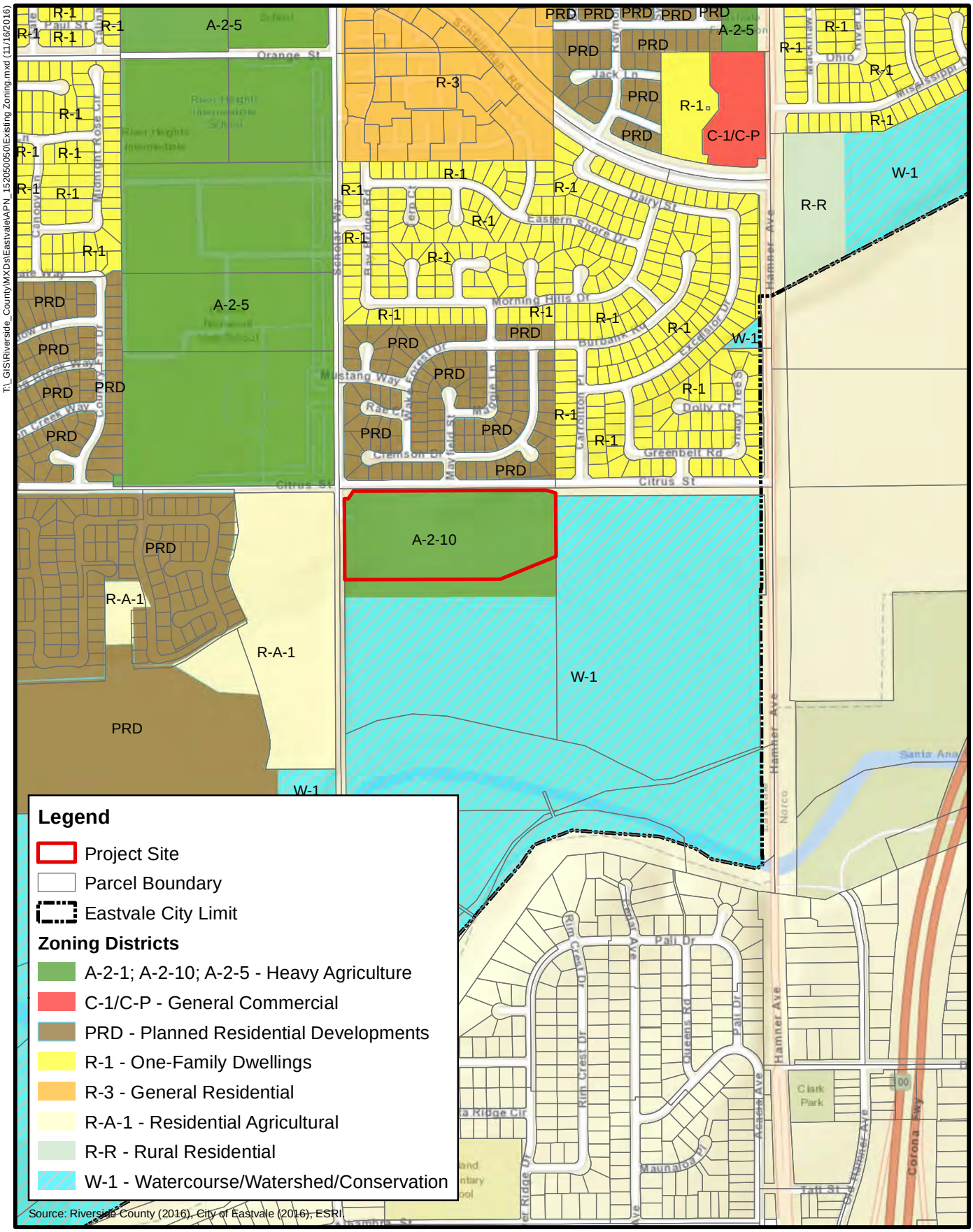
FIGURE 3
Existing General Plan Land Use

Michael Baker INTERNATIONAL

T:_GIS\Riverside_County\MXDs\Eastvale\APN_152050050\Existing General Plan Land Use.mxd (11/16/2016)

T:_GIS\Riverside_County\MXDs\Eastvale\APN_152050050\Proposed General Plan Land Use.mxd (11/16/2016)


Legend
Project Site
Parcel Boundary
Eastvale City Limit
General Plan Land Use
Commercial Retail
Low Density Residential
Medium Density Residential
Medium High Density Residential
High Density Residential
Conservation
Open Space Recreation
Water
Source: Riverside County (2016), City of Eastvale (2016), ESRI
Paul St
Orange St
Jack Ln
Ohio
Mississippi
Dairy St
Eastern Shore Dr
Morning Hills Dr
Burbank Rd
Excelsior Dr
Mustang Way
Rae Ct
Mayfield St
Carrollton Pl
Dolly Ct
Shady Tree S
Greenbelt Rd
Citrus St
Hamner Ave
Scheer Way
Bay Bridge Rd
Midnight Rose Cir
Canopy Ln
Country Fair Dr
Santa Ana
Norco
Pali Dr
Rim Crest Dr
Cedar Ave
Queens Rd
Acacia Ave
Vista Ridge Cir
Highland Elementary School
Clark Park
Maunalga Pl
Tati St
Corona Fwy
Old Hamner Ave
Ambrosia St
Ridge Dr
Ave
Canyon Ln
Way
Dr
Creek Way
Creek Way
Dr
Ln
Cir
Cir
Dr
Dr
Rd
Rd
Dr
Dr
Dr

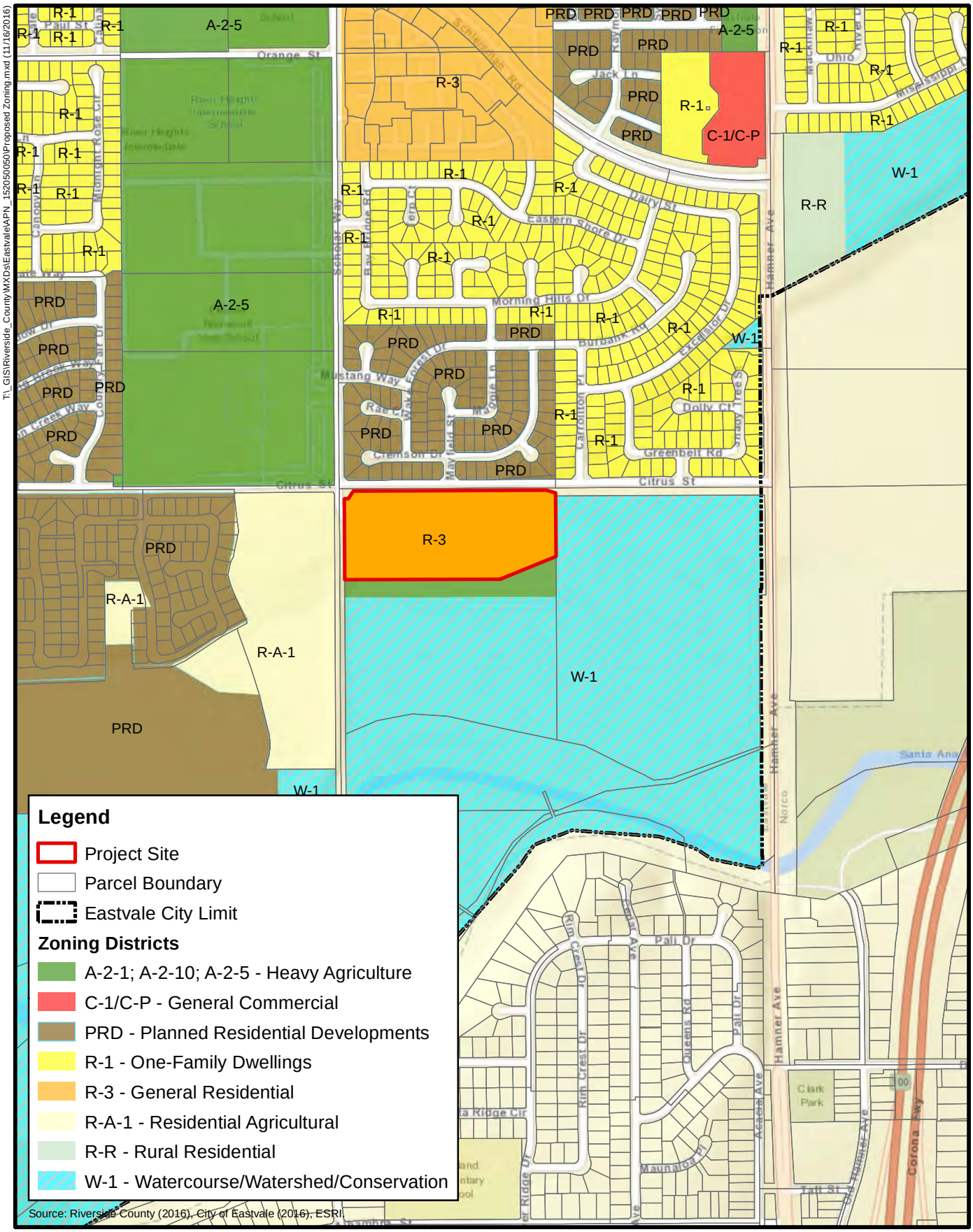


0 500 1,000
FEET

FIGURE 5
Existing Zoning Districts

Michael Baker INTERNATIONAL

T:_GIS\Riverside_County\MXDs\Eastvale\APN_152050050\Existing Zoning.mxd (11/16/2016)



0 500 1,000
FEET

FIGURE 6
Proposed Zoning Districts

Michael Baker INTERNATIONAL

T:_GIS\Riverside_County\MXDs\Eastvale\APN_152050050\Proposed Zoning.mxd (11/16/2016)

T:_GIS\Riverside_County\MXDs\Eastvale\APN_152050050\Existing Land Use.mxd (11/16/2016)

0 500 1,000
FEET

FIGURE 7
Aerial Photo

Michael Baker INTERNATIONAL

II. ENVIRONMENTAL SETTING

A. REGULATORY SETTING

As shown in **Figure 3**, the City of Eastvale General Plan land use designation for the project site is Medium Density Residential (MDR), which is intended for single-family detached and attached residences and community centers.

The project site is zoned Heavy Agriculture (A-2-10), which allows limited agricultural uses (Figure 5). The City's General Plan was adopted in 2012. The City inherited the County of Riverside Zoning Code (Ordinance 348) upon incorporation in 2010, which was replaced with the adoption of an updated Zoning Code in 2013. The Zoning Map has been amended for a small number of development projects but has not been comprehensively revised since 2010.

Both the General Plan and Zoning Code can be found on the City's website at www.eastvaleca.gov.

B. PHYSICAL SETTING

The project site is partially developed and contains a single-family residence. The majority of the site has been disturbed due to previous agricultural activities. The vegetation on the site consists of urban/residential vegetation in the proximity of the abutting residential and open space uses. The project site is located to the north of the Santa Ana River, and the river's floodplain traverses the southern portion of the site.

The project site is near residential uses to the north (across Citrus Avenue, approximately 100 feet away) to the south (across the Santa Ana River, approximately 1,900 feet away).

Property to the west of the site is developed with one home; the land is zoned R-A, Residential Agriculture.

Eleanor Roosevelt High School is located northwest of the site.

III. ENVIRONMENTAL CHECKLIST FORM

A. PROJECT INFORMATION

1.	**Project Title**	Van Leeuwen General Plan Amendment and Change of Zone (City of Eastvale projects 16-00029 and 16-00030)
2.	**Lead Agency Name and Address**	City of Eastvale 12363 Limonite Avenue, Suite 910 Eastvale, CA 91752
3.	**Contact Person and Phone Number**	Eric Norris; (530) 903-5694
4.	**Project Location**	15.77 acres located southeast of the intersection of Scholar Way and Citrus Street (APN 152-050-050)
5.	**Project Sponsor Name and Address**	William A. and Delores M. Van Leeuwen Family Trust 2201 Dupont Drive, Suite 300 Irvine, CA 92612
6.	**General Plan Designation Existing**	Medium Density Residential (MDR)
	General Plan Designation Proposed	High Density Residential (HDR)
7.	**Zoning Existing**	Heavy Agriculture (A-2-10)
	Zoning Proposed	General Residential (R-3)
8.	**Description of Project**	General Plan Amendment from Medium Density Residential (MDR) to High Density Residential (HDR) and Change of Zone from Heavy Agriculture (A-2-10) to General Residential (R-3) to be consistent with the proposed General Plan land use designation

9. Surrounding Land Use Designations (see Figure 7)

North	Land Use Designation	Medium Density Residential (MDR)
	Zoning	Planned Residential Development (PRD)
East	Land Use Designation	Medium Density Residential (MDR)
	Zoning	Watercourse/Watershed/Conservation (W-1)
South	Land Use Designation	Open Space Recreation (OS-R)
	Zoning	Watercourse/Watershed/Conservation (W-1)
West	Land Use Designation	Low Density Residential (LDR)
	Zoning	Residential Agricultural (R-A-1)

10. Other Required Public Agency Approval

None identified

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact requiring mitigation to be reduced to a level that is less than significant as indicated in the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population and Housing
☐ Agriculture and Forestry Resources	☐ Hazards and Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology and Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use and Planning	☐ Transportation/Traffic
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities and Service Systems
☐ Geology and Soils	☐ Noise	☐ Mandatory Findings of Significance

C. DETERMINATION

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Representative

December 7, 2016

Signature

Date

Eric Norris, Planning Director

IV. ENVIRONMENTAL ANALYSIS

1. AESTHETICS. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Have a substantial adverse effect on a scenic vista?				✓
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?				✓
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	
e)	Interfere with the nighttime use of the Mount Palomar Observatory, as protected through the Mount Palomar Observatory Lighting Ordinance?				✓

DISCUSSION

a) **No Impact.** Scenic vistas include natural features such as topography, watercourses, rock outcrops, natural vegetation, and man-made alterations to the landscape. The project's surrounding vicinity is developed and suburban (see **Figure 7**) in nature and consists of typical residential development and open space. The project site does not contain unique visual features that would distinguish it from surrounding areas.

Future development consistent with the proposed land use and zoning changes would result in a more intensively developed project site. However, there are no scenic vistas identified in the General Plan on or near the proposed project site. Therefore, the project would have no impact on scenic vistas.

b) **No Impact.** The project site is not located in the vicinity of any highways that have been officially designated or are eligible for designation as a state scenic highway (Caltrans 2011). In addition, the project site does not include any scenic resources such as trees, rock outcrops, or historic buildings (see **Figure 7**). No impact to scenic resources is anticipated.

c) **Less Than Significant Impact.** The project consists of a General Plan Amendment to update the Land Use Map (General Plan Figure LU-1) and land use designation to reflect the previously approved GPA No. 918. While no new development is proposed as part of the GPA or COZ, future development would be more intensive than under the current designation. However, impacts on the visual character or quality would be similar in nature, and consistent with visual impacts associated with residential development. Therefore, impacts to visual character or quality would be less than significant.

d) **Less Than Significant Impact.** The project site is partially developed and does not generate any light or glare. The GPA and COZ would ultimately allow a more intensive land use density on the project site. However, lighting and glare associated with future development would remain consistent with that of residential development and subject to City development requirements. Therefore, impacts related to a new source of light or glare would be less than significant.

e) **No Impact.** As stated in Ordinance 655, lighting is only considered to be a potential impact to the Palomar Observatory if the project site is located in Zone A (within 15 miles of the observatory) or Zone B (within 45 miles of the observatory). The project site is not located within either Zone A or Zone B. In fact, the proposed project site is located approximately 57 miles from the observatory and therefore is not subject to the lighting restrictions in Ordinance 655. As such, no impact will occur.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

2. AGRICULTURE AND FORESTRY RESOURCES. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓	
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓	
c)	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?			✓	
d)	Result in the loss of forestland or conversion of forestland to non-forest use?			✓	
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?			✓	
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.					

DISCUSSION

a) **Less Than Significant Impact.** The project site is designated as Farmland of Local Importance, Farmland of Statewide Importance, and Prime Farmland (California Department of Conservation 2016). The project site is currently 15.77 acres of partially developed land. The proposed project would change the site's land use designation to allow high-density residential uses. The City's General Plan anticipates that the conversion of agricultural land use to nonagricultural uses through General Plan implementation throughout the City. The existing land use designation of Medium Density Residential, already anticipates future conversion of the project site from agriculture to housing, and the change from Medium to High Density Residential does not change or exacerbate this condition. The proposed project is a land use policy change that does not propose any development. Therefore, the project's impacts would be less than significant.

b) **Less Than Significant Impact.** The project site is currently zoned Heavy Agriculture (A-2-10). The project would include a Change of Zone from Heavy Agriculture (A-2-10) to General Residential (R-3). The General Residential (R-3) zone permits the foreseeable development of single-family and multiple-family homes, which would be consistent with the City of Eastvale's General Plan Policy LU-14. This policy promotes the clustering of residential designations and allows density of a particular land use designation to be clustered in one portion of the site in smaller lots.

As stated in the Eastvale General Plan, Policy AQ-39, the loss of agricultural productivity on lands designated for urban uses within the city limits is anticipated as a consequence of the city's development. The land that surrounds the project site consists of single-family residential, a school facility, and an existing park. Therefore, the zone change would promote Policies LU-14 and AQ-39, while being consistent with surrounding land use designations.

The site is designated Medium Density Residential in the Eastvale General Plan and would be converted to High Density Residential. The site is not operated under a Williamson Act contract with any local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. Therefore, impacts would be less than significant.

c–e) **Less Than Significant Impact.** The project site is not located within an agricultural preserve. The parcel to the northwest of the site is zoned Heavy Agriculture–5-Acre Minimum (A-2-5); however, it does not contain active agricultural uses and has been fully developed as a high school campus. The land uses surrounding the project site do not include active agricultural activities and are primarily residential and recreational. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use. Therefore, impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. AIR QUALITY. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d)	Expose sensitive receptors to substantial pollutant concentrations?			✓	
e)	Create objectionable odors affecting a substantial number of people?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The project site is located in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment: ozone (O_3), coarse particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health. An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant.

To reduce emissions of criteria pollutants for which the SoCAB is in nonattainment, the SCAQMD adopted the 2012 Air Quality Management Plan (AQMP). The 2012 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2012 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The pollutant control strategies in the 2012 AQMP are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The project is subject to the SCAQMD's Air Quality Management Plan.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- *Consistency Criterion No. 1*: The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- *Consistency Criterion No. 2*: The proposed project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

The violations to which Consistency Criterion No. 1 refers are the California ambient air quality standards (CAAQS) and the national ambient air quality standards (NAAQS). As evaluated under Issue b) below, the project would not exceed the short-term construction standards or long-term operational standards, and, in so doing, would not violate any air quality standards. Additionally, the analysis of long-term local air quality impacts shows that future carbon monoxide (CO) concentration levels along roadways and at intersections affected by project traffic would not exceed the 1-hour and 8-hour state CO pollutant concentration standards. Thus, a less than significant impact is expected, and the project would be consistent with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies and demonstrates that the applicable ambient air quality standards can be achieved within the time frames required under federal law. Growth projections from local general plans adopted by cities in the district are provided to SCAG, which develops regional growth forecasts that are used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the City of Eastvale General Plan is considered to be consistent with the AQMP. As previously stated, the project proposes a General Plan Amendment to redesignate the project site from Medium Density Residential, which allows 2.1 to 5 dwelling units per acre, to High Density Residential, which allows 8.1 to 14 dwelling units per acre. This proposed General Plan Amendment to redesignate the project site would allow residential development that would be denser than is allowed under the existing land use designation by more than 140 additional units.

However, according to the traffic impact analysis prepared for the project (Urban Crossroads 2016), the proposed project would result in an increase of approximately 1,370 daily trips compared to the current land use designation. The AQMP estimates a total of 396 million vehicle miles traveled (VMT) daily in the SoCAB in 2023. The average one-way work-trip length in the SoCAB is 16 miles (SCAQMD 2014). Therefore, assuming each of the 1,370 additional daily traffic trips spanned 16 miles, the result would be 21,920 daily VMT, which is an increase of 0.005 percent of the estimated daily VMT in 2023.

Although the project would result in an increase in the number of trips compared to that considered in the Air Quality Management Plan, the resultant VMT from trips generated by the project would not constitute a substantial increase in vehicle miles traveled from the number originally anticipated. As a result, the project would not conflict with the AQMP. Therefore, impacts would be less than significant.

b) **Less Than Significant Impact.** As discussed previously, the project site is located in the South Coast Air Basin. State and federal air quality standards are often exceeded in many parts of the basin. A discussion of the project's potential short-term construction period and long-term operational period air quality impacts is provided below.

Construction Emissions

The SCAQMD has established methods to quantify air emissions associated with construction activities, such as those generated by operation of on-site construction equipment, fugitive dust emissions related to grading and site work activities, and mobile (tailpipe) emissions from construction worker vehicles and haul/delivery truck trips. Emissions would vary from day to day, depending on the level of activity, the specific type of construction activity occurring, and, for fugitive dust, prevailing weather conditions.

Dust (PM_{10}) is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called fugitive emissions. Fugitive dust emission rates vary as a function of many parameters (e.g., soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation). All development projects in Eastvale, including the proposed project, are subject to SCAQMD rules and regulations to reduce fugitive dust emissions and to mitigate potential air quality impacts pursuant to Eastvale General Plan Policy AQ-37 and SCAQMD Rule 403 (Fugitive Dust). Rule 403 requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.

- Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.

- All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.

- Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

- A wheel washing system will be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

Impacts assume compliance with applicable SCAQMD rules. The SCAQMD rules that are currently applicable during construction activity for this project include but are not limited to Rule 1113 (Architectural Coatings), Rule 431.2 (Low Sulfur Fuel), Rule 403 (Fugitive Dust), and Rule 1186/1186.1 (Street Sweepers). Rules 1113 and 403 are quantified in the emissions model.

Emissions were calculated using the California Emissions Estimator Model (CalEEMod), version 2016.3.1, a statewide land use emissions computer model designed to provide a uniform platform

for use by government agencies, land use planners, and environmental professionals. This model was developed in coordination with the SCAQMD and is the most current emissions model approved for use in California by various other air districts. The estimated maximum daily construction emissions are summarized in **Table 3-1**.

TABLE 3-1
MAXIMUM SHORT-TERM CONSTRUCTION EMISSIONS (POUNDS PER DAY)

Construction Phase	Reactive Organic Gas	Nitrogen Oxide	Carbon Monoxide	Sulfur Oxide	Coarse Particulate Matter	Fine Particulate Matter
Year One	6.98	72.61	45.63	0.07	7.96	5.48
Year Two	11.55	53.49	47.39	0.08	4.47	3.33
Year Three	10.63	46.62	45.08	0.08	3.95	2.85
Maximum Daily Emissions	**11.55**	**72.61**	**47.39**	**0.08**	**7.96**	**5.48**
SCAQMD Threshold	75	100	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No

*Source: CalEEMod, version 2016.3.1. See **Appendix 1**.*

As shown in **Table 3-1**, construction activity emissions would not exceed the numerical thresholds established by the SCAQMD for any criteria pollutants. Thus, a less than significant impact would occur.

CONSTRUCTION LOCALIZED SIGNIFICANCE ANALYSIS

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as localized significance thresholds (LSTs).

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of a given project are above or below state standards. In the case of CO and nitrogen oxides (NOx), if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM_{10} and $PM_{2.5}$, both of which are nonattainment pollutants.

The SCAQMD established localized significance thresholds in response to the district's governing board's Environmental Justice Initiative I-4, which was developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the SCAQMD's (2008) Localized Significance Threshold Methodology. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in air quality impact analyses.

LSTs are based on the ambient concentrations of that pollutant within the project source receptor area (SRA), as demarcated by the SCAQMD, and the distance to the nearest sensitive receptor. The project site is located in SCAQMD SRA 22. LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO_2), particulate matter ≤10 microns (PM_{10}), and particulate matter ≤ 2.5 microns ($PM_{2.5}$).

The SCAQMD look-up tables are intended for projects less than or equal to 5 acres in size and provide standards for projects that are 1, 2, and 5 acres. **Table 3-2** is used to determine the maximum daily disturbed acreage for purposes of modeling localized emissions. While the proposed project site is approximately 15.77 acres, based on the data shown in **Table 3-2**, development of the site could actively disturb approximately 3.5 acres per day during site preparation and 5 acres per day during the grading phase of construction (CalEEMod version 2016.3.1). Therefore, 3.5 acres was extrapolated using the information provided from 1-, 2-, and 5-acre sites in the look-up table to identify the site preparation standard. For the grading standard, the 5-acre standard in the look-up table was used for the 5 acres of grading.

TABLE 3-2
MAXIMUM DAILY DISTURBED ACREAGE

Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Operating Hours per Day	Acres Graded per Day
Site Preparation	Crawler Tractors	4	0.5	8	2.0
	Rubber-Tired Dozers	3	0.5	8	1.5
Total acres graded per day during site preparation					**3.5**
Grading	Rubber-Tired Dozers	1	0.5	8	0.5
	Crawler Tractors	2	0.5	8	1.0
	Graders	1	0.5	8	0.5
	Excavators	2	0.5	8	1.0
	Scrapers	2	1.0	8	2.0
Total acres graded per day during grading					**5.0**

Source: CalEEMod, version 2016.3.1

Certain populations are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, persons with preexisting respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather are defined as sensitive receptors.

The nearest sensitive receptors are the single-family residential communities to the north across Citrus Street, approximately 20 meters (65 feet) from the project site. Notwithstanding, the SCAQMD methodology explicitly states, “It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.” Therefore, LSTs for receptors located at 25 meters were used in this analysis. **Table 3-3** identifies the localized impacts at the nearest receptor location in the project vicinity.

TABLE 3-3
LOCALIZED SIGNIFICANCE SUMMARY – ON-SITE CONSTRUCTION EMISSIONS (POUNDS PER DAY)

Construction Phase		NO_x	CO	PM_{10}	$PM_{2.5}$
Site Preparation Emissions	Maximum Daily Emissions (on-site)	54.18	23.91	7.86	5.45
	SCAQMD Localized Threshold	**275.00**	**840.50**	**9.00**	**6.50**
	Threshold Exceeded?	**No**	**No**	**No**	**No**
Grading Emissions	Maximum Daily Emissions (on-site)	72.51	40.65	5.60	3.99
	SCAQMD Localized Threshold	**337.00**	**674.00**	**12.00**	**8.00**
	Threshold Exceeded?	**No**	**No**	**No**	**No**

*Source: CalEEMod, version 2016.3.1. See **Appendix 1***

Emissions during the site preparation phase and grading phase of construction activity would not exceed the applicable thresholds for any criteria pollutant. Therefore, a less than significant impact would occur.

Operational Emissions

Operational activities associated with future project site development would result in emissions of reactive organic gases (ROG), NOx, CO, sulfur oxide (SO_X), PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from area source emissions such as landscaping equipment and some consumer products, and mobile source emissions (tailpipe emissions from vehicles).

Emissions were calculated using CalEEMod, version 2016.3.1, assuming compliance with applicable SCAQMD rules. The SCAQMD rules currently applicable during operations for this project include SCAQMD Rule 445 (Wood-Burning Devices), which states that no person shall permanently install a wood-burning device into any new development. Operational emissions are summarized in **Table 3-4**. Projected emissions associated with proposed operations are compared to the allowable development under the current General Plan land use designation, which would allow a maximum of 80 residential units.

TABLE 3-4
LONG-TERM OPERATIONAL EMISSIONS

Source	Emissions					
	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer Emissions (Pounds per Day)						
Proposed Project Development Potential	11.56	43.35	88.73	0.26	16.29	4.89
Existing Development Potential	4.13	15.49	31.71	0.09	5.82	1.75
Net Increase in Emissions	**7.43**	**27.86**	**57.02**	**0.17**	**10.47**	**3.14**
SCAQMD Threshold	55	55	550	150	150	55
Exceed SCAQMD Daily Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Winter Emissions (Pounds per Day)						
Proposed Project Development Potential	10.75	43.64	79.59	0.24	16.29	4.89
Existing Development Potential	3.84	15.60	28.44	0.08	5.82	1.75
Net Increase in Emissions	**6.91**	**28.04**	**51.15**	**0.16**	**10.47**	**3.14**
SCAQMD Threshold	55	55	550	150	150	55
Exceed SCAQMD Daily Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

*Source: CalEEMod version 2016.3.1. See **Appendix 1** for emission model outputs*

As shown, project operational-source emissions would not exceed applicable SCAQMD regional thresholds of significance. Therefore, impacts would be less than significant.

Impacts associated with construction and operational air quality would be considered less than significant, as SCAQMD significance thresholds for criteria emissions would not be surpassed (see **Tables 3-1, 3-3,** and **3-4**).

c) **Less Than Significant Impact.** Related projects could contribute to an existing or projected air quality exceedance because the SoCAB is currently in nonattainment for ozone (O_3), PM_{10}, and $PM_{2.5}$. With regard to determining the significance of the contribution from the project, the SCAQMD recommends that any given project's potential contribution to cumulative impacts be assessed using the same significance criteria as for project-specific impacts. Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions which exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a commutatively considerable increase in emissions for those pollutants for which the air basin is in nonattainment and therefore would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the project would not exceed the applicable SCAQMD regional threshold for construction and operational-source emissions. As such, the project would result in a cumulatively less than significant impact.

d) **Less Than Significant Impact.** The potential impact of air pollutant emissions resulting from residential development on the project site at sensitive receptors has also been considered. Sensitive receptors can include uses such as long-term healthcare facilities, rehabilitation centers,

and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors.

As discussed in Issue b) above, results of the LST analysis indicate that the project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, existing sensitive receptors would not be subject to significant air toxic impacts during construction on the project site. Results of the LST analysis indicate that the project would not exceed the SCAQMD localized significance thresholds during operational activity.

Diesel Particulate Matter

In April 2005, CARB released the *Air Quality and Land Use Handbook: A Community Health Perspective*, which offers guidance on developing sensitive land uses in proximity to sources of air toxics. One particular source of air toxics treated in the guidance is freeways and major roadways. These roadways are sources of diesel particulate matter, which CARB has listed as a toxic air contaminant.

The handbook recommends that sensitive land uses be sited no closer than 500 feet from a freeway or major roadway. This 500-foot buffer area was developed to protect sensitive receptors from exposure to diesel PM and was based on traffic-related studies that showed a 70 percent drop in PM concentrations at a distance of 500 feet from the roadway. Presumably, acute and chronic risks as well as lifetime cancer risk due to diesel particulate matter exposure are lowered proportionately. The project site is not within 500 feet of any highway or interstate (Interstate 15 is located approximately 2,758 feet east of the project site). Therefore, the site is located beyond the CARB-recommended buffer area, and future receptors would not be negatively affected by toxic air contaminants generated on a highway or interstate. There are no other potential sources of air toxics in the vicinity of the project site.

Carbon Monoxide

An analysis of CO "hot spots" is needed to determine whether the change in the level of service (LOS) of an intersection as a result of the proposed project would have the potential to result in exceedances of the CAAQS or NAAQS. It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can assist in evaluating the potential for CO exceedances in the air basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan). As discussed in the 1992 CO Plan, peak CO concentrations in the air basin are due to unusual meteorological and topographical conditions and are not due to the impact of particular intersections. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, carbon monoxide modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans.

The proposed project considered herein would not produce the volume of traffic required to generate a CO hot spot in the context of the 1992 CO hot-spot analysis. Consequently, at buildout of the project, none of the intersections in the vicinity of the proposed project site would have traffic volumes exceeding those at the intersections modeled in the 2003 AQMP, nor would there be any reason unique to the project area's meteorology to conclude that the intersections would yield higher CO concentrations if modeled in detail.

The SoCAB has been designated as attainment for CO since 2007, and even very busy intersections do not result in exceedances of the CO standard. Historical air quality data show that existing CO levels for the project area and the general vicinity do not exceed either state or federal ambient air quality standards. The CO concentrations in the project area are much lower than the federal and state carbon monoxide standards. The proposed project would not result in any significant increase in CO concentrations at nearby intersections. Therefore, project-related traffic would not significantly affect local CO levels under future year conditions, and the CO concentrations would be below the state and federal standards. No significant impact on local CO levels would occur. Pollutant emissions from project operation, also calculated with CalEEMod, would not exceed the SCAQMD thresholds for any criteria pollutants. LSTs would not be exceeded by long-term emissions from operation of the project. Therefore, CO hot spots are not an environmental impact of concern for the proposed project. Localized air quality impacts related to CO emissions would be less than significant.

e) **Less Than Significant Impact**.

The proposed project does not contain land uses typically associated with emissions of objectionable odors.

Potential odor sources may result in the short term from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short term, and intermittent in nature; would cease on completion of the respective phase of construction activity; and would not affect a substantial number of people. Therefore, odor emissions are considered less than significant.

Refuse associated with future residential development would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Future development on the site would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odor impacts associated with the proposed project's construction and operations would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

4. BIOLOGICAL RESOURCES. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?			✓	
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?			✓	
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓	
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f)	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The project site has been disturbed by previous agricultural activity. It is not anticipated that future development of the project site would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the US Fish and Wildlife Service. The GPA and COZ would allow future development of higher density residential development, compared to the existing Medium Density Residential land use designation. However, a similar development footprint and resulting impacts on biological resources would be expected under either designation. Therefore, impacts would be less than significant.

b) **Less Than Significant Impact.** Previous biological evaluations prepared for Riverside County review of the project site in 2009[2] concluded that there were no riparian or riverine resources located on the project site. In addition, no fairy shrimp habitat or suitable burrowing owl habitat or narrow endemic plant species were identified. Since the time of these biological evaluations the site has remained in active use, so that biological conditions are not likely to have changed. Therefore, future development of the project site would not be expected to have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or the US Fish and Wildlife Service. The GPA and COZ would allow future development of high-density residential development compared to the existing Medium Density Residential land use designation. However, a similar development footprint and resulting impacts on biological resources would be expected under either designation. In addition, biological conditions would be confirmed in conjunction, and mitigation imposed if needed, in conjunction with any future development applications for the project site. Therefore, impacts would be less than significant.

c) **Less Than Significant Impact.** Based on previous biological evaluations there are no vernal pools or riparian habitat present on the site. Therefore, future development of the project site would not be expected to have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The GPA and COZ would allow future development of high-density residential development compared to the existing Medium Density Residential land use designation. However, a similar development footprint and resulting impacts on biological resources would be expected under either designation. Therefore, impacts would be less than significant.

d) **Less Than Significant Impact.** The project site is in an area that has been disturbed by agricultural and residential uses in the past. This parcel is partially developed and contains one single-family residence. Although wildlife currently can move freely throughout portions of the site, the parcel is not considered a corridor or constrained linkage area (Table 3-3 MSHCP). As such, future development would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The GPA and COZ would allow future development of high-density residential development compared to the existing Medium Density Residential land use designation. However, a similar development footprint and resulting impacts on biological resources would be expected under either designation. Therefore, impacts would be less than significant.

e) **Less Than Significant Impact.** The GPA and COZ would have no bearing on policies or ordinances protecting biological resources. Future development of the project site would be subject to biological review, including any future tree preservation policies or ordinances adopted at the time of consideration. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance Impacts would be less than significant.

f) **Less Than Significant Impact.** The project site is located within the plan area and subject to the Riverside County Multi-Species Habitat Conservation Plan (MSHCP), which protects and preserves

---

[2] Biological Report and HANS 1917 Analysis in support of Riverside County Mitigated Negative Declaration for GPA No. 918, Environmental Assessment No. 41740, 2009.

certain habitats and species in the region.

The MSHCP delineates particular areas of concern through the identification of specific areas known as Criteria Cells, which typically contain certain restrictions on development and land alterations. The project site is not located within a Criteria Cell, so there are no special conservation requirements on the property. The project site is, however, still subject to be reviewed for consistency with other aspects of the MSHCP. In addition, the project site is within a Mitigation Fee Area. Future development would be required to pay these fees to comply with the overlying MSHCP. While the project would allow for future development of high-density residential compared to the existing Medium Density Residential land use designation; however, a similar development footprint, applicability of the MSHCP, and resulting impacts on biological resources would be expected under either designation. Therefore, impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

5. CULTURAL RESOURCES. Would the proposed project:						
	Issues		Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				✓	
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				✓	
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓	
d)	Disturb any human remains, including those interred outside of dedicated cemeteries?				✓	
e)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
	i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or			✓	
	ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.			✓	

DISCUSSION

a) **Less Than Significant Impact**. The project site has been partially developed and contains structures and features (residence, storage and shade structures, ponds, fencing, etc.) of unknown age. Thus, the site may contain historic resources that could be impacted by future development. Future development of the site is likely to make full use of the site irrespective of the change in density proposed by the project. Thus, the proposed project would not cause substantial adverse change in

the significance of a historical resource as defined in California Code of Regulations Section 15064.5. Therefore, the impacts would be less than significant.

b) **Less Than Significant Impact.** The project site has been highly disturbed and partially developed with a residence, pond, and internal roads and agricultural and other uses (i.e., storage containers on-site). Portions of the site soils are fully exposed, and the site is unlikely to feature intact archaeological features near the surface. However, buried archaeological resources may be present. Future development of the site is likely to make full use of the site, irrespective of the change in density proposed by the project, and will therefore have the same likelihood for impact on buried resources. Future proposals for site development would be required to investigate potential archaeological conditions further and to notify the proper authorities should inadvertent archaeological finds be discovered during ground-disturbing activities. This is a standard requirement and not considered mitigation pursuant to CEQA. Therefore, the impacts would be considered less than significant.

c) **Less Than Significant Impact.** The project site has not been investigated by a professional paleontologist, so paleontological resources are presumed to be potentially present. Future development of the site is likely to make full use of the site, irrespective of the change in density proposed by the project, and will therefore have the same likelihood for impact on buried resources. As such, the impacts would be less than significant.

d) **Less Than Significant Impact**. No known human remains are located on the project site; however, unknown remains could be disturbed by future development. Future development of the site is likely to make full use of the site, irrespective of the change in density proposed by the project, and will therefore have the same likelihood for impact on unknown human remains. Future development would be required to follow procedures of conduct following the discovery of human remains on nonfederal lands as mandated by Health and Safety Code Section 7050.5, by Public Resources Code Section 5097.98, and by CEQA in California Code of Regulations Section 15064.5(e). Therefore, impacts would be less than significant.

e) **Less Than Significant Impact.** Consultation with tribes consistent with Public Resources Code Section 21074 has been initiated to confirm whether there are any tribal cultural resources of interest to tribes that have expressed an interest in projects in Eastvale. Through this process, tribes have the opportunity to confirm whether any potential tribal cultural resources are likely to be present on the project site and cooperatively work with the City to address potential impacts. In addition, tribes will continue to be consulted with regard to specific development proposals considered at the project site. Impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

6. GEOLOGY AND SOILS. Would the proposed project:						
		Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
	i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?			✓	
	ii)	Strong seismic ground shaking?			✓	
	iii)	Seismic-related ground failure, including liquefaction?			✓	
	iv)	Landslides?			✓	
b)	Result in substantial soil erosion or the loss of topsoil?				✓	
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				✓	
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓	
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					✓

DISCUSSION

a)

i) **Less Than Significant Impact.** The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. This state law was a direct result of the 1971 San Fernando earthquake, which was associated with extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures. Surface rupture is the most easily avoided seismic hazard (CGS 2015). An active fault is one that shows displacement within the last 11,000 years and therefore is considered more likely to generate a future earthquake. The Alquist-Priolo Earthquake Fault Zoning Act requires the California State Geologist to establish regulatory zones (known as Earthquake Fault Zones; prior to January 1, 1994, these zones were known as Special Studies Zones) around the surface traces of active faults that

pose a risk of surface ground rupture and to issue appropriate maps in order to mitigate the hazard of surface faulting to structures for human occupancy. The closest mapped active fault that could affect the site is the Chino-Central Avenue fault, located approximately 15 miles west of the subject site. The fault is capable of producing a maximum moment magnitude (Mw) of 6.7. Other known regional active faults that could affect the site include the Whittier, Elsinore-Glen Ivy, San Jose, Cucamonga, Sierra Madre, San Jacinto-San Bernardino segment, and Puente Hills faults. No active or potentially active faults have been previously mapped across the project site, and the site is not located in a current Alquist-Priolo Earthquake Fault Zone. The potential for fault ground rupture at the site is considered very low. As such, impacts are considered less than significant.

ii) **Less Than Significant Impact.** The site is located in Southern California, which is an active seismic area. The project site is located in an area of very high general ground shaking risk. Future residential development of the project site would be required to comply with the California Building Code and to take into consideration site specifics pertinent to ground shaking risks. Impacts would be less than significant.

iii) **Less Than Significant Impact.**

Liquefaction (Above Groundwater). The project site is located in an area mapped with a very high potential for liquefaction in the Riverside County Land Information System (RCLIS) (2016). If a subsequent liquefaction analysis determines that on-site liquefaction potential is high, recommendations will be incorporated into the design of future development to prevent hazards associated with liquefaction. In the presence of strong ground motion, liquefaction hazards are likely to occur in saturated, cohesionless soils. Common methods to reduce or eliminate liquefaction potential include densification methods, removal and replacement, or permanent dewatering. Future development proposals would be subject to review and comment by the County Geologist. Future development would be required to comply with California Building Code (CBC) requirements pertaining to high-density residential development, which would mitigate the potential impact to less than significant. Because CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Impacts would be less than significant.

Seismically Induced Settlement (Below Groundwater). Settlement occurs primarily in loose to moderately dense, dry or saturated granular soil. Settlement caused by ground shaking is often non-uniformly distributed, which can result in differential settlement. The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. CBC requirements pertaining to future high-density residential development would mitigate the potential impact to less than significant.

iv) **Less Than Significant Impact.** The topography on the project site slopes gently toward the Santa Ana River, with few significant slopes. Adjacent areas are similarly situated and substantially developed and thus are not expected to be sources of landslides. On-site soil conditions would be required to be investigated as part of any specific future development proposals, and developments would be designed with consideration of CBC requirements for the site-specific conditions. Therefore, impacts would be less than significant.

b) **Less Than Significant Impact.** The project proposes a change in residential density and does not involve a specific development whose construction could create erosion and soil loss. Future development associated with the project site would be subject to compliance with the requirements

set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction, which requires the implementation of a stormwater pollution prevention plan, including erosion control measures. Therefore, the impacts would be less than significant.

c) **Less Than Significant Impact.**

Soil Compressibility. Soil compressibility refers to a soil's potential for settlement (or decrease in volume) when subjected to increased loads such as from a fill surcharge. Compacting organic-rich soils is inadvisable, as it is difficult to obtain sufficient compaction to support foundations, and the soil will settle as the organic material decays. The proposed project does not include ground-disturbing activity; therefore, the impacts are considered less than significant.

Subsidence. Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activities, including earthquakes. According to the RCLIS (2016), the project site is located in an area susceptible to subsidence.

All future development on the site would be required to comply with Chapter 33 of the California Building Code related to grading and excavation, other applicable building regulations, and standard construction techniques. The displacement of soil through cut and fill will be controlled by CBC Chapter 33 related to grading and excavation. Modern engineering practices and compliance with established building standards, including the CBC, which require special design and construction methods, would reduce impacts to a less than significant level.

d) **Less Than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. Foundations constructed on these soils are subjected to large uplifting forces caused by the swelling. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result. The project site may be underlain by expansive soil; however, CBC requirements pertaining to future residential development will mitigate the potential impact to less than significant. The project does not include new residential development and would not be breaking ground. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts would be less than significant.

e) **No Impact.** If future development is proposed on the site, this development would be served by the municipal sewer system of the Jurupa Community Services District (JCSD). No impacts are identified for this issue area.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

7. GREENHOUSE GAS EMISSIONS. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b)	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

DISCUSSION

a) **Less Than Significant Impact.** There is scientific consensus that the contribution of greenhouse gas (GHG) emissions into the atmosphere is resulting in the change of the global climate. The global average temperature is expected to increase relative to the 1986–2005 period by 0.3 to 4.8 degrees Celsius (°C) (0.5–8.6 degrees Fahrenheit [°F]) by the end of the twenty-first century (2081–2100), depending on future GHG emission scenarios (IPCC 2014). According to the California Natural Resources Agency (2012), temperatures in California are projected to increase 2.7°F above 2000 averages by 2050 and, depending on emission levels, 4.1–8.6°F by 2100. Physical conditions beyond average temperatures could be indirectly affected by the accumulation of GHG emissions. For example, changes in weather patterns resulting from increases in global average temperature are expected to result in a decreased volume of precipitation falling as snow in California and an overall reduction in snowpack in the Sierra Nevada. The Global Warming Solutions Act, also known as Assembly Bill (AB) 32, is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020.

Construction and operation associated with future development of the project site would generate GHG emissions, with the majority of energy consumption and associated generation of GHG emissions occurring during operation (as opposed to during construction). During future construction, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHG emissions such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Furthermore, CH_4 is emitted during the fueling of heavy equipment. Operational activities associated with the proposed project would result in emissions of CO_2, CH_4, and N_2O from the following primary sources: area source emissions; energy source emissions; mobile source emissions; solid waste; and water supply, treatment, and distribution.

Area sources would result in GHG emissions generated from landscape maintenance equipment, which would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category includes lawn mowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain landscaping. Area sources would also result in GHG emissions generated from the combustion of wood or biomass and are considered biogenic emissions of CO_2. However, the project would be required to comply with SCAQMD Rule 445, which prohibits the use of wood-burning stoves and fireplaces in new development. Energy source GHG emissions are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO_2 and other GHG emissions

directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions.

GHG emissions would also result from mobile sources associated with future development. These mobile source emissions will result from the typical daily operation of motor vehicles by future residents. Mobile source emissions are dependent on overall daily vehicle trip generation. Residential land uses would result in the generation and disposal of solid waste. Waste is diverted from landfills through a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. GHG emissions from landfills are associated with the anaerobic breakdown of material. Indirect GHG emissions result from the production of electricity used to convey, treat, and distribute water and wastewater; this amount of electricity depends on the volume of water as well as the sources of the water.

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. The amendments to the CEQA Guidelines specifically allow lead agencies to determine thresholds of significance that illustrate the extent of an impact and are a basis from which to apply mitigation measures. This means that each agency is left to determine whether a project's GHG emissions will have a "significant" impact on the environment. The guidelines direct that agencies are to use "careful judgment" and "make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate" the project's GHG emissions (14 California Code of Regulations Section 15064.4(a)).

A number of expert agencies throughout the state have drafted or adopted varying threshold approaches and guidelines for analyzing operational GHG emissions in CEQA documents. The different thresholds include (1) compliance with a qualified GHG reduction strategy, (2) performance-based reductions, (3) numeric "bright-line" thresholds, and (4) efficiency-based thresholds. The California Supreme Court decision in the *Centers for Biological Diversity et al. v. California Department of Fish and Wildlife, the Newhall Land and Farming Company* (November 30, 2015, Case No. S217763) confirmed that when an "agency chooses to rely completely on a single quantitative method to justify a no-significance finding, CEQA demands the agency research and document the quantitative parameters essential to that method."

As noted earlier, AB 32 is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. Efficiency-based thresholds represent the rate of emission reductions needed to achieve a fair share of California's GHG emissions reduction target established under AB 32. In adopting AB 32, the legislature determined the necessary GHG reductions for the state to make in order to sufficiently offset its contribution to the cumulative climate change problem to reach 1990 levels. AB 32 is the only legally mandated requirement for the reduction of greenhouse gases. As such, compliance with AB 32 is the current adopted basis upon which an agency can base its significance threshold for evaluating a project's GHG impacts. However, it is acknowledged that Executive Orders 5-03-05 and B-30-15, Senate Bill (SB) 375, and the recently signed legislation of SB 32 will ultimately result in GHG emission reduction targets for years beyond 2020.

The SCAQMD has not announced when staff is expecting to present a finalized version of its GHG thresholds to the governing board. On September 28, 2010, the SCAQMD recommended an interim screening level numeric bright-line threshold of 3,000 metric tons per year of carbon dioxide equivalent (CO_2e) for land use projects. These efficiency-based thresholds were developed as part of the SCAQMD GHG CEQA Significance Threshold Working Group. This working group was formed

to assist the SCAQMD's efforts to develop a GHG significance threshold and is composed of a wide variety of stakeholders including the California Governor's Office of Planning and Research (OPR), CARB, the Attorney General's Office, a variety of city and county planning departments in the South Coast Air Basin, various utilities such as sanitation and power companies throughout the SoCAB, industry groups, and environmental and professional organizations. The numeric bright line was developed to be consistent with CEQA requirements for developing significance thresholds, is supported by substantial evidence, and provides guidance to CEQA practitioners with regard to determining whether GHG emissions from a proposed project are significant.

Emissions resulting from implementation of the proposed project have been quantified and the quantified emissions are compared with the SCAQMD greenhouse gas threshold. The anticipated GHG emissions during project construction (amortized over 30 years pursuant to SCAQMD guidance) and operation are shown in **Table 7-1**. Projected GHG emissions associated with proposed operations are compared to the allowable development under the current General Plan designation, which includes 80 residential units.

TABLE 7-1
GREENHOUSE GAS EMISSIONS – PROJECT OPERATIONS (METRIC TONS PER YEAR)

Emissions Source	CO_2e
Proposed Development Potential	
Annual construction-related emissions amortized over 30 years	41
Area Source (landscaping, hearth)	53
Energy	760
Mobile	3,637
Waste	52
Water	113
Total	**4,656**
Existing Development Potential	
Annual construction-related emissions amortized over 30 years	33
Area Source (landscaping, hearth)	19
Energy	272
Mobile	1,300
Waste	19
Water	40
Total	**1,683**
Increase	
Annual construction-related emissions amortized over 30 years	8
Area Source (landscaping, hearth)	34
Energy	488
Mobile	2,337
Waste	33
Water	73
Total	**2,973**
SCAQMD Potentially Significant Impact Threshold	3,000
Exceed SCAQMD Threshold?	**No**

*Source: CalEEMod version 2016.3.1. See **Appendix 2** for emission model outputs.*

As shown, GHG emissions projected to result from both construction (amortized over 30 years pursuant to SCAQMD guidance) and operation of the proposed project would not exceed the SCAQMD greenhouse gas threshold. The impact is therefore considered less than significant.

b) **Less Than Significant Impact**. Although the City of Eastvale has not adopted a GHG reduction plan, the project would be below the SCAQMD's greenhouse gas threshold (see Issue a) above). Furthermore, as previously mentioned, AB 32 is the legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In addition, statewide goals for GHG reductions in the years beyond 2020 have been recently codified into state law with the passage of SB 32. Signed into

law on September 2016, SB 32 codifies the 2030 target in the recent Executive Order B-30-15 (40 percent below 1990 levels by 2030). The bill authorizes the state board to adopt an interim GHG emissions level target to be achieved by 2030. SB 32 states that the intent is for the Legislature and appropriate agencies to adopt complementary policies which ensure that the long-term emissions reductions advance specified criteria. At the time of writing this Initial Study, however, no specific policies or emissions reduction mechanisms have been established.

SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), adopted April 7, 2016, is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders in Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The RTP/SCS establishes GHG emissions goals for automobiles and light-duty trucks for 2020 and 2035, and establishes an overall GHG target for the region consistent with both the target date of AB 32 (2020) and the post-2020 GHG reduction goals of SB 32. The 2016 RTP/SCS contains over 4,000 transportation projects, including highway improvements, railroad grade separations, bicycle lanes, new transit hubs, and replacement bridges. These future investments were included in county plans developed by the six-county transportation commissions and seek to reduce traffic bottlenecks, improve the efficiency of the region's network, and expand mobility choices. The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding. In addition, the RTP/SCS is supported by a combination of transportation and land use strategies that help the region achieve state GHG emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support the vital goods movement industry, and use resources more efficiently. The proposed project's consistency with the RTP/SCS goals is analyzed in detail in **Table 7-2**. As shown in **Table 7-1**, GHG emissions resulting from development-related mobile sources are a major source of emissions. Therefore, project comparison to the RTP/SCS is an appropriate indicator of whether the proposed project would inhibit the post-2020 GHG reduction goals promulgated by the State.

As shown in **Table 7-2**, the project would not conflict with any components of the RTP/SCS. The impact is therefore considered less than significant.

TABLE 7-2
CONSISTENCY WITH SCAG'S REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY GOALS

SCAG Goals	Compliance with Goal
Goal 1: Align the plan investments and policies with improving regional economic development and competitiveness.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Goal 2: Maximize mobility and accessibility for all people and goods in the region.	Consistent: Improvements to the transportation network in Eastvale are developed and maintained to meet the needs of local and regional transportation and to ensure efficient mobility. A number of regional and local plans and programs are used to guide development and maintenance of transportation networks, including but not limited to: • Riverside County Congestion Management Program • Caltrans Traffic Impact Studies Guidelines • Caltrans Highway Capacity Manual • SCAG RTP/SCS
Goal 3: Ensure travel safety and reliability for all people and goods in the region.	Consistent: All modes of transit in Eastvale are required to follow safety standards set by corresponding regulatory documents. Pedestrian walkways and bicycle routes must follow safety precautions and standards established by local (e.g., City of Eastvale, County of Riverside) and regional (e.g., SCAG, Caltrans) agencies. Roadways for motorists must follow safety standards established for the local and regional plans.
Goal 4: Preserve and ensure a sustainable regional transportation system.	Consistent: All new roadway developments and improvements to the existing transportation network must be assessed with some level of traffic analysis (e.g., traffic assessments, traffic impact studies) to determine how the developments would impact existing traffic capacities and to determine the needs for improving future traffic capacities.
Goal 5: Maximize the productivity of our transportation system.	Consistent: The local and regional transportation system would be improved and maintained to encourage efficiency and productivity. The City's Public Works Department oversees the improvement and maintenance of all aspects of the public right-of-way on an as-needed basis. The City also strives to maximize productivity of the region's public transportation system (e.g., bus, bicycle) for residents, visitors, and workers coming into and out of Eastvale.
Goal 6: Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	Consistent: The reduction of energy use, improvement of air quality, and promotion of more environmentally sustainable development are encouraged through the development of alternative transportation methods, green design techniques for buildings, and other energy-reducing techniques. For example, development projects are required to comply with the provisions of the California Building and Energy Efficiency Standards and the Green Building Standards Code (CALGreen). The City also strives to maximize the protection of the environment and improvement of air quality by encouraging and improving the use of the region's public transportation system (e.g., bus, bicycle) for residents, visitors, and workers coming into and out of Eastvale.
Goal 7: Actively encourage and create incentives for energy efficiency, where possible.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Goal 8: Encourage land use and growth patterns that facilitate transit and non-motorized transportation.	Consistent: See response to RTP/SCS Goal 6.
Goal 9: Maximize the security of our transportation system through improved system monitoring, rapid	Consistent: The City of Eastvale monitors existing and newly constructed roadways and transit routes to determine the adequacy and safety of these systems. Other local and regional agencies (e.g., Riverside County Transportation Department,

SCAG Goals	Compliance with Goal
recovery planning, and coordination with other security agencies.	Caltrans, SCAG) work with the City to manage these systems. Security situations involving roadways and evacuations would be addressed in the County of Riverside's emergency management plans (e.g., Riverside County Operational Area Emergency Operations Plan) developed in accordance with the state and federal mandated emergency management regulations.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓	
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓	
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h)	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The project proposes a High Density Residential land use designation and General Residential zoning; therefore, the project will not create a significant hazard to the public or the environment through the routine transport or disposal of hazardous materials.

Through implementation of conditions of approval applied to future development and standard City requirements, the impact from hazardous materials is considered less than significant.

b) **Less Than Significant Impact.** The project proposes a change in land use designation that would allow high-density residential land uses. These uses may result in the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc., but the nature and volume of such substances associated with the residential uses would not present the potential to create a significant public or environmental hazard. Impacts would be less than significant.

c) **Less Than Significant Impact.** Eleanor Roosevelt High School is located 0.4 mile northwest of the project site (Google Earth 2014). The project proposes an amendment to the General Plan land use designation from Medium Density Residential to High Density Residential and a Change of Zone from Heavy Agriculture to General Residential. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous material. The project does not include proposed developments that would emit or handle hazardous materials. Therefore, impacts would be less than significant.

d) **Less Than Significant Impact.** The project site is not located on the State of California Hazardous Waste and Substances Sites List published by the California Department of Toxic Substances Control (2016). The site's historic use is associated with agriculture and thus was potentially subject to the routine use of hazardous materials associated with agricultural activities, such as fuel and oil used to operate machinery, paints and solvents used to maintain facilities, and pesticides and fertilizers associated with cultivation. Future development would likely require further investigation of the potential for existing hazardous material releases, and remediation, if needed, prior to development. The proposed change in land use and zoning to high-density residential would have no bearing on these conditions. Therefore, project impacts would be less than significant.

e, f) **Less Than Significant Impact**. The project is not located within 2 miles of a public airport or public use airport, or a private airstrip or heliport. Future development of the project site would not result in a safety hazard for people residing or working in the project area. The project site is located approximately 6 miles from the Chino Airport and is not in the Chino Airport Influence Area. Therefore, impacts would be less than significant.

g) **Less Than Significant Impact.** The project proposes a High Density Residential land use and would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, impacts would be less than significant.

h) **Less Than Significant Impact.** The project site is not designated as a high fire hazard area (RCLIS 2016). The site is also located in an urbanizing area, further reducing the threat of exposure to wildfire. The surrounding parcels do not contain wildlands. It is not likely that people or structures would be exposed to significant risk of loss, injury, or death involving fires. Therefore, impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

9. HYDROLOGY AND WATER QUALITY. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Violate any water quality standards or waste discharge requirements?			✓	
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
e)	Otherwise substantially degrade water quality?			✓	
f)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
g)	Place within 100-year flood hazard area structures which would impede or redirect flood flows?			✓	
h)	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
i)	Inundation by seiche, tsunami, or mudflow?				✓

DISCUSSION

Floodplain review is required on the majority of the site. The site is also located within the Santa Ana River Corridor Policy Area (SAPA). Of particular relevance here is the fact that the proposal to increase the height of the Prado Dam would cause inundation of land below an elevation of 566 feet in this area, and much of the site lies between the 560- and 580-foot elevation contours. Among SAPA policies relevant to

the site are the following: (1) protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood & Inundation Hazards section of the Safety Element, the MSHCP section of the Multipurpose Open Space Element, and the Open Space, Habitat & Natural Resource Preservation section of the Land Use Element; (2) require development, where allowable, to be set back an appropriate distance from the top of bluffs to protect the natural and recreation values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods; (3) minimize the disruption of sensitive vegetation and species, especially, in and near the 566-foot elevation contour; and (4) preserve areas subject to erosive flood in a natural state.

a) **Less Than Significant Impact.** The proposed High Density Residential land use designation and General Residential zone would not violate any water quality standards or waste discharge requirements. Future development at this density would be subject to state and local requirements for water quality protection in conjunction with construction and site design. Therefore, impacts would be less than significant.

b) **Less Than Significant Impact.** A project would normally have a significant impact on groundwater supplies if it were to result in a demonstrable and sustained reduction of groundwater recharge capacity or change the potable water levels such that it would reduce the ability of a water utility to use the groundwater basin for public water supplies or storage of imported water, reduce the yields of adjacent wells or well fields, or adversely change the rate or direction of groundwater flow. The proposed project would not install any groundwater wells and would not otherwise directly withdraw any groundwater. In addition, there are no known aquifer conditions at the project site or in the surrounding area that could be intercepted by the project. Therefore, future development would not be expected to physically interfere with any groundwater supplies.

   The Jurupa Community Services District would provide water for the project site during construction, and after construction to any future residential development, through its established system and various water resources. Future development would not be anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create substantial additional sources of polluted runoff. Therefore, impacts would be less than significant.

c) **Less Than Significant Impact.** The project site does not contain any streams, rivers, or other drainage features. The proposed high-density residential uses would have the potential to alter the existing drainage pattern of the site or area. However, grading associated with future development would be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points, and outlet conditions. Substantial erosion or siltation on- or off-site is not anticipated. Therefore, impacts would be less than significant.

d) **Less Than Significant Impact.** The proposed High Density Residential land use designation and General Residential zone are not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create substantial additional sources of polluted runoff. Future development plans would be required to conform to current stormwater requirements including mirror predevelopment conditions for stormwater runoff volume and rate, use low impact design measures, and treat water quality prior to stormwater release. As a result, future development would not increase stormwater volumes. Thus, the impacts would be less than significant.

e) **Less Than Significant Impact.** The proposed High Density Residential land use designation and General Residential zone are not anticipated to degrade water quality. As previously discussed, future development proposals would be required to satisfy local and state water quality requirements for development. Therefore, the impacts would be less than significant.

f, g) **Less Than Significant Impact.** A portion of the project site lies within a floodplain. Implementing projects would be required to be designed so that no housing is placed in the floodway area, and flood flows would not be impeded or redirected. In addition, future development proposals would be subject to City review for floodplain considerations. Therefore, impacts would be less than significant.

h) **Less Than Significant Impact.** The project site is not within a downstream dam inundation area whose failure could expose people or structures to flooding. A portion of the project site is within the Santa Ana River upstream inundation area for Prado Dam, a flood zone. Use of this portion of the site would be subject to flood review considerations/restrictions. Therefore, the impacts would be less than significant.

i) **No Impact.** The project site is not located near any large inland bodies of water or the Pacific Ocean so as to be inundated by seiches or tsunamis, nor is the project site located on or near steep slopes where rapid erosion could trigger mudflows. As such, no impact is associated with this issue area.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

10. LAND USE AND PLANNING. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Physically divide an established community?				✓
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	

DISCUSSION

a) **No Impact.** The proposed land use designation of High Density Residential and zone of General Residential will not disrupt or divide the physical arrangement of an established community. Therefore, no impacts would occur.

b) **Less Than Significant Impact.** The project site is currently designated by the Eastvale General Plan as Medium Density Residential (MDR) and is zoned Heavy Agriculture (A-2-10). The project applicant is applying for a General Plan Amendment to change the site's land use designation to High Density Residential (HDR) and for a Change of Zone to revise the zoning to General Residential (R-3). Approval of these requests would amend the City's General Plan Land Use Map and Zoning Map and would result in consistency with these documents. Neither the current nor the proposed General Plan land use designation is designed to avoid or mitigate an environmental effect. Both designations are designed to allow urban uses. As stated in the City of Eastvale General Plan, Policy AQ-39, the loss of agricultural productivity on lands designated for urban uses within the city limits is anticipated as a consequence of the city's development. The proposed project has been reviewed by the City and was determined to fully comply with, or would not otherwise conflict with, all General Plan policies adopted for the purpose of avoiding or mitigating an environmental effect. The project is required to comply with all Eastvale Municipal Code chapters and sections. The following Eastvale Municipal Code chapters/sections were adopted for the purpose of avoiding or mitigating an environmental effect: 10.36 (Transportation Demand Management Program); 14.12 (Stormwater Drainage System Protection Regulations); 16.36 (Fly Control); 16.104 (Mobile Source Air Pollution Reduction Program); 110.60 (Earthquake Fault Area Construction Regulations); and 120.05.100 (Outdoor Displays, Sales, and Storage). Sections of the code that address environmental impacts are discussed in the relevant topic areas of this Initial Study. Further, the property is predominantly surrounded by urban uses and will not impact any adjacent plan for avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

c) **Less Than Significant Impact.** The City of Eastvale participates in the Western Riverside County MSHCP. The plan establishes areas of sensitivity considered Criteria Areas or Cells, which require further review by the MSHCP implementing agency. Projects outside of these areas can proceed consistent with the provisions of other portions of the MSHCP and CEQA, and are subject to payment of an MSHCP Mitigation Fee. Eastvale Municipal Code Chapter 4.62 requires payment of MSHCP fees at the time a certificate is issued for the residential unit or development project or upon final inspection, whichever occurs first. Future development of the project site would require compliance with provisions of the MSHCP. Therefore, impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

11. MINERAL RESOURCES. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan?				✓

DISCUSSION

a, b) **No Impact.** There are no mineral resource recovery sites on the project site delineated in the Eastvale General Plan (2012a) or other land use plan of value to the region or to the residents of the state. The proposed project would not result in the loss of availability of a locally important mineral resource recovery site. Therefore, no impacts would occur.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

12. NOISE. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b)	The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

DISCUSSION

Noise Fundamentals

Noise is generally defined as sound that is loud, disagreeable, or unexpected. The selection of a proper noise descriptor for a specific source is dependent on the spatial and temporal distribution, duration, and fluctuation of the noise. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear (A-weighted decibels or dBA). Regarding increases in A-weighted noise levels (dBA), the following relationships should be noted for understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived by humans.
- Outside of the laboratory, a 3 dBA change is considered a just-perceivable difference.

- A change in level of at least 5 dBA is required before any noticeable change in community response would be expected. An increase of 5 dBA is typically considered substantial.

- A 10 dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response (FICON 1992).

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks, and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Mobile transportation sources, such as highways, and hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3.0 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance from the source. Noise generated by stationary sources typically attenuates at a rate of approximately 6.0 to 7.5 dBA per doubling of distance from the source.

Sound levels can be reduced by placing barriers between the noise source and the receiver. In general, barriers contribute to decreasing noise levels only when the structure breaks the "line of sight" between the source and the receiver. Buildings, concrete walls, and berms can all act as effective noise barriers. Wooden fences or broad areas of dense foliage can also reduce noise, but are less effective than solid barriers.

a) **Less Than Significant Impact.** The noise criteria identified in the City of Eastvale General Plan Noise Element (Table N-3) are guidelines to evaluate the land use compatibility of transportation and stationary related noise. The General Plan compatibility criteria provide the City with a planning tool to gauge the compatibility of land uses relative to existing and future exterior noise levels. Table N-3 (Noise Compatibility by Land Use Designation) in the Eastvale General Plan lists guidelines to evaluate the acceptability of noise level impacts. Residential land uses, such as allowed on the project site and surrounding the project site, are considered *completely compatible* with exterior noise levels below 60 dBA CNEL and *tentatively compatible* with noise levels between 60 and 70 dBA CNEL.

The predominant noise source associated with future development on the project site would be traffic-generated noise. Similarly, traffic noise is the primary source of noise currently affecting the project area. Nonetheless, typical residential neighborhood noise sources such as heating and air conditioning systems and property maintenance (i.e., the operation of lawn mowers, garbage trucks, etc.) would be generated during operation of future residential development allowed under the project. Noise generated by such sources would occur on an intermittent basis, primarily during the day and evening hours and less frequently at night. Heating and air conditioning systems would be the primary stationary noise source associated with the proposed residential land uses. Large HVAC systems can result in noise levels that average between 50 and 65 dBA at 50 feet from the equipment. While the trash compactors on garbage trucks can reach noise levels of 90.1 dBA, this noise source is much more intermittent and short in duration. Section 8.52.020 of the City's Municipal Code exempts sound sources typically associated with residential uses and associated property maintenance, such as air conditioners, trash pickup, etc. (property maintenance involving noise-generating equipment is restricted to the hours between 7:00 a.m. and 8:00 p.m.).

Future traffic noise levels throughout the area surrounding the project site were modeled based on the traffic volumes identified by Urban Crossroads (2016) to determine the noise level contours along project area roadways (see **Appendix G**). **Table 12-1** compares the calculated peak-hour

roadway noise levels during existing conditions, with resultant traffic levels under the development potential of the existing land use designation, and with the development potential allowed under the proposed project.

TABLE 12-1
SUMMARY OF MODELED PEAK-HOUR TRAFFIC NOISE LEVEL CHANGES IN THE PROJECT VICINITY

Roadway Segment	CNEL at 75 Feet, dBA*		
	Existing Conditions	Existing Development Potential	Proposed Project Development Potential
Citrus Street			
West of Sumner Avenue	63.9	65.1	65.1
Between Sumner Avenue & Scholar Way	62.7	64.4	64.4
Between Scholar Way & Hamner Avenue	64.9	67.1	67.5
Sumner Avenue			
Between Schleisman Road & Citrus Street	62.1	65.0	65.0
Scholar Way			
Between Schleisman Road & Citrus Street	64.9	65.0	65.1
Hamner Avenue			
Between Schleisman Road & Citrus Street	66.8	69.1	69.2

Notes: CNEL = Community Noise Equivalent Level; dBA = A-weighted decibels

*Source: FHWA roadway noise prediction model (FHWA-RD-77-108), see **Appendix 3**.*

As shown in **Table 12-1**, noise levels on vicinity roadway segments currently fall with the range from 60 to 70 dBA CNEL, which is considered tentatively compatible noise levels for residential neighborhoods. According to the City General Plan, locating residential land uses in an area of tentatively compatible noise levels is permissible, though it requires a conditional use permit from the City. As further shown in **Table 12-1**, noise levels on vicinity roadway segments are also projected to fall within the range of 60 to 70 dBA CNEL as a result of developing the site under the current land use development potential as well as developing the site under the proposed land use development potential. General Plan Noise Element Policy N-4 requires noise-sensitive land uses proposed in areas where existing or projected future noise levels would be in excess of 65 CNEL to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. Policy N-11 requires developers of new residential uses that are placed in environments subject to existing or projected tentatively compatible noise levels to ensure that acceptable exterior and interior noise levels will be achieved. All future development on the project site would be required to adhere to the City's General Plan. Therefore, site plan–specific noise evaluation would be required for future development of the project site.

Since future development on the site will be responsible for ensuring that acceptable exterior and interior noise levels would be achieved, the project would not exposure of persons to or generate noise levels in excess of City noise standards. Impacts would be less than significant.

b) **Less Than Significant Impact.** Project construction would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Vibration generated by construction equipment spreads through

the ground and diminishes in magnitude with increases in distance. This impact discussion uses the City General Plan vibration standard of 0.0787 peak particle velocity (inches per second). The nearest residential structure to the project site is located across Citrus Street to the north at approximately 75 feet. However, it is acknowledged that construction activities would occur throughout the project site and would not be concentrated at the point closest to the sensitive receptors.

Table 12-2 displays vibration levels for typical construction equipment within 75 feet.

TABLE 12-2
TYPICAL CONSTRUCTION EQUIPMENT VIBRATION LEVELS

Equipment	Peak Particle Velocity at 25 Feet (inches/second)	Peak Particle Velocity at 75 Feet (inches/second)
Large Bulldozer	0.089	0.016
Caisson Drilling	0.089	0.016
Loaded Trucks	0.076	0.014
Rock Breaker	0.059	0.011
Jackhammer	0.035	0.006
Small Bulldozer/Tractors	0.003	0.000

Source: FTA 2006; Caltrans 2004

Based on the vibration levels presented in **Table 12-2**, ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.016 inches per second (PPV) at 75 feet. Therefore, the use of construction equipment would most likely not result in a groundborne vibration velocity level above 0.0787 inches per second, and predicted vibration levels at the nearest off-site structures would not exceed recommended criteria. Additionally, this impact would be temporary and would cease completely when construction ends. Once the project is operational, the noise sources at the project site would not be a source of groundborne vibration. Impacts would be less than significant.

c) **Less Than Significant Impact.** In addition to reviewing proposed development for compliance with specific noise thresholds (Issue a), this analysis accounts for the increases in noise levels over both existing noise conditions and the noise conditions estimated for the current allowable potential development. As previously described, a change in level of at least 3 dBA is required before any perceptible change in community response would be expected. An increase of more than 3 dBA would therefore be considered a substantial increase in noise and would represent a significant impact.

As previously stated, the predominant noise source associated with future development on the project site would be traffic-generated noise. As shown in **Table 12-1**, all predicted increases in traffic noise levels associated with the project would be less than 3 dBA over both existing noise conditions and the noise conditions estimated for the current allowable potential development. Specifically, the development potential proposed by the change in land use density would increase traffic noise 0.4 dBA compared with the development potential currently allowed on the site. Furthermore, the development potential created by the project would increase traffic noise 2.9 dBA compared with existing conditions. Therefore, predicted traffic noise levels would not result in a

substantial increase in traffic noise levels along other primarily affected roadways. Impacts would be less than significant.

d) **Less Than Significant Impact.** During construction, implementation projects would temporarily increase noise levels. Noise levels can be created by the operation of heavy-duty trucks, backhoes, dozers, excavators, scrapers, and other heavy-duty construction equipment. **Table 12-3** lists the anticipated noise levels of construction equipment. The average noise levels presented in the table are based on the quantity, type, and acoustical use factor for each type of equipment that is anticipated to be used.

TABLE 12-3
MAXIMUM NOISE LEVELS GENERATED BY CONSTRUCTION EQUIPMENT

Type of Equipment	Acoustical Use Factor[1] (percent)	Maximum Noise (L_{max}) at 50 Feet (dBA)
Blasting	1	94
Crane	16	81
Dozer	40	82
Excavator	40	81
Generator	50	81
Grader	40	85
Other Equipment (greater than 5 horsepower)	50	85
Paver	50	77
Roller	20	80
Tractor	40	84
Truck	40	75
Truck	40	80
Welder	40	73

Source: FHWA 2006

[1] Acoustical use factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

As previously stated, residential uses are located directly north of the project site across Citrus Street. City General Plan Noise Element Policy N-23 requires that proposed new development adjacent to developed noise-sensitive lands uses submit a construction-related noise mitigation plan to the City for review and approval prior to issuance of a grading permit. Therefore, a construction-related noise mitigation plan would be required for future development. It is also noted that temporary noise increases from construction are of short duration and temporary. Impacts would be less than significant.

e, f) **No Impact.** The proposed project site is beyond the Chino Airport Influence Area (RCALUC 2008). Therefore, while aircraft flyovers will be heard, such noise will not significantly impact the proposed project from a noise standpoint.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

13. POPULATION AND HOUSING. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The proposed project would amend the existing Medium Density Residential land use designation to High Density Residential, along with a Change of Zone. Thus, when developed, the project would allow an overall increase in the number of residential units. The existing Medium Density Residential designation would provide for up to 80 units, while the proposed High Density Residential designation would allow up to 224 units, an increase of 142 units, or 180 percent. The future construction of additional units would potentially induce population growth; however, the increase in units is not sufficient to be considered substantial. Therefore, impacts would be a less than significant.

b, c) **Less Than Significant Impact.** The project site is partially developed and contains one residence and several outbuildings. Future development consistent with the proposed High Density Residential land use designation would provide sufficient replacement housing in the event the single home on the site were to be removed. No other displacement would occur. Therefore, impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

14. PUBLIC SERVICES. Would the proposed project:						
Issues			Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public series:					
	i)	Fire protection?			✓	
	ii)	Police protection?			✓	
	iii)	Schools?			✓	
	iv)	Parks?			✓	
	v)	Other public facilities?			✓	

DISCUSSION

i) **Less Than Significant Impact.** The Riverside County Fire Department provides fire protection and safety services to the City of Eastvale. The nearest fire station in the city is Eastvale Fire Station #27, located at 7067 Hamner Avenue, approximately 0.9 mile northeast of the project site. Any potential future development would be conditioned to comply with the requirements of the Riverside County Fire Department and for the payment of the City's development impact fees pursuant to Eastvale Municipal Code Chapter 110.28. Since the proposed project is not expected to result in unusual circumstances that may generate high demand for fire protection services, payment of the City's fees in conjunction with future development would fully mitigate any potential impact on Riverside County Fire Department facilities. Impacts would be less than significant.

ii) **Less Than Significant Impact.** Police protection services are provided by the Eastvale Police Department, under contract from the Riverside County Sheriff's Department. The nearest sheriff's station is the Jurupa Valley Station, located at 7477 Mission Boulevard in Jurupa Valley, approximately 12 miles northeast of the project site. The Jurupa Valley Station comprises a total of 80 deputy sheriffs, a number of which could respond to any calls for service in Eastvale (City of Eastvale 2012b). The proposed project is not expected to result in any unusual circumstances that may generate high demand for police protection services. In addition, any potential future development would be conditioned for the payment of the City's development impact fees pursuant to Eastvale Municipal Code Chapter 110.28. Payment of the City's fees would fully mitigate any potential impact on the Riverside County Sheriff's Department facilities. Impacts would be less than significant.

iii) **Less Than Significant Impact.** The proposed project site is located in the Corona-Norco Unified School District (CNUSD). The district has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development. Future applicants for development of new residential uses will be required to pay developer impact fees in the amount of $4.17 per square foot of inhabitable space or the fee at the time of building permit issuance (CNUSD 2012). The district uses these fees to pay for facility expansion and upgrades needed to serve new students. Pursuant to California Government Code Section 65996, payment of these fees is considered full mitigation for project impacts to the CNUSD. Impacts would be less than significant.

iv) **Less Than Significant Impact**. The proposed project site is in the Jurupa Community Services District (JCSD), which has established development impact fees to fund park development as needed to respond to area growth. Payment of these fees would ensure that adequate parkland and recreational facilities are made available to the residents of the proposed project and to the city as a whole. Any future development would be conditioned to comply with the payment of development impact fees as required by the City and other agencies. Impacts would be less than significant.

v) **Less Than Significant Impact.** The proposed project could result in an increase in the demand for other governmental services such as the economic development and other community support services commonly provided by the City. This impact would be fully mitigated through the payment of the appropriate City development impact fees. Impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

15. RECREATION. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b)	Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			✓	

DISCUSSION

a, b) **Less Than Significant Impact.** The proposed project site is in the Jurupa Community Services District. Future residents resulting from development of the project site would likely use community recreation facilities. However, future development would be required to contribute development fees that the district uses to development and maintain community recreation facilities. It is not anticipated that substantial physical deterioration of facilities would occur or be accelerated by the construction of future development. Therefore, impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

16. TRANSPORTATION/TRAFFIC. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e)	Result in inadequate emergency access?			✓	
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	

BACKGROUND

A traffic impact analysis (TIA) was prepared for the proposed project by Urban Crossroads and is included as **Appendix 4** to this document.

Setting

The project is located on the southeast corner of the intersection of Scholar Way and Citrus Street in Eastvale. The City of Eastvale adopted its General Plan in June 2012. The roadway classifications and planned (ultimate) roadway cross sections of the major roadways in the city are identified in the General Plan Circulation Element. For instance, Urban Arterial Highways are high-speed/high-capacity roads that provide access to regional transportation facilities. Urban Arterial Highways are primarily for through traffic where anticipated traffic volumes exceed four-lane capacities and access from other

streets/highways should be limited to approximately one-quarter-mile intervals. Schleisman Road and the Hamner Avenue segment north of Schleisman Road are the project area roadways that are classified as Urban Arterial Highways. These roadway segments are identified as having a 152-foot right-of-way and a 110-foot curb-to-curb measurement, and include three lanes of travel in each direction and a 14-foot curbed and/or landscaped median. Major Highways are intended to serve property zoned for major industrial and commercial uses or to serve through traffic. Major Highways include two lanes of travel in each direction, divided by a 12-foot painted median (two-way left turn lane). Sumner Avenue and the segment of Hamner Avenue south of Schleisman Road are project roadways that are considered Major Highways. Scholar Way and Citrus Street are defined as Secondary Highways, which are intended to accommodate through traffic along longer routes between major traffic-generating areas or to serve property zoned for multiple residential, secondary industrial, or commercial uses.

PROPOSED PROJECT CIRCULATION IMPROVEMENTS

The project is anticipated to have access onto Citrus Street via Scholar Way and an additional access point to the east of Scholar Way. Regional access to the project site is via Interstate 15 at the Limonite Avenue and 6th Street interchanges.

METHODOLOGY

The scope of the TIA was approved by the City Public Works Department. **Table 16-1** shows the roadway segments and **Table 16-2** shows the intersections that were approved for study in the TIA. The TIA evaluated three scenarios:

- Existing (2016)
- General Plan Horizon Year without the Project (2040)
- General Plan Horizon Year with the Project (2040)

Traffic from the project buildout was estimated to generate a net total of 2,132 trip-ends per day on a typical weekday, with approximately 168 AM peak-hour trips and 224 PM peak-hour trips. However, the net increase in trips associated with the proposed project's development potential as compared with existing development potential was evaluated for the purposes of the analysis (i.e., an additional 142 single-family residential dwelling units). The net increase in potential dwelling units compared with the site's existing General Plan designation is anticipated to generate an additional 1,370 trips per day, with an additional 108 AM peak-hour trips and 144 additional PM peak-hour trips.

Some of the project vicinity roadways and intersections have already been identified in the Genera Plan as needing improvements in anticipation of projected growth in the city, which includes the development of the project site.

Daily volume-to-capacity roadway analyses were evaluated for the following roadway segments, as shown in **Table 16-1**.

TABLE 16-1
ROADWAY SEGMENT ANALYSIS LOCATIONS

ID	Roadway Segment Location	Jurisdiction	Level of Service
1	Schleisman Road, between Sumner Avenue and Scholar Way	Eastvale	A
2	Sumner Avenue, between Schleisman Road and Citrus Street	Eastvale	A
3	Scholar Way, between Schleisman Road and Citrus Street	Eastvale	A
4	Hamner Avenue, between Schleisman Road and Citrus Street	Eastvale/Norco	B
5	Citrus Street, between Sumner Avenue and Scholar Way	Eastvale	A
6	Citrus Street, between Scholar Way and Hamner Avenue	Eastvale	**D**

Source: Urban Crossroads 2016

The six study area intersections listed in **Table 16-2** were evaluated.

TABLE 16-2
EXISTING INTERSECTION LEVEL OF SERVICE

ID	Intersection Location	Jurisdiction	Level of Service		
			AM	Midday	PM
1	Sumner Avenue/Schleisman Road	Eastvale	**E**	D	D
2	Sumner Avenue/Citrus Street	Eastvale	C	C	B
3	Scholar Way/Schleisman Road	Eastvale	C	C	B
4	Scholar Way/Citrus Street	Eastvale	D	B	C
5	Hamner Avenue/Schleisman Road	Eastvale	B	B	B
6	Hamner Avenue/Citrus Street	Eastvale, Norco	**E**	D	**E**

Source: Urban Crossroads 2016

Pursuant to Eastvale General Plan Policy C-10, the following level of service (LOS) standard will be utilized for study area intersections located within the city:

> Seek to maintain the following target levels of service: C along all City-maintained roads. A peak hour level of service of D may be allowed in commercial and employment areas, and at intersections of any combination of Major Highways, Urban Arterials, Secondary Highways, or freeway ramp intersections.

For each of the off-site study area intersections in Eastvale, the intersecting roadways were found to be a Secondary Highway or higher in the City's General Plan Circulation Element. As such, the minimum level of service applicable to the study area intersections is LOS D. Therefore, any intersection operating at LOS E or worse is considered deficient for the purposes of this analysis.

Where the average daily volume (ADT) based roadway segment analysis indicates a deficiency (unacceptable level of service), a review of the more detailed peak hour intersection analysis was undertaken. The more detailed peak-hour intersection analysis explicitly accounts for factors that affect roadway capacity. While the traffic study recognizes that LOS C is the City's target level of service for roadway segments, a review of the more detailed peak-hour intersection analysis is necessary to determine whether roadway widening along the segment is necessary. For the purposes of the analysis, if the peak-hour intersection operations on either side of the roadway segment are anticipated to operate at LOS D or better, then additional roadway segment widening is not recommended. Therefore, roadway

segment widening would be recommended if the peak-hour intersection analysis indicates the need for additional through lanes. Furthermore, it is likely that a roadway segment can have a volume-to-capacity ratio of up to 1.10 if the adjacent intersections are anticipated to operate at an acceptable level of service, without the need for additional widening.

DISCUSSION

a, b) **Less Than Significant Impact.** Every county in California is required to develop a Congestion Management Program (CMP) that examines the links between land use, transportation, and air quality. The CMP in effect in Riverside County was approved by the Riverside County Transportation Commission in 2011. All freeways and selected arterial roadways, such as Citrus Street, are designated elements of the CMP system of highways and roadways. The minimum level of service applicable to project vicinity roadways is LOS C, although a peak-hour LOS D may be allowed in commercial and employment areas and at intersections of any combination of Major Highways, Urban Arterials, Secondary Highways, or freeway ramp intersections. **Table 16-1** shows that the portion of Citrus Street between Scholar Way and Hamner Avenue currently operates at LOS D. All other roadway segments operate acceptably. The minimum level of service applicable to project vicinity intersections is LOS D. **Table 16-2** shows that the Sumner Avenue/Schleisman Road intersection and the Hamner Avenue/Citrus Street intersection currently operate at unacceptable levels of service at certain times of the day. The improvements required to address the level of service at these transportation facilities are identified in the Eastvale General Plan. As shown in more detail below (see **Tables 16-5** and **16-6**), the specific facility improvements needs associated with the proposed project are all within the envelope of the improvements identified in the General Plan. In other words, the cumulative improvement needs identified for the purposes of the traffic analysis are consistent with or less than those assumed in the City's General Plan.

The General Plan Horizon Year (2040) roadway and intersection analysis results are shown in **Table 16-3** and **Table 16-4**, respectively. The analysis shows that no additional project vicinity facilities are anticipated to experience unacceptable level of service with the addition of project traffic, in addition to those previously identified under Horizon Year without Project conditions. Additionally, the analysis shows that there are no additional project vicinity intersections anticipated to experience unacceptable level of service (LOS E or worse) with the addition of project traffic during one or more peak hours, in addition to those previously identified under Horizon Year without Project conditions.

TABLE 16-3
ROADWAY SEGMENT ANALYSIS FOR HORIZON YEAR (2040) CONDITIONS

#	Roadway	Segment Limits	LOS Capacity[1]	2040 without Project	V/C	LOS	2040 with Project	V/C	LOS	Acceptable LOS
1	**Schleisman Road**	Sumner Avenue to Scholar Way	**18,000**	**51,981**	**2.89**	**F**	**52,119**	**2.90**	**F**	**C**
2	**Sumner Avenue**	Schleisman Road to Citrus Street	**35,900**	**15,178**	**0.42**	**A**	**15,328**	**0.43**	**A**	**C**
3	**Scholar Way**	Schleisman Road to Citrus Street	**35,900**	**8,777**	**0.24**	**A**	**9,135**	**0.25**	**A**	**C**
4	**Hamner Avenue**	Schleisman Road to Citrus Street	**35,900**	**30,292**	**0.84**	**D**	**30,690**	**0.85**	**D**	**C**
5	**Citrus Street**	Sumner Avenue to Scholar Way	**35,900**	**17,961**	**0.51**	**A**	**18,289**	**0.51**	**A**	**C**
6	**Citrus Street**	Scholar Way to Hamner Avenue	**18,000**	**20,205**	**1.14**	**F**	**20,479**	**1.14**	**F**	**C**

Source: Urban Crossroads 2016
*Notes: **BOLD** = LOS or V/C does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS)*
LOS = level of service; V/C = volume-to-capacity ratio

TABLE 16-4
INTERSECTION ANALYSIS FOR HORIZON YEAR (2040) CONDITIONS

#	Intersection Location	2040 without Project						2040 with Project					
		Delay (seconds)			LOS			Delay (seconds)			LOS		
		AM	MD	PM	AM	MD	PM	AM	MD	PM	AM	MD	PM
1	Sumner Avenue/ Schleisman Road	**>200**	**>200**	**>200**	**F**	**F**	**F**	**>200**	**>200**	**>200**	**F**	**F**	**F**
2	Sumner Avenue/ Citrus Street	35.3	**134.2**	44.3	D	**F**	D	35.9	**137.3**	45.8	D	**F**	D
3	Scholar Way/ Schleisman Road	**>200**	**>200**	**>200**	**F**	**F**	**F**	**>200**	**>200**	**>200**	**F**	**F**	**F**
4	Scholar Way/ Citrus Street	**109.2**	**84.7**	48.4	**F**	**F**	D	**111.7**	**90.9**	54.3	**F**	**F**	D
5	Hamner Avenue/ Schleisman Road	**>200**	**>200**	**>200**	**F**	**F**	**F**	**>200**	**>200**	**>200**	**F**	**F**	**F**
6	Hamner Avenue/ Citrus Street	**64.6**	**>200**	**>200**	**E**	**F**	**F**	**67.6**	**>200**	**>200**	**E**	**F**	**F**

Source: Urban Crossroads 2016
*Notes: **BOLD** = LOS and delay does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS)*
LOS = level of service

As shown in **Table 16-3** and **Table 16-4**, no additional project vicinity roadway facilities are anticipated to experience unacceptable level of service with the addition of project traffic, in addition to those previously identified under Horizon Year without Project conditions. Additionally, the analysis shows that there are no additional project vicinity intersections anticipated to experience unacceptable level of service (LOS E or worse) with the addition of project traffic during one or more peak hours, in addition to those previously identified under Horizon Year without Project conditions.

As previously stated, the improvements required to address the level of service at project vicinity transportation facilities was identified in the City General Plan. The effectiveness of the General Plan improvement strategies has been identified by Urban Crossroads (2016), which determined that the project intersections listed in **Table 16-4** would operate at an acceptable level of service with the improvements. Specifically, all project intersections would operate at LOS D or better.

Tables 16-5 and **16-6** show the specific facility improvements required to address the level of service at project vicinity transportation facilities as identified in the City General Plan. As shown, the specific facility improvements needs associated with the proposed project are all within the envelope of the improvements identified in the General Plan.

TABLE 16-5
SUMMARY OF INTERSECTION IMPROVEMENTS

#	Intersection Location	Jurisdiction	Recommended Improvements		
			Existing	2040 Without Project	2040 With Project
1	Sumner Ave/ Schleisman Rd	Eastvale	• EB left turn lane • WB left turn lane • Implement protected left turn phasing on the eastbound and westbound approaches	• Same • Same • Same • Second NB left turn lane • Second NB through lane • NB right turn lane • Second SB left turn lane • Second SB through lane • Second and third EB through lanes • Second WB left turn lane • Second and third WB through lanes • Modify the traffic signal to implement overlap phasing on the NB right turn lane	• Same • Same • Same • Same • Same • Same • Same • Same • Same • Same • Same • Same
2	Sumner Ave/ Citrus St	• Eastvale	• None	• WB right turn lane • Modify the traffic signal to implement overlap phasing on the WB right turn lane	• Same • Same
3	Scholar Way/ Schleisman Rd	Eastvale	• None	• Second NB left turn lane • Second SB left turn lane • SB right turn lane • Second EB left turn lane • Third EB through lane • Second WB left turn lane • Third WB through lane • Modify the traffic signal to implement overlap phasing on the SB right turn lane	• Same • Same • Same • Same • Same • Same • Same • Same
4	Scholar Way/ Citrus St	Eastvale	• None	• Second EB through lane • Second WB through lane	• Same • Same
5	Hamner Ave/ Schleisman Rd	Eastvale	• None	• Second NB left turn lane • NB right turn lane • Two SB left turn lanes • SB right turn lane • Three EB through lanes • Two WB left turn lanes • Three WB right turn lanes • Modify the traffic signal to implement overlap phasing on the NB, SB, EB, and WB right turn lanes	• Same • Same • Same • Same • Same • Same • Same • Same
6	Hamner Ave/ Citrus St	Eastvale, Norco	• Second NB left turn lane	• Same • Second EB left turn lane • Implement protected left turn phasing on the eastbound and westbound approaches	• Same • Same • Same

Source: Urban Crossroads 2016

TABLE 16-6
SUMMARY OF ROADWAY SEGMENT IMPROVEMENTS

#	Roadway	Segment Limits	Jurisdiction	Existing (2016) LOS	2040 without Project LOS	2040 with Project LOS
1	**Schleisman Road**	Sumner Avenue to Scholar Way	Eastvale	A	**E**	**E**
2	**Sumner Avenue**	Schleisman Road to Citrus Street	Eastvale	A	A	A
3	**Scholar Way**	Schleisman Road to Citrus Street	Eastvale	A	A	A
4	**Hamner Avenue**	Schleisman Road to Citrus Street	Eastvale	B	**D**	**D**
5	**Citrus Street**	Sumner Avenue to Scholar Way	Eastvale	A	A	A
6	**Citrus Street**	Scholar Way Hamner Avenue	Eastvale	**D**	A	A

Source: Urban Crossroads 2016
*Notes: **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS). Acceptable LOS for roadway segments is LOS C.*

The City has a program in place designed to implement intersection improvements. Future development on the project site would be required to pay its proportionate share of improvement costs prior to issuance of a building permit. Impacts would be less than significant.

c) **No Impact.** The project site is beyond the Chino Airport Influence Area (RCALUC 2008). Furthermore, future development of the project site would not be expected to include the construction of any tall structures or lighting that could interfere with existing air traffic patterns. Building height is limited by the Eastvale Zoning Code to 50 feet, or up to 75 feet with the granting of an exception. These heights would not interfere with existing air traffic patterns. Furthermore, the project would not result in substantial population growth that could significantly increase demand for air transportation. Therefore, the project would have no impact on existing air traffic patterns.

d) **Less Than Significant Impact**. Citrus Street is straight and flat, which are characteristics conducive to good sight distance conditions. The project driveways and improvements (i.e., signage, buildings, and landscaping) would be designed in accordance with City standards so that adequate sight distance for drivers entering and exiting the site is maintained. Therefore, project implementation would not create or increase any hazards related to traffic. Impacts would be less than significant.

e) **Less Than Significant Impact.** Prior to any development on-site, the proposed site plan and roadway designs are required to be reviewed by City engineering and planning staff in order to ensure the designs meet all applicable City standards, including the minimum turnaround area for emergency vehicles. In addition, both neighborhoods on-site would be afforded two points of access for emergency vehicles. Therefore impacts would be less than significant.

f) **Less Than Significant Impact.** The Riverside Transit Agency provides bus service in the project vicinity, including fixed bus routes with regular stops on Citrus Street, with one at the corner of Scholar Way and Citrus Street, and another at the corner of Northview Street and Citrus Street. Sidewalks are present along the site's Citrus Street frontage. Future development on the project site would promote the use of public transit and pedestrian facilities to access the site in accordance with City policy. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

17. UTILITIES AND SERVICE SYSTEMS. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c)	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g)	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION

a, e) **Less Than Significant Impact.** Wastewater disposal is regulated under the federal Clean Water Act and the state Porter-Cologne Water Quality Control Act. The Santa Ana Regional Water Quality Control Board (RWQCB) regulates wastewater discharges in Eastvale, including the project site, and implements the Clean Water Act and the Porter-Cologne Act by administering the National Pollutant Discharge Elimination System (NPDES), issuing water discharge permits, and establishing best management practices (BMPs). Future development of the project site would not affect the wastewater flows that would be collected and treated at the wastewater treatment plant that serves Eastvale (Western Riverside County Regional Wastewater Authority plant). Impacts would be less than significant.

b, d) **Less Than Significant Impact.** The proposed project would be served by the Jurupa Community Services District with existing water facilities pursuant to the arrangement of financial agreements. Riverside County Department of Environmental Health requires development projects to obtain a will-serve letter from the JCSD. The proposed project would not require or result in the construction of new water treatment facilities or the expansion of existing facilities. Therefore, the impacts would be less than significant.

c) **Less Than Significant Impact.** The proposed High Density Residential land use designation and General Residential zone are not anticipated to require the construction of new stormwater drainage facilities or the expansion of existing facilities that could cause significant environmental effects. Future development plans would be required to conform to the current stormwater requirements including mirror predevelopment conditions for stormwater runoff volume and rate, use low impact design measures, and treat water quality prior to stormwater release. As a result, future development would not increase stormwater volumes. Thus, the impacts would be less than significant.

f, g) **Less Than Significant Impact.** The main disposal sites for the project site are the El Sobrante Landfill in Corona and the Lamb Canyon Sanitary Landfill in Riverside. The El Sobrante Landfill has a capacity of 16,054 tons of solid waste per day and, as of April 2009, had 145,530,000 tons of capacity available (CalRecycle 2014a). The facility is projected to reach capacity in 2045. The Lamb Canyon Sanitary Landfill has a capacity of 3,000 tons of solid waste per day and, as of January 2009, had 18,955,000 cubic yards (roughly 5,117,850 tons) of capacity available (CalRecycle 2014b). Therefore, existing facilities are sufficient to serve future development in the region, including the project site. The proposed project would not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Impacts would be less than significant.

Furthermore, any potential development resulting from the General Plan Amendment and Change of Zone would be consistent with the County Integrated Waste Management Plan and would be required to comply with the recommendations of the Riverside County Waste Management Department. Additionally, future development would be required to comply with all federal, state, and local statutes and regulations related to solid waste and would also require project-level CEQA review to determine impacts to these services. Therefore, impacts would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

18. MANDATORY FINDINGS OF SIGNIFICANCE. Would the proposed project:					
	Issues	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			✓	
b)	Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c)	Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

The following are mandatory findings of significance in accordance with Section 15065 of the CEQA Guidelines.

DISCUSSION

a) **Less Than Significant Impact**. As discussed previously, the proposed project would not result in any significant impacts. Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant of animal, or eliminate important examples of the major periods of California history or prehistory. The proposed project, a General Plan Amendment to amend the land use designation from Medium Density Residential to High Density Residential and a Change of Zone from Heavy Agriculture to General Residential to be in compliance with General Plan Amendment No. 918, would not in and of itself have the potential for any significant impacts. All aforementioned environmental impacts that would result from the city's anticipated growth and development have been addressed either by policies in the Eastvale General Plan or by the mitigation measures in the EIR for the Eastvale General Plan.

b) **Less Than Significant Impact.** The proposed project would not result in impacts that are individually limited but cumulatively considerable. All cumulative environmental impacts that could result from the city's anticipated growth and development were addressed in the EIR for the Eastvale General Plan. Although the General Plan Amendment and the Change of Zone would result in an increase in

density and the resulting number of residential units, the project would not introduce new impacts that were not previously addressed in the EIR for the Eastvale General Plan. Mitigation integrated into the various elements of the General Plan in the form of goals, policies, and implementation measures would reduce all cumulatively significant impacts to a level of less than significant.

c) **Less Than Significant Impact.** Based on the analysis herein, the proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. The project would ultimately allow for an increase in residential density at a specific site. The land use would be compatible with other neighboring uses including parks and residential. In addition, through specific development review, the City of Eastvale will ensure that measures imposed to protect human beings are implemented.

REFERENCES

Bryant, William A., and Earl W. Hart. 2007. *Fault-Rupture Hazard Zones in California: Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps.* California Geological Survey, Special Publication 42.

California Department of Conservation. 2016. Division of Land Resource Protection. Agency website. http://www.conservation.ca.gov/dlrp.

California Department of Toxic Substances Control. 2016. EnviroStor. Accessed November 2016. http://www.envirostor.dtsc.ca.gov/public/.

California Natural Resources Agency. 2012. *Our Changing Climate: Vulnerability & Adaptation to the Increasing Risks of Climate Change in California*.

CalRecycle (California Department of Resources Recycling and Recovery). 2014a. Active Landfills Profile for El Sobrante Landfill (33-AA-0217). Accessed December 18. http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0217/Detail/.

———. 2014b. *Active Landfills Profile for Lamb Canyon Sanitary Landfill (33-AA-0007).* Accessed December 18. http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0007/Detail/.

Caltrans (California Department of Transportation). 2002. *Transportation Related Earthborne Vibrations.*

———. 2004. *Transportation- and Construction-Induced Vibration Guidance Manual.*

———. 2011. California Scenic Highway Mapping System. http://www.dot.ca.gov/hq/LandArch/scenic_highways/.

CARB (California Air Resources Board). 2005. *Air Quality and Land Use: A Community Health Perspective*.

———. 2009. Website: Carbon Monoxide. Accessed October 2016. http://www.arb.ca.gov/research/aaqs/caaqs/co/co.htm.

CGS (California Geological Survey). 2015. *Seismic Hazard Zonation Program*.

City of Eastvale. 2012a. *General Plan.*

———. 2012b. *General Plan Environmental Impact Report.*

———. n.d. Geographical Information System. http://gisservices.interwestsolutions.com/Eastvale/index.html.

CNUSD (Corona-Norco Unified School District). 2012. *Developer Fees*. www.cnusd.k12.ca.us.

County of Riverside. 2010a. *Riverside County General Plan Amendment No. 918.*

———. 2010b. *Riverside County Mitigated Negative Declaration for Environmental Assessment No. 411740.*

FHWA (Federal Highway Administration). 2006. Roadway Construction Noise Model (FHWA-HEP-05054).

FICON (Federal Interagency Committee on Noise). 1992. *Federal Agency Review of Selected Airport Noise Analysis Issues.* August 1992.

FTA (Federal Transit Administration). 2006. *Transit Noise and Vibration Impact Assessment*

Google Earth. 2016.

IPCC (Intergovernmental Panel on Climate Change). 2014. *Climate Change 2014 Synthesis Report: Approved Summary for Policymakers.* http://www.ipcc.ch/.

RCALUC (Riverside County Airport Land Use Commission). 2008. *Riverside County Airport Land use Compatibility Plan Chapter 3: Chino Airport.* Adopted 2004, updated June 8, 2008.

RCLIS (Riverside County Land Information System). 2016. Accessed November 2016. http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm.

Santa Ana RWQCB (Regional Water Quality Control Board). 1995. *Water Quality Control Plan, Santa Ana River Basin.* Updated February 2008.

SCAG (Southern California Association of Governments). 2016. *2016–2040 Regional Transportation Plan/Sustainable Communities Strategy.*

SCAQMD (South Coast Air Quality Management District). 1992. *Federal Attainment Plan for Carbon Monoxide.*

———. 1993. *CEQA Air Quality Handbook.*

———. 2003. *2003 Air Quality Management Plan.*

———. 2008. *Final Localized Significance Threshold Methodology*. Revised July 2008.

———. 2011. *SCAQMD Air Quality Significance Thresholds*. Revised March 2011.

———. 2012. *Final 2012 Air Quality Management Plan.*

———. 2014. *Rule 2202 – On-Road Motor Vehicle Mitigation Options Emission Factor Methodology.*

Urban Crossroads. 2016. *Van Leeuwen General Plan Amendment Traffic Assessment.*

Western Riverside County Regional Conservation Authority. 2004. *Western Riverside County Multiple Species Habitat Conservation Plan.* Volume 1, Section 3.0, Conservation Planning Process/Description and Plan Criteria of the MSHCP Conservation Area.

ATTACHMENT 3

TRAFFIC IMPACT ANALYSIS

Van Leeuwen General Plan Amendment (GPA)

TRAFFIC ASSESSMENT
CITY OF EASTVALE

PREPARED BY:

Aric Evatt, PTP
aevatt@urbanxroads.com
(949) 660-1994 x204

Charlene So, PE
cso@urbanxroads.com
(949) 660-1994 x222

OCTOBER 28, 2016

DRAFT

DRAFT

TABLE OF CONTENTS

TABLE OF CONTENTS I
APPENDICES III
LIST OF EXHIBITS V
LIST OF TABLES VII
LIST OF ABBREVIATED TERMS IX
1 INTRODUCTION 1
1.1 Project Overview 1
1.2 Analysis Scenarios 1
1.3 Study Area 3
1.4 Circulation System Deficiencies and Recommended Improvements 5
2 METHODOLOGIES 9
2.1 Level of Service 9
2.2 Intersection Capacity Analysis 9
2.3 Roadway Segment Capacity Analysis 11
2.4 Minimum Level of Service (LOS) 12
2.5 Deficiency Criteria 12
3 AREA CONDITIONS 15
3.1 Existing Circulation Network 15
3.2 City of Eastvale General Plan Circulation Element 15
3.3 Existing (2016) Traffic Counts 19
3.4 Existing (2016) Conditions Intersection Operations Analysis 22
3.5 Existing (2016) Conditions Roadway Segment Capacity Analysis 22
3.6 Recommended Improvements 26
4 PROJECTED FUTURE TRAFFIC 29
4.1 Project Trip Generation 29
4.2 Project Trip Distribution 29
4.3 Modal Split 32
4.4 Project Trip Assignment 32
4.5 Horizon Year (2040) Conditions 32
5 HORIZON YEAR (2040) TRAFFIC CONDITIONS 35
5.1 Roadway Improvements 35
5.2 Horizon Year (2040) Without Project Traffic Volume Forecasts 35
5.3 Horizon Year (2040) With Project Traffic Volume Forecasts 35
5.4 Intersection Operations Analysis 35
5.5 Roadway Segment Capacity Analysis 42
5.6 Long-Range Deficiencies and Recommended Improvements 45
6 REFERENCES 49

DRAFT

This Page Intentionally Left Blank

DRAFT

APPENDICES

APPENDIX 3.1: EXISTING TRAFFIC COUNTS –OCTOBER 2016
APPENDIX 3.2: EXISTING (2016) CONDITIONS INTERSECTION OPERATIONS ANALYSIS WORKSHEETS
APPENDIX 3.3: EXISTING (2016) INTERSECTION OPERATIONS ANALYSIS WORKSHEETS WITH IMPROVEMENTS
APPENDIX 4.1: POST PROCESSING WORKSHEETS
APPENDIX 5.1: HORIZON YEAR (2040) WITHOUT PROJECT CONDITIONS INTERSECTION OPERATIONS ANALYSIS WORKSHEETS
APPENDIX 5.2: HORIZON YEAR (2040) WITH PROJECT CONDITIONS INTERSECTION OPERATIONS ANALYSIS WORKSHEETS
APPENDIX 5.3: HORIZON YEAR (2040) WITHOUT PROJECT CONDITIONS INTERSECTION OPERATIONS ANALYSIS WORKSHEETS WITH IMPROVEMENTS
APPENDIX 5.4: HORIZON YEAR (2040) WITH PROJECT CONDITIONS INTERSECTION OPERATIONS ANALYSIS WORKSHEETS WITH IMPROVEMENTS

DRAFT

This Page Intentionally Left Blank

DRAFT

LIST OF EXHIBITS

EXHIBIT 1-1: PROJECT SITE 2
EXHIBIT 1-2: LOCATION MAP 4
EXHIBIT 3-1: EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS 16
EXHIBIT 3-2: CITY OF EASTVALE GENERAL PLAN CIRCULATION ELEMENT 17
EXHIBIT 3-3: CITY OF EASTVALE GENERAL PLAN ROADWAY CROSS-SECTIONS 18
EXHIBIT 3-4: EXISTING (2016) TRAFFIC VOLUMES 20
EXHIBIT 3-5: EXISTING (2016) MID-DAY TRAFFIC VOLUMES 21
EXHIBIT 3-6: SUMMARY OF LOS FOR EXISTING (2016) CONDITIONS 25
EXHIBIT 4-1: PROJECT TRIP DISTRIBUTION 31
EXHIBIT 4-2: PROJECT ONLY TRAFFIC VOLUMES 33
EXHIBIT 5-1: HORIZON YEAR (2040) WITHOUT PROJECT TRAFFIC VOLUMES 36
EXHIBIT 5-2: HORIZON YEAR (2040) WITHOUT PROJECT MID-DAY TRAFFIC VOLUMES 37
EXHIBIT 5-3: HORIZON YEAR (2040) WITH PROJECT TRAFFIC VOLUMES 38
EXHIBIT 5-4: HORIZON YEAR (2040) WITH PROJECT MID-DAY TRAFFIC VOLUMES 39
EXHIBIT 5-5: SUMMARY OF LOS FOR HORIZON YEAR (2040) WITHOUT PROJECT CONDITIONS 40
EXHIBIT 5-6: SUMMARY OF LOS FOR HORIZON YEAR (2040) WITH PROJECT CONDITIONS 43

DRAFT

This Page Intentionally Left Blank

DRAFT

LIST OF TABLES

TABLE 1-1: INTERSECTION ANALYSIS LOCATIONS 5
TABLE 1-2: ROADWAY SEGMENT ANALYSIS LOCATIONS 5
TABLE 1-3: SUMMARY OF INTERSECTION IMPROVEMENTS 6
TABLE 1-4: SUMMARY OF ROADWAY SEGMENT IMPROVEMENTS 8
TABLE 2-1: SIGNALIZED INTERSECTION LOS THRESHOLDS 9
TABLE 2-2: UNSIGNALIZED INTERSECTION LOS THRESHOLDS 11
TABLE 2-3: ROADWAY SEGMENT CAPACITIES 11
TABLE 3-1: INTERSECTION ANALYSIS FOR EXISTING (2016) CONDITIONS 23
TABLE 3-2: ROADWAY SEGMENT ANALYSIS FOR EXISTING (2016) CONDITIONS 24
TABLE 3-3: INTERSECTION ANALYSIS FOR EXISTING (2016) CONDITIONS WITH IMPROVEMENTS 27
TABLE 4-1: PROJECT TRIP GENERATION SUMMARY 30
TABLE 5-1: INTERSECTION ANALYSIS FOR HORIZON YEAR (2040) CONDITIONS 41
TABLE 5-2: ROADWAY SEGMENT ANALYSIS FOR HORIZON YEAR (2040) CONDITIONS 44
TABLE 5-3: INTERSECTION ANALYSIS FOR HORIZON YEAR (2040) CONDITIONS WITH IMPROVEMENTS46
TABLE 5-4: ROADWAY SEGMENT ANALYSIS FOR HORIZON YEAR (2040) CONDITIONS WITH IMPROVEMENTS 47

DRAFT

This Page Intentionally Left Blank

DRAFT

LIST OF ABBREVIATED TERMS

(1)	Reference
ADT	Average Daily Traffic
CEQA	California Environmental Quality Act
DIF	Development Impact Fee
GPA	General Plan Amendment
HCM	Highway Capacity Manual
ITE	Institute of Transportation Engineers
LOS	Level of Service
NCHRP	National Cooperative Highway Research Program
NP	No Project (or Without Project)
PHF	Peak Hour Factor
Project	Van Leeuwen General Plan Amendment (GPA)
RBBD	Road and Bridge Benefit District
RCCDR	Riverside County Center for Demographic Research
RivTAM	Riverside County Transportation Analysis Model
RTP	Regional Transportation Plan
SCAG	Southern California Association of Governments
SCS	Sustainable Communities Strategy
TAZ	Traffic Analysis Zone
TUMF	Transportation Uniform Mitigation Fee
WP	With Project
WRCOG	Western Riverside Council of Governments

DRAFT

This Page Intentionally Left Blank

DRAFT

1 INTRODUCTION

This report presents the results of the traffic assessment for the proposed Van Leeuwen General Plan Amendment (GPA) ("Project") located at the southeast corner of Scholar Way and Citrus Street in the City of Eastvale as shown on Exhibit 1-1. The purpose of this traffic assessment is to evaluate the potential circulation system deficiencies that may result from the development of the proposed Project, and to recommend improvements to achieve acceptable circulation system operational conditions.

1.1 PROJECT OVERVIEW

It is our understanding that the Project is currently designated as Medium Density (allowing up to 5 dwelling units per acre or 80 dwelling units) and is proposing to amend the General Plan Land Use to High Density (allowing up to 14 dwelling units per acre or 224 dwelling units). As such, the proposed GPA is proposing to increase the density by 144 additional single family residential dwelling units.

The Project is anticipated to have access onto Citrus Street via Scholar Way and an additional access point to the east of Scholar Way. Regional access to the Project site is provided via the I-15 Freeway at Limonite Avenue and 6th Street interchanges. For the purposes of this analysis, only long-range (Horizon Year 2040) traffic conditions have been evaluated to determine the potential impacts to near-by intersections with the proposed increase in density.

Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation (20additional 1,370 trips per day with an additional 108 AM peak hour trips and 144 additional PM peak hour trips, in addition to those associated with the currently adopted General Plan land use (80 single family residential dwelling units). The assumptions and methods used to estimate the Project's trip generation characteristics are discussed in greater detail in Section 4.1 *Project Trip Generation* of this report.

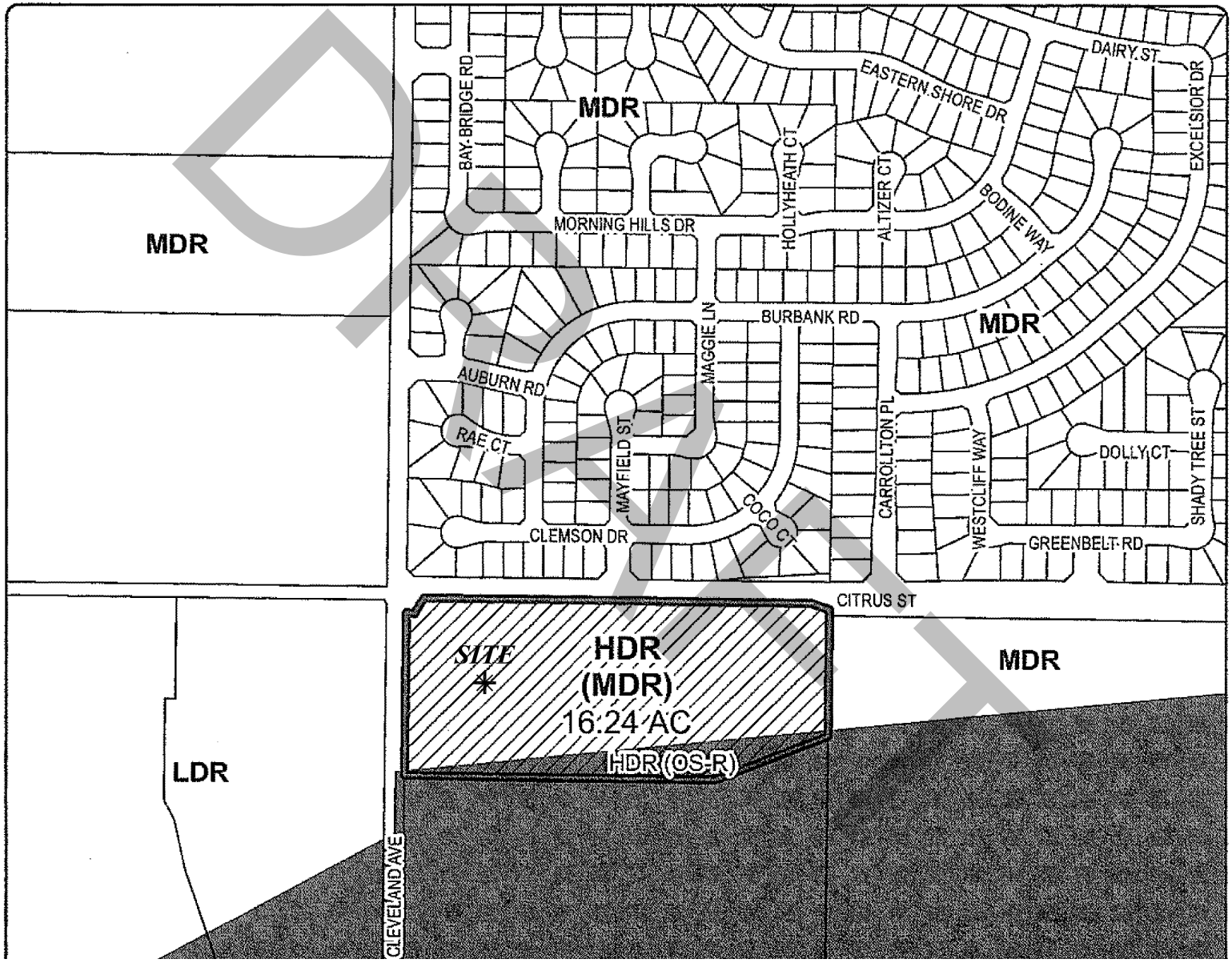
1.2 ANALYSIS SCENARIOS

For the purposes of this traffic study, potential impacts to traffic and circulation have been assessed for each of the following conditions:

- Existing (2016) (1 scenario)
- Horizon Year (2040), Without and With Project (2 scenarios)

DRAFT

EXHIBIT 1-1: PROJECT SITE



DRAFT

1.2.1 Existing (2016) Conditions

Information for Existing (2016) conditions is disclosed to represent the baseline traffic conditions as they existed at the time this report was prepared.

1.2.2 Horizon Year (2040) Conditions

Traffic projections for Horizon Year With Project conditions were derived from the Riverside County Transportation Analysis Model (RivTAM) using accepted procedures for model forecast refinement and smoothing. The Horizon Year conditions analysis determines the long-range cumulative circulation system deficiencies.

The traffic forecasts reflect the area-wide growth anticipated between Existing (2016) conditions and Horizon Year conditions. In most instances the traffic model zone structure is not designed to provide accurate turning movements along arterial roadways unless refinement and reasonableness checking is performed. Therefore, the Horizon Year peak hour forecasts were refined using the model derived long-range forecasts, base (validation) year model forecasts, along with existing peak hour traffic count data collected at each analysis location in October 2016. Future estimated peak hour traffic data was used for new intersections and intersections with an anticipated change in travel patterns to further refine the Horizon Year peak hour forecasts. Additional growth has been included to increase the 2035 RivTAM forecasts to reflect 2040 traffic conditions. The average annual population, employment and household growth anticipated for the City of Eastvale between 2012 and 2040 was obtained from the 2016 Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) / Sustainable Communities Strategy (SCS). (2) Lastly, the traffic forecasts for Horizon Year traffic conditions were reviewed to ensure a minimum growth over Existing conditions as a part of the refinement process. The minimum growth includes any additional growth between Existing and Horizon Year traffic conditions that is not accounted for by the traffic generated by cumulative development projects and ambient growth rates.

The peak hour intersection operations for Horizon Year (2040) Without and With Project traffic conditions were compared to determine if the proposed increase in density would result in additional impacts/improvement needs from those required based on the currently adopted General Plan land use.

1.3 Study Area

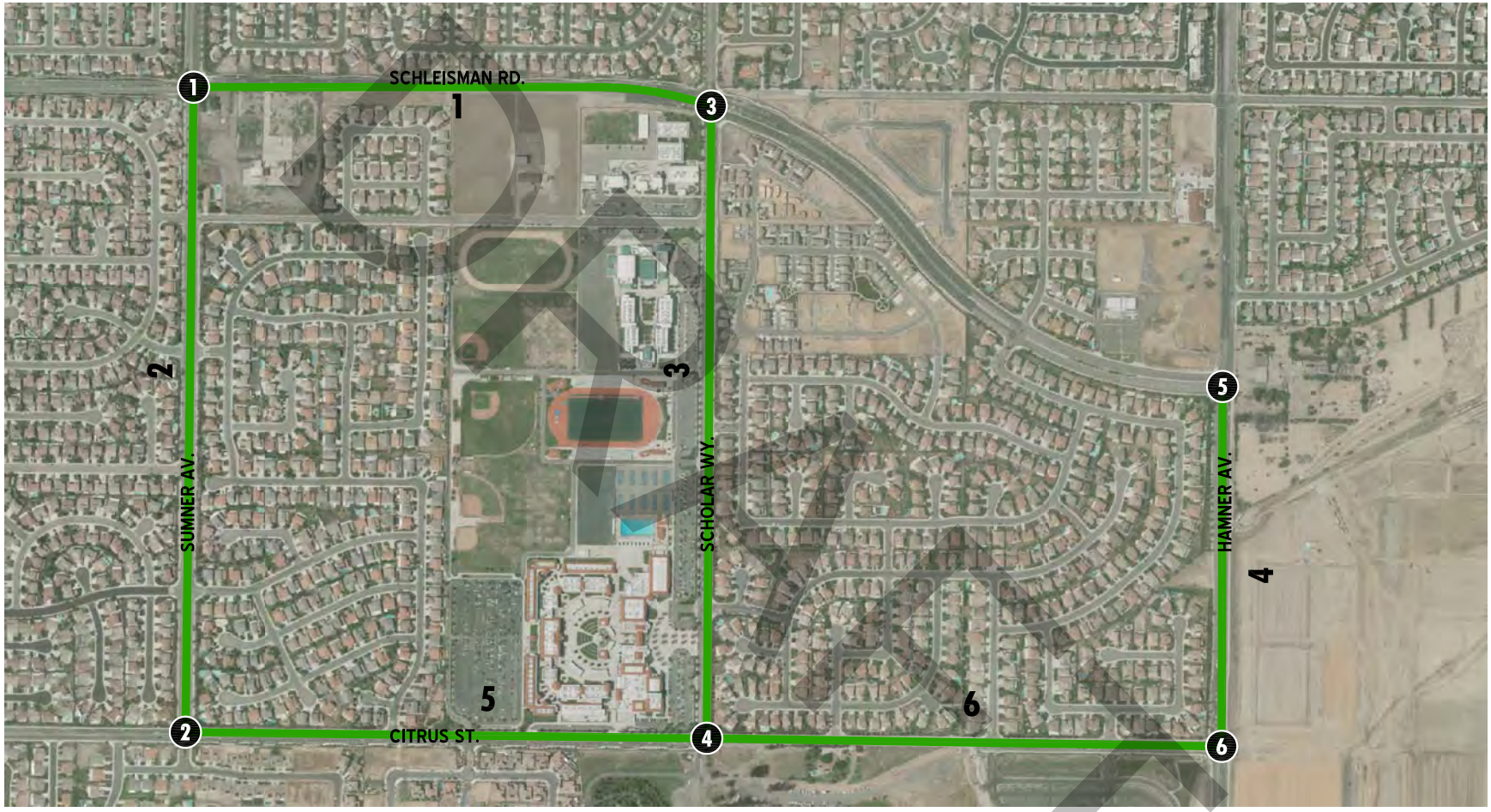
To ensure that this TIA satisfies the City of Eastvale's traffic study requirements, Urban Crossroads, Inc. has coordinated with City staff prior to the preparation of this assessment.

1.3.1 Intersections

The following 6 study area intersections and 6 roadway segments shown on Exhibit 1-2 and listed in Table 1-1 were selected for this assessment based on consultation with City of Eastvale staff.

DRAFT

EXHIBIT 1-2: LOCATION MAP



LEGEND:

- 0 = NON-CMP INTERSECTION
- = ANALYSIS ROADWAY SEGMENT

N

10610 - locmap.dwg

URBAN CROSSROADS

TABLE 1-1: INTERSECTION ANALYSIS LOCATIONS

ID	Intersection Location	Jurisdiction
1	Sumner Avenue / Schleisman Road	Eastvale
2	Sumner Avenue / Citrus Street	Eastvale
3	Scholar Way / Schleisman Road	Eastvale
4	Scholar Way / Citrus Street	Eastvale
5	Hamner Avenue / Schleisman Road	Eastvale
6	Hamner Avenue / Citrus Street	Eastvale, Norco

1.3.2 Roadway Segments

Pursuant to the direction of City staff, daily volume-to-capacity roadway analyses have been evaluated for the following roadway segments as shown on Table 1-2:

TABLE 1-2: ROADWAY SEGMENT ANALYSIS LOCATIONS

ID	Roadway Segment Location	Jurisdiction
1	Schleisman Road, between Sumner Avenue and Scholar Way	Eastvale
2	Sumner Avenue, between Schleisman Road and Citrus Street	Eastvale
3	Scholar Way, between Schleisman Road and Citrus Street	Eastvale
4	Hamner Avenue, between Schleisman Road and Citrus Street	Eastvale, Norco
5	Citrus Street, between Sumner Avenue and Scholar Way	Eastvale
6	Citrus Street, between Scholar Way and Hamner Avenue	Eastvale

1.4 Circulation System Deficiencies and Recommended Improvements

1.4.1 Recommended Improvements to Address Deficiencies at Intersections

As shown on Table 1-3 the cumulative improvement needs identified on Table 5-3 for Horizon Year traffic conditions are all within the envelope of the General Plan. In other words, the cumulative improvement needs identified for the purposes of this traffic study are consistent with or less than the geometrics assumed in the City's General Plan.

The improvement needs for Horizon Year (2040) With Project traffic conditions are consistent with those necessary to achieve acceptable peak hour operations for Horizon Year (2040) Without Project traffic conditions.

DRAFT

Table 1-3

Summary of Intersection Improvements

#	Intersection Location	Jurisdiction	Recommended Improvements[1]		
			Existing (2016)	2040 Without Project	2040 With Project
1	Sumner Av. / Schleisman Rd.	Eastvale	- EB left turn lane - WB left turn lane - Implement protected left turn phasing on the eastbound and westbound approaches	- Same - Same - Same - 2nd NB left turn lane - 2nd NB through lane - NB right turn lane - 2nd SB left turn lane - 2nd SB through lane - 2nd and 3rd EB through lanes - 2nd WB left turn lane - 2nd and 3rd WB through lanes - Modify the traffic signal to implement overlap phasing on the NB right turn lane	- Same - Same - Same - Same - Same - Same - Same - Same - Same - Same - Same - Same
2	Sumner Av. / Citrus St.	Eastvale	- None	- WB right turn lane - Modify the traffic signal to implement overlap phasing on the WB right turn lane	- Same - Same
3	Scholar Wy. / Schleisman Rd.	Eastvale	- None	- 2nd NB left turn lane - 2nd SB left turn lane - SB right turn lane - 2nd EB left turn lane - 3rd EB through lane - 2nd WB left turn lane - 3rd WB through lane - Modify the traffic signal to implement overlap phasing on the SB right turn lane	- Same - Same - Same - Same - Same - Same - Same - Same
4	Scholar Wy. / Citrus St.	Eastvale	- None	- 2nd EB through lane - 2nd WB through lane	- Same - Same
5	Hamner Av. / Schleisman Rd.	Eastvale	- None	- 2nd NB left turn lane - NB right turn lane - 2 SB left turn lanes - SB right turn lane - 3 EB through lanes - 2 WB left turn lanes - 3 WB through lanes - 1 WB right turn lane - Modify the traffic signal to implement overlap phasing on the NB, SB, EB, and WB right turn lanes	- Same - Same - Same - Same - Same - Same - Same - Same - Same
6	Hamner Av. / Citrus St.	Eastvale, Norco	- 2nd NB left turn lane	- Same - 2nd EB left turn lane - Implement protected left turn phasing on the eastbound and westbound approaches	- Same - Same - Same

[1] All recommended improvements are consistent with the General Plan designations of the respective jurisdictions in which they are located.

DRAFT

1.4.2 RECOMMENDED IMPROVEMENTS TO ADDRESS DEFICIENCIES ON ROADWAY SEGMENTS

Deficiencies on study area roadway segments are identified and described in detail in Section 3.0 *Existing Conditions* and Section 5.0 *Horizon Year (2040) Traffic Analysis* of this report. The recommended roadway improvements shown on Table 1-4 are consistent with the summary of improvements needed to address study area intersection operational deficiencies for each analysis scenario shown previously on Table 1-3.

- The segment of Schleisman Road between Sumner Avenue and Scholar Way is anticipated to continue to have unacceptable LOS (LOS E) for both Without and With Project traffic conditions, but since the intersections on either side of this deficient roadway segment (Sumner Avenue at Schleisman Road and Scholar Way at Schleisman Road) are anticipated to operate at acceptable LOS with the improvements shown on Table 1-3, additional roadway widening has not been recommended.
- Similarly, the segment of Hamner Avenue between Schleisman Road and Citrus Street is anticipated to operate at unacceptable LOS (LOS D) for both Without and With Project traffic conditions, but since the intersections on either side of this deficient roadway segment (Hamner Avenue at Schleisman Road and Hamner Avenue at Citrus Street) are anticipated to operate at an acceptable LOS with the improvements shown on Table 1-3, additional roadway widening has not been recommended.
- The segment of Citrus Street between Sumner Avenue and Scholar Way is anticipated to operate at acceptable LOS with the ultimate widening of Schleisman Road as a Secondary (e.g., LOS A).

DRAFT

Table 1-4

Summary of Roadway Segment Improvements

#	Roadway	Segment Limits	Jurisdiction	Existing (2016)		Recommended Roadway Section[1]	2040 Without Project LOS	2040 With Project LOS
				Roadway Section	LOS			
1	Schleisman Road	Sumner Avenue to Scholar Way	Eastvale	2D	A	**6D**	**E**	**E**
2	Sumner Avenue	Schleisman Road to Citrus Street	Eastvale	4D	A	4D	A	A
3	Scholar Way	Schleisman Road to Citrus Street	Eastvale	4D	A	4D	A	A
4	Hamner Avenue	Schleisman Road to Citrus Street	Eastvale	4D	B	4D	**D**	**D**
5	Citrus Street	Sumner Avenue to Scholar Way	Eastvale	4D	A	4D	A	A
6		Scholar Way to Hamner Avenue	Eastvale	2U	**D**	**4D**	A	A

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS). Acceptable LOS for roadway segments is LOS C.

[1] Recommended improvements are consistent with the intersection improvements and are based on the City's General Plan classification for each roadway.

DRAFT

2 METHODOLOGIES

This section of the report presents the methodologies used to perform the traffic analyses summarized in this report. The methodologies described are generally consistent with City of Eastvale traffic study guidelines.

2.1 LEVEL OF SERVICE

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow.

2.2 INTERSECTION CAPACITY ANALYSIS

The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. The *Highway Capacity Manual* (HCM) methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches. (3) The HCM uses different procedures depending on the type of intersection control.

2.2.1 SIGNALIZED INTERSECTIONS

City of Eastvale

The City of Eastvale requires signalized intersection operations analysis based on the methodology described in the HCM 2010. (3) Intersection LOS operations are based on an intersection's average control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. For signalized intersections LOS is directly related to the average control delay per vehicle and is correlated to a LOS designation as described in Table 2-1.

TABLE 2-1: SIGNALIZED INTERSECTION LOS THRESHOLDS

Description	Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	A	F
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	B	F

DRAFT

Description	Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C	F
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D	F
Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E	F
Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths	80.01 and up	F	F

Source: HCM 2010

Study area intersections have been analyzed using the software package Vistro (Version 2.0 2014). The LOS analysis for signalized intersections has been performed using optimized signal timing for existing traffic conditions. Signal timing optimization has considered pedestrian safety and signal coordination requirements. Appropriate time for pedestrian crossings has also been considered in the signalized intersection analysis. Signal timing for study area intersections have been requested and utilized. Where signal timing was unavailable, the local accepted standards were utilized in lieu of actual signal timing.

The peak hour traffic volumes have been adjusted using a peak hour factor (PHF) to reflect peak 15 minute volumes. Common practice for LOS analysis is to use a peak 15-minute rate of flow. However, flow rates are typically expressed in vehicles per hour. The PHF is the relationship between the peak 15-minute flow rate and the full hourly volume (e.g. PHF = [Hourly Volume] / [4 x Peak 15-minute Flow Rate]). The use of a 15-minute PHF produces a more detailed analysis as compared to analyzing vehicles per hour. Existing PHFs have been used for all analysis scenarios, with the exception of Horizon Year traffic conditions for intersections along Schleisman Road only. Per Chapter 4 of the HCM 2010, PHF values over 0.95 often are indicative of high traffic volumes with capacity constraints on peak hour flows while lower PHF values are indicative of greater variability of flow during the peak hour. (3) In an effort to conduct a conservative analysis, a PHF of 0.92 has been utilized for Horizon Year traffic conditions, for intersections along Schleisman Road, unless the PHF is higher for Existing conditions.

The traffic modeling and signal timing optimization software package Synchro (Version 9) has been utilized to analyze signalized intersections. Synchro is a macroscopic traffic software program that is based on the signalized intersection capacity analysis as specified in the HCM. Macroscopic level models represent traffic in terms of aggregate measures for each movement at the study intersections. Equations are used to determine measures of effectiveness such as

DRAFT

delay and queue length. The level of service and capacity analysis performed by Synchro takes into consideration optimization and coordination of signalized intersections within a network.

2.2.2 UNSIGNALIZED INTERSECTIONS

The City of Eastvale requires the operations of unsignalized intersections be evaluated using the methodology described in the HCM 2010. (3) The LOS rating is based on the weighted average control delay expressed in seconds per vehicle (see Table 2-2).

TABLE 2-2: UNSIGNALIZED INTERSECTION LOS THRESHOLDS

Description	Average Control Delay Per Vehicle (Seconds)	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Little or no delays.	0 to 10.00	A	F
Short traffic delays.	10.01 to 15.00	B	F
Average traffic delays.	15.01 to 25.00	C	F
Long traffic delays.	25.01 to 35.00	D	F
Very long traffic delays.	35.01 to 50.00	E	F
Extreme traffic delays with intersection capacity exceeded.	> 50.00	F	F

Source: HCM 2010

At two-way or side-street stop-controlled intersections, LOS is calculated for each controlled movement and for the left turn movement from the major street, as well as for the intersection as a whole. For approaches composed of a single lane, the delay is computed as the average of all movements in that lane. For all-way stop controlled intersections, LOS is computed for the intersection as a whole.

2.3 ROADWAY SEGMENT CAPACITY ANALYSIS

Roadway segment operations have been evaluated using the daily roadway segment capacities for each type of roadway as summarized in Table 2-3.

TABLE 2-3: ROADWAY SEGMENT CAPACITIES

Roadway Classification	Number of Lanes	Maximum 2-Way Traffic (ADT)[1]
Local Road	2	Varies
Secondary Collector	2	13,000
Major Collector	2	18,000
Arterial	4	35,900
Urban Arterial	4	35,900
Urban Arterial	6	53,900

[1] Based on LOS E maximum two-way traffic volume (ADT) thresholds from the City of Eastvale General Plan (Table C-1) for an Urban Arterial.

DRAFT

These roadway capacities are "rule of thumb" estimates for planning purposes and are affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian bicycle traffic. As such, where the average daily volume (ADT) based roadway segment analysis indicates a deficiency (unacceptable LOS), a review of the more detailed peak hour intersection analysis and progression analysis are undertaken. The more detailed peak hour intersection analysis explicitly accounts for factors that affect roadway capacity. Therefore, for the purposes of this analysis, roadway segment widening is typically only recommended if the peak hour intersection analysis indicates the need for additional through lanes.

2.4 MINIMUM LEVEL OF SERVICE (LOS)

Per Policy C-10 of the City of Eastvale General Plan, the following LOS will be utilized for study area intersections located within the City: Seek to maintain the following target levels of service: C along all City-maintained roads. A peak hour level of service of D may be allowed in commercial and employment areas, and at intersections of any combination of Major Highways, Urban Arterials, Secondary Highways, or freeway ramp intersections.

For each of the off-site study area intersections within the City of Eastvale the intersecting roadways were found to be Secondary Highway or higher on the City's General Plan Circulation Element. As such, the minimum level of service applicable to the study area intersections is LOS D. Therefore, any intersection operating at LOS E or worse will be considered deficient for the purposes of this analysis.

Where the average daily volume (ADT) based roadway segment analysis indicates a deficiency (unacceptable LOS), a review of the more detailed peak hour intersection analysis is undertaken. The more detailed peak hour intersection analysis explicitly accounts for factors that affect roadway capacity. While this traffic study recognizes LOS C is the City's target LOS for roadway segments, a review of the more detailed peak hour intersection analysis is necessary to determine whether roadway widening along the segment is necessary. For the purposes of this analysis, if the peak hour intersection operations on either side of the roadway segment are anticipated to operate at LOS D or better, then additional roadway segment widening is not recommended. Therefore, for the purposes of this analysis, roadway segment widening is typically only recommended if the peak hour intersection analysis indicates the need for additional through lanes. Furthermore, it is likely that a roadway segment can have a volume-to-capacity ratio of up to 1.10 if the adjacent intersections are anticipated to operate at acceptable LOS, without the need for additional widening.

2.5 DEFICIENCY CRITERIA

This section outlines the methodology used in this analysis related to identifying circulation system deficiencies.

DRAFT

2.5.1 INTERSECTIONS

To determine whether the addition of project traffic at a study intersection would result in a deficiency, the following will be utilized:

- When the pre-Project condition is at or better than LOS D (i.e., acceptable LOS), and project-generated traffic causes deterioration below LOS D (i.e., unacceptable LOS), a deficiency is deemed to occur.

2.5.2 ROADWAY SEGMENT

For the purposes of this analysis, roadway segment widening has only been recommended where widening is necessary for acceptable peak hour intersection operations. In other words, if a roadway segment is operating at unacceptable LOS, but the intersections on either end of the roadway segment is anticipated to operate at acceptable LOS without the addition of through lanes then additional widening along the roadway segment has not been recommended.

DRAFT

This Page Intentionally Left Blank

DRAFT

3 AREA CONDITIONS

This section provides a summary of the existing circulation network, the City of Eastvale General Plan Circulation Network, and a review of existing peak hour intersection operations and roadway segment capacities.

3.1 EXISTING CIRCULATION NETWORK

The study area includes a total of 6 existing and future intersections as shown previously on Exhibit 1-2. Exhibit 3-1 illustrates the study area intersections located near the proposed Project and identifies the number of through traffic lanes for existing roadways and intersection traffic controls.

3.2 CITY OF EASTVALE GENERAL PLAN CIRCULATION ELEMENT

As previously noted, the Project site is located within the City of Eastvale. Exhibit 3-2 shows the City of Eastvale General Plan Circulation Element, and Exhibit 3-3 illustrates the City of Eastvale General Plan roadway cross-sections. The City of Eastvale adopted their General Plan in June 2012. The roadway classifications and planned (ultimate) roadway cross-sections of the major roadways within the City of Eastvale as identified on their respective General Plan Circulation Elements are described subsequently.

Urban Arterial Highways are high-speed/high-capacity roads that provide access to regional transportation facilities. Urban Arterial Highways are primarily for through traffic where anticipated traffic volumes exceed four-lane capacities and access from other streets/highways should be limited to approximately one-quarter mile intervals. The study area roadways that are classified as Urban Arterial Highways are identified as having a 152-foot right-of-way and 110-foot curb-to-curb measurement. Urban Arterials Highways include three lanes of travel in each direction and a 14-foot curbed and/or landscaped median. The following study area roadways within the City of Eastvale are classified as Urban Arterial Highways:

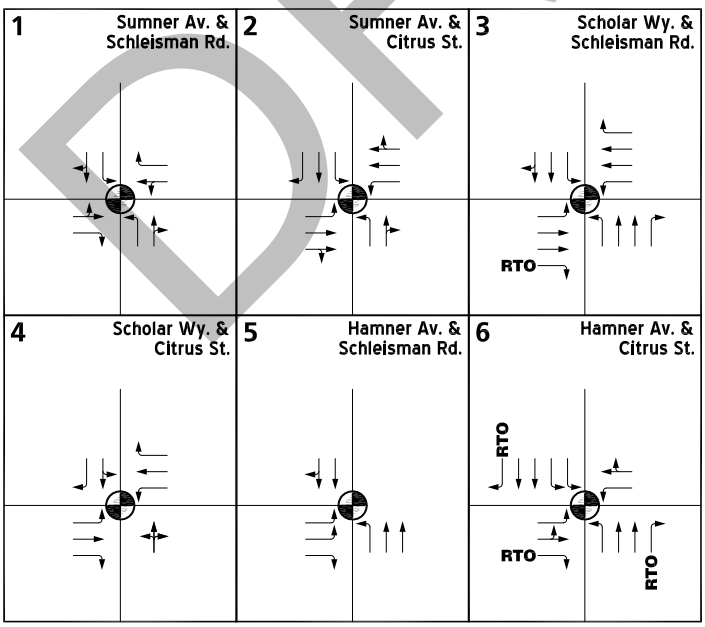
- Schleisman Road
- Hamner Avenue, north of Schleisman Road

Major Highways are intended to serve property zoned for major industrial and commercial uses, or to serve through traffic. Access from other streets/highways should be limited to approximately 660-foot intervals. The study area roadways that are classified as Major Highways are identified as having 118-foot right-of-way and 76-foot curb-to-curb measurement. Major Highways include two lanes of travel in each direction, divided by a 12-foot painted median (two-way-left-turn lane). The following study area roadways within the City of Eastvale are classified as Major Highways:

- Sumner Avenue
- Hamner Avenue, south of Schleisman Road

DRAFT

EXHIBIT 3-1: EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS



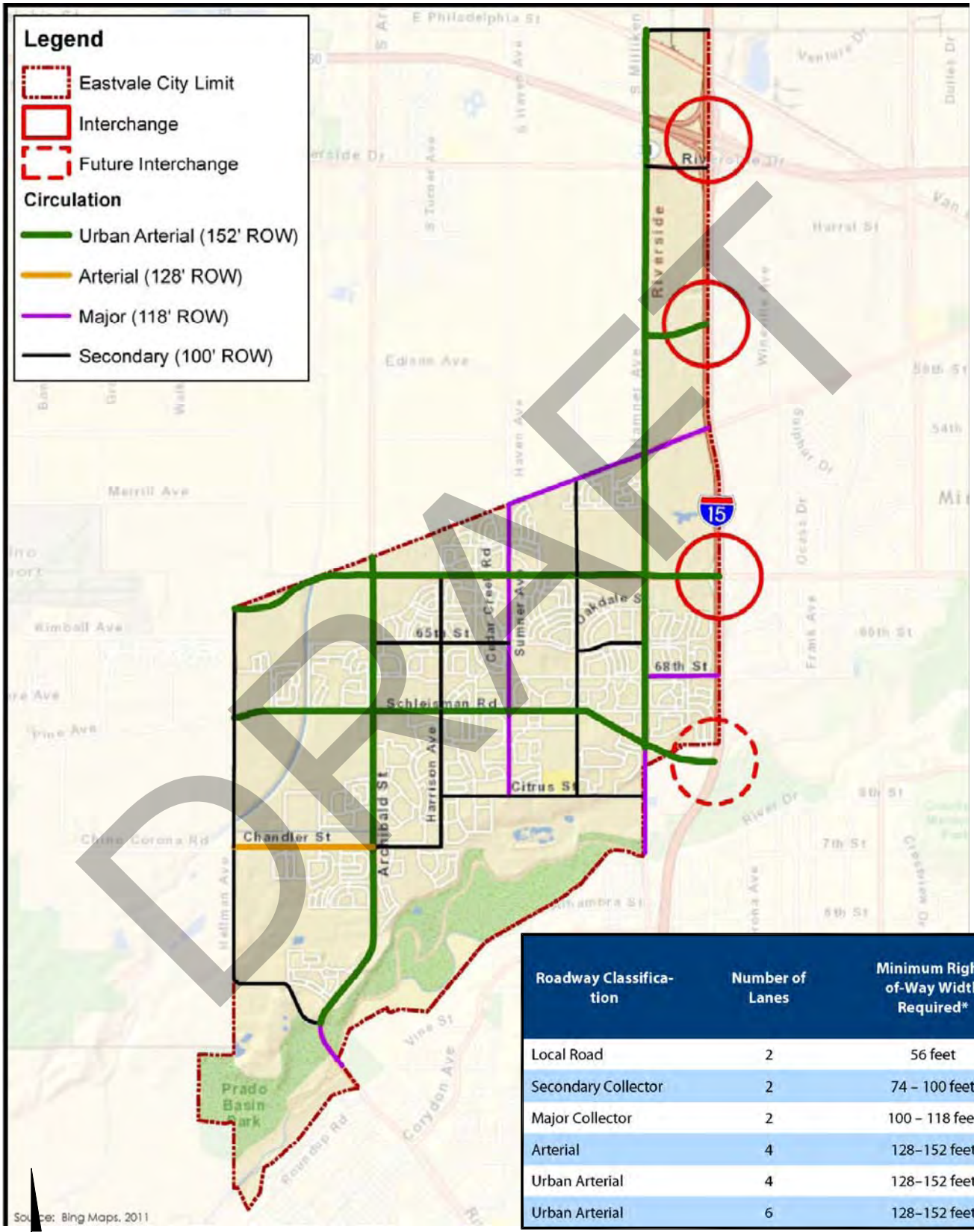
LEGEND:

- = TRAFFIC SIGNAL
- 4 = NUMBER OF LANES
- D = DIVIDED
- U = UNDIVIDED
- RTO = RIGHT TURN OVERLAP
- SPEED LIMIT 25 = SPEED LIMIT (MPH)
- SPEED LIMIT 25 = SCHOOL SPEED LIMIT (MPH)

N

DRAFT

EXHIBIT 3-2: CITY OF EASTVALE GENERAL PLAN CIRCULATION ELEMENT

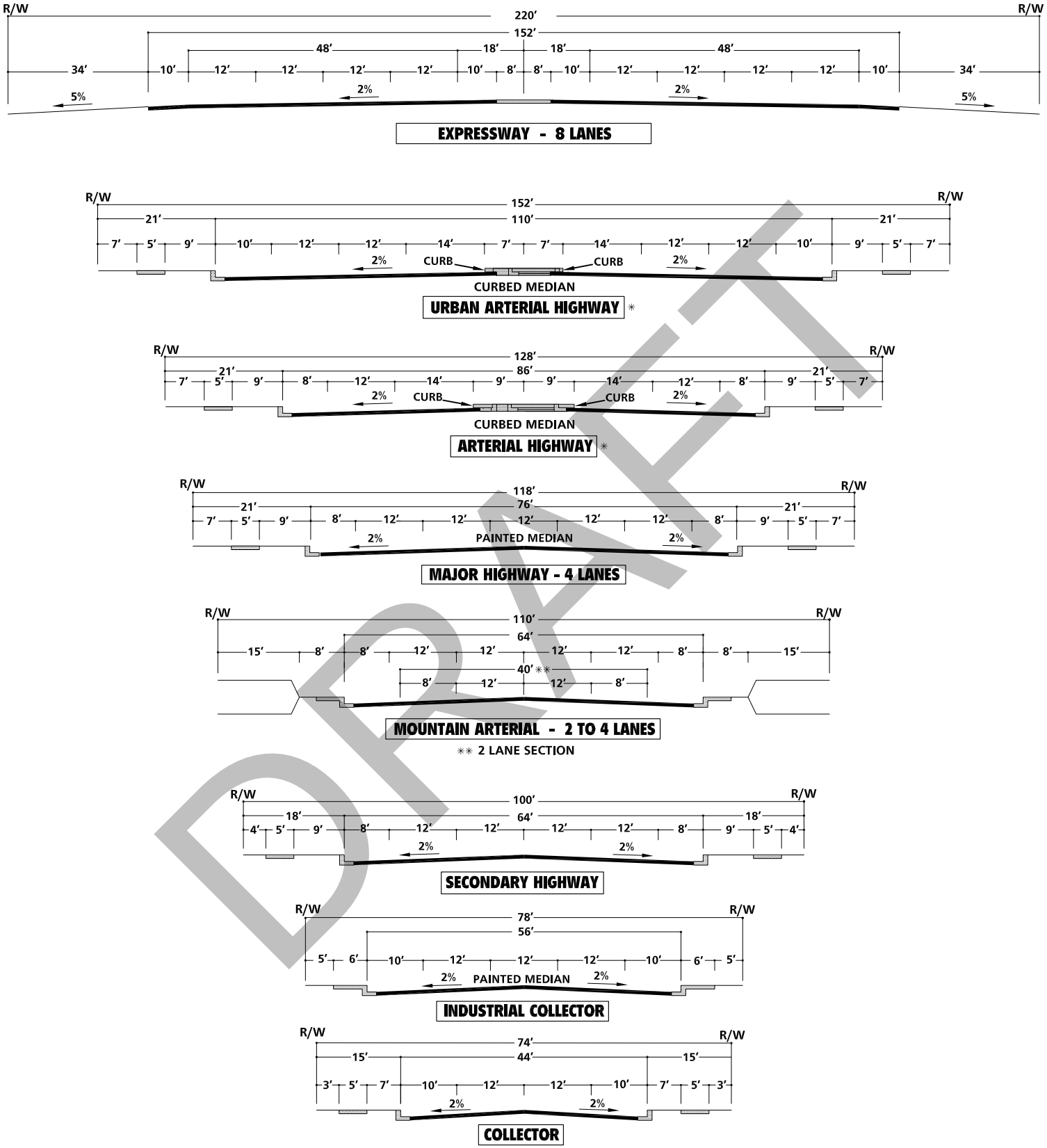


Roadway Classification	Number of Lanes	Minimum Right-of-Way Width Required*
Local Road	2	56 feet
Secondary Collector	2	74 – 100 feet
Major Collector	2	100 – 118 feet
Arterial	4	128–152 feet
Urban Arterial	4	128–152 feet
Urban Arterial	6	128–152 feet

SOURCE: CITY OF EASTVALE GENERAL PLAN
ADOPTED: JUNE 13, 2012

DRAFT

EXHIBIT 3-3: CITY OF EASTVALE GENERAL PLAN ROADWAY CROSS-SECTIONS



✳ IMPROVEMENTS MAY BE RECONFIGURED TO ACCOMMODATE EXCLUSIVE TRANSIT LANES OR ALTERNATIVE LANE ARRANGEMENTS ADDITIONAL RIGHT OF WAY MAY BE REQUIRED AT INTERSECTIONS TO ACCOMMODATE ULTIMATE IMPROVEMENTS FOR STATE HIGHWAYS SHALL CONFORM TO CALTRANS DESIGN STANDARDS.

NOT TO SCALE

10610 - gprcs.dwg

DRAFT

Secondary Highways are intended to through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses. Access from other streets/highways should be limited to approximately 330-foot intervals. The study area roadways that are classified as Secondary Highways are identified as having 100-foot right-of-way and 64-foot curb-to-curb measurement. Secondary Highways include two lanes of travel in each direction. The following study area roadways within the City of Eastvale are classified as Secondary Highways:

- Scholar Way
- Citrus Street

3.3 EXISTING (2016) TRAFFIC COUNTS

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in October 2016. The following peak hours were selected for analysis:

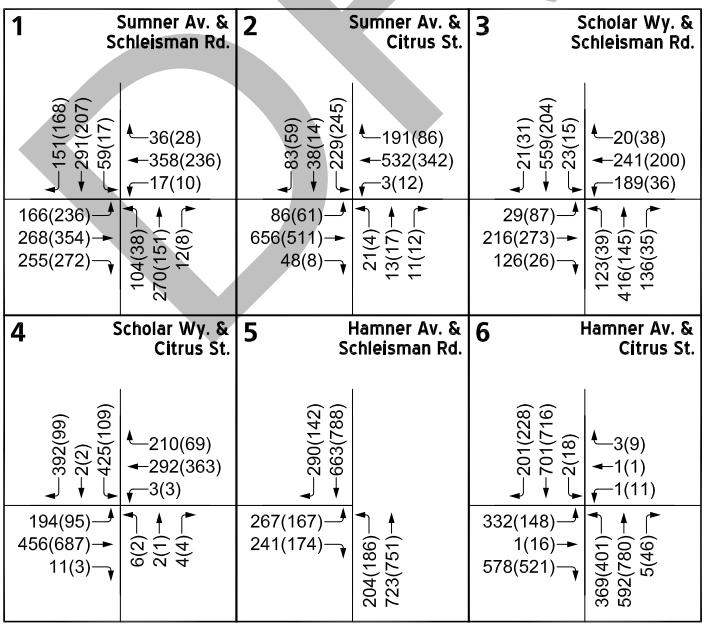
- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday Mid-day Peak Hour (peak hour between 1:30 PM and 3:30 PM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM, weekday mid-day, and weekday PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. Weekday mid-day peak hour conditions have been evaluated to capture the end of the school day as there are several existing schools within or in close proximity to the study area. There were no observations made in the field that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules. The raw manual peak hour turning movement traffic count data sheets are included in Appendix 3.1. These raw turning volumes have been flow conserved between intersections with limited access, no access and where there are currently no uses generating traffic (e.g., between ramp-to-arterial intersections, etc.).

Existing weekday average daily traffic (ADT) volumes on arterial highways throughout the study area are also shown on Exhibit 3-6. Existing ADT volumes are based upon actual daily counts collected in the field (see Appendix 3.1). Existing weekday AM and weekday PM peak hour intersection volumes are also shown on Exhibit 3-4. Existing weekday mid-day peak hour intersection volumes are shown on Exhibit 3-5.

DRAFT

EXHIBIT 3-4: EXISTING (2016) TRAFFIC VOLUMES



LEGEND:

10.0 = ACTUAL (COUNT-BASED) VEHICLES PER DAY (1000'S)

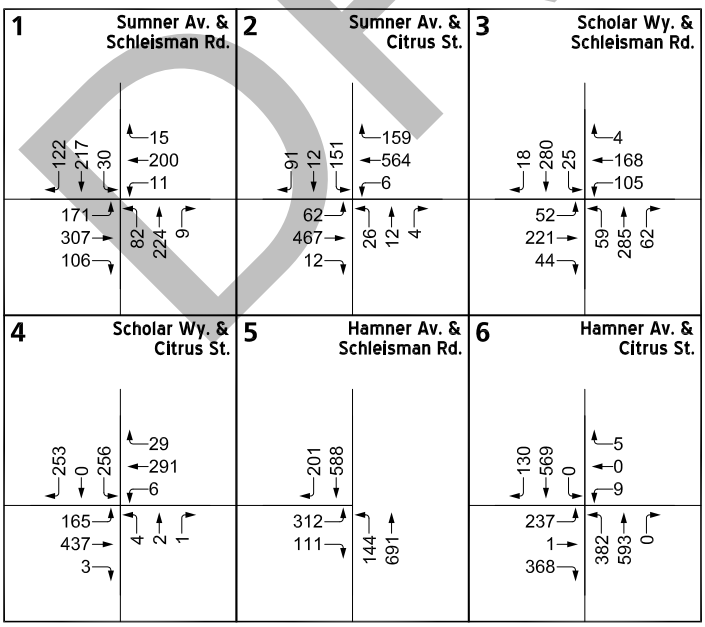
10.0 = ESTIMATED VEHICLES PER DAY (1000'S)

10.0 = VEHICLES PER DAY (1000'S)

NOTE: PROJECT TRIPS SHOWN ARE ASSOCIATED WITH ADDITIONAL PROPOSED DWELLING UNITS (e.g. 144 DUs). PM PEAK HOUR VOLUME WILL BE UTILIZED FOR THE MID-DAY PEAK HOUR.

DRAFT

EXHIBIT 3-5: EXISTING (2016) MID-DAY TRAFFIC VOLUMES



LEGEND:

10(10) = **MID-DAY PEAK HOUR INTERSECTION VOLUMES**

NOTE: PROJECT TRIPS SHOWN ARE ASSOCIATED WITH ADDITIONAL PROPOSED DWELLING UNITS (e.g. 144 DUs). PM PEAK HOUR VOLUME WILL BE UTILIZED FOR THE MID-DAY PEAK HOUR.

DRAFT

3.4 EXISTING (2016) CONDITIONS INTERSECTION OPERATIONS ANALYSIS

Existing peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2.2 *Intersection Capacity Analysis* of this report. The intersection operations analysis results are summarized in Table 3-1 which indicates that all of the study area intersections are currently operating at acceptable LOS during the peak hours, with the exception of the following:

- Sumner Avenue / Schleisman Road (#1) – LOS E AM peak hour only
- Hamner Avenue / Citrus Street (#6) – LOS E AM and PM peak hours

Consistent with Table 3-1, a summary of the peak hour intersection LOS for Existing conditions are shown on Exhibit 3-6. The intersection operations analysis worksheets are included in Appendix 3.2 of this TIA.

3.5 EXISTING (2016) CONDITIONS ROADWAY SEGMENT CAPACITY ANALYSIS

The General Plan Circulation Element for each of the respective jurisdictions within the study area provides roadway volume capacity values presented previously on Table 2-3. The roadway segment capacities are approximate figures only, and are used at the General Plan level to assist in determining the roadway functional classification (number of through lanes) needed to meet traffic demand. Table 3-2 provides a summary of the Existing conditions roadway segment capacity analysis based on the General Plan Circulation Element Roadway Segment Capacities identified previously on Table 2-3 for the City of Eastvale. As shown on Table 3-2, the following roadway segment is currently operating at an unacceptable LOS based on daily roadway segment capacities identified on Table 2-3:

- Citrus Street, between Scholar Way and Hamner Avenue (#6) – LOS D

DRAFT

Table 3-1

Existing (2016) Conditions Intersection Analysis

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Delay[2] (secs.)			Level of Service			Acceptable LOS
			Northbound			Southbound			Eastbound			Westbound									
			L	T	R	L	T	R	L	T	R	L	T	R	AM	MD	PM	AM	MD	PM	
1	Sumner Av. / Schleisman Rd.	TS	1	1	0	1	1	0	0	1	1	0	1	1	**69.9**	47.1	48.8	**E**	D	D	D
2	Sumner Av. / Citrus St.	TS	1	1	0	1	1	1	1	2	0	1	2	0	21.0	20.7	18.4	C	C	B	D
3	Scholar Wy. / Schleisman Rd.	TS	1	2	1	1	2	0	1	2	1>	1	2	1	31.1	27.9	17.5	C	C	B	D
4	Scholar Wy. / Citrus St.	TS	0	1	0	0	1	1	1	1	1	1	1	1	40.5	19.0	23.0	D	B	C	D
5	Hamner Av. / Schleisman Rd.	TS	1	2	0	0	2	0	2	0	1	0	0	0	17.6	13.5	13.3	B	B	B	D
6	Hamner Av. / Citrus St.	TS	1	2	1>	2	2	1>	1	1	1>	1	1	0	**58.6**	45.4	**78.2**	**E**	D	**E**	D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; d= Defacto Right Turn Lane

[2] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] TS = Traffic Signal

DRAFT

Table 3-2

Roadway Segment Analysis for Existing (2016) Conditions

#	Roadway	Segment Limits	Roadway Section	LOS Capacity[1]	Existing (2016)	V/C	LOS	Acceptable LOS
1	Schleisman Road	Sumner Avenue to Scholar Way	2D	18,000	9,602	0.53	A	C
2	Sumner Avenue	Schleisman Road to Citrus Street	4D	35,900	8,135	0.23	A	C
3	Scholar Way	Schleisman Road to Citrus Street	4D	35,900	7,979	0.22	A	C
4	Hamner Avenue	Schleisman Road to Citrus Street	4D	35,900	21,840	0.61	B	C
5	Citrus Street	Sumner Avenue to Scholar Way	4D	35,900	13,817	0.38	A	C
6		Scholar Way to Hamner Avenue	2U	18,000	**14,229**	**0.79**	**D**	C

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] These maximum roadway capacities have been extracted from the following source: City of Eastvale General Plan (Table C-1) for an Urban Arterial, Major, and Secondary . These roadway capacities are "rule of thumb" estimates for planning purposes. The LOS E service volumes are estimated maximum daily capacity for respective classifications. Capacity is affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian and bicycle traffic.

DRAFT

EXHIBIT 3-6: EXISTING (2016) SUMMARY OF LOS

LEGEND:

- AM PEAK HOUR ACCEPTABLE LOS
- AM PEAK HOUR DEFICIENT LOS
- PM PEAK HOUR ACCEPTABLE LOS
- PM PEAK HOUR DEFICIENT LOS
- MID-DAY PEAK HOUR ACCEPTABLE LOS
- MID-DAY PEAK HOUR DEFICIENT LOS

N

10610 - los.dwg

URBAN CROSSROADS

3.6 RECOMMENDED IMPROVEMENTS

Improvement strategies have been recommended at intersections and roadway segments that have been identified as impacted under Existing (2016) traffic conditions in an effort to achieve an acceptable LOS (i.e., LOS D or better).

3.6.1 RECOMMENDED IMPROVEMENTS TO ADDRESS DEFICIENCIES AT INTERSECTIONS

Table 3-3 indicates the physical improvements needed to address LOS deficiencies at each of the study area intersections under Existing (2016) traffic conditions. The following improvements are recommended to reduce Existing (2016) deficiencies; the improvement strategies identified below are consistent with City of Eastvale General Plan roadway cross-sections:

Recommended Improvement – Sumner Avenue / Schleisman Road (#1) – The following improvements are necessary to reduce the existing impact to acceptable levels:

- One eastbound left turn lane.
- One westbound left turn lane.
- Modify the traffic signal to implement protected left turn phasing for the eastbound and westbound approaches.

Recommended Improvement – Hamner Avenue / Citrus Street (#6) – The following improvement is necessary to reduce the existing impact to acceptable levels:

- 2nd northbound left turn lane.

3.6.2 RECOMMENDED IMPROVEMENTS TO ADDRESS DEFICIENCIES ON ROADWAY SEGMENTS

As noted in Section 2.3 *Roadway Segment Capacity Analysis*, daily roadway capacities are "rule of thumb" estimates for planning purposes and are affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian bicycle traffic. Where the ADT-based roadway segment analysis indicates a deficiency (unacceptable LOS), a review of the more detailed peak hour intersection analysis have been undertaken. The more detailed peak hour intersection analysis explicitly accounts for factors that affect roadway capacity. Therefore, roadway segment widening is typically only recommended if the peak hour intersection analysis indicates the need for additional through lanes.

The intersections located adjacent to the deficient roadway segment (Scholar Way at Citrus Street and Hamner Avenue at Citrus Street) are anticipated to operate at acceptable LOS during the peak hours with existing lanes or with the recommended intersection improvements discussed previously (see Table 3-1 and Table 3-3). As such, no roadway widening has been recommended as part of this traffic study to address the deficient roadway segments under Existing traffic conditions.

DRAFT

Table 3-3

Intersection Analysis for Existing (2016) With Improvements

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Delay[2] (secs.)			Level of Service		
			Northbound			Southbound			Eastbound			Westbound								
			L	T	R	L	T	R	L	T	R	L	T	R	AM	MD	PM	AM	MD	PM
1	Sumner Av. / Schleisman Rd.																			
	- Without Improvements	TS	1	1	0	1	1	0	0	1	1	0	1	1	**69.9**	47.1	48.8	**E**	D	D
	- With Improvements[4]	TS	1	1	0	1	1	0	**1**	1	1	**1**	1	1	37.9	26.1	26.1	D	C	C
6	Hamner Av. / Citrus St.																			
	- Without Improvements	TS	1	2	1>	2	2	1>	1	1	1>	1	1	0	**58.6**	45.4	**78.2**	**E**	D	**E**
	- With Improvements	TS	**2**	2	1>	2	2	1>	1	1	1>	1	1	0	24.6	19.1	29.8	C	B	C

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for righ turning vehicles to travel outside the through lanes

L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; > = Right-Turn Overlap Phasing; **1** = Improvement

[2] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop c For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are show

[3] TS = Traffic Signal

[4] Recommended improvement also includes implementing protected left turn phasing on the eastbound and westbound approaches

DRAFT

This Page Intentionally Left Blank

DRAFT

4 PROJECTED FUTURE TRAFFIC

This section presents the traffic volumes estimated to be generated by the Project, as well as the Project's trip assignment onto the study area roadway network. The Project is currently designated with the Medium Density land use (allowing up to 5 dwelling units per acre or 80 dwelling units) and is proposing to amend the General Plan Land Use to High Density (allowing up to 14 dwelling units per acre or 224 dwelling units). As such, the proposed GPA is proposing to increase the density by 144 additional single family residential dwelling units.

The Project is anticipated to have access onto Citrus Street via Scholar Way and an additional access point to the east of Scholar Way. Regional access to the Project site is provided via the I-15 Freeway at Limonite Avenue and 6th Street interchanges.

4.1 PROJECT TRIP GENERATION

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development.

Trip generation rates used to estimate Project traffic and a summary of the Project's trip generation are shown in Table 4-1. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) for Single-Family Detached Residential (ITE Land Use Code 210) land use in their published Trip Generation manual, 9th Edition, 2012. (1) The Project is estimated to generate a net total of 2,132 trip-ends per day on a typical weekday with approximately 168 AM peak hour trips and 224 PM peak hour trips. However, the net increase in trips associated with the additional 144 single family residential dwelling units has been evaluated for the purposes of this assessment. The net increase in dwelling units is anticipated to generate an additional 1,370 trips per day with an additional 108 AM peak hour trips and 144 additional PM peak hour trips, in addition to those associated with the currently adopted General Plan land use (80 single family residential dwelling units).

4.2 PROJECT TRIP DISTRIBUTION

Trip distribution is the process of identifying the probable destinations, directions or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the route where the Project traffic would distribute. The Project trip distribution was developed based on a select zone run from the RivTAM traffic model of the traffic analysis zone (TAZ) in which the Project is located.

The trip distribution patterns are heavily influenced by the geographical location of the site, the location of surrounding uses, and the proximity to the regional freeway system. Exhibit 4-1 illustrates the trip distribution patterns for the Project.

DRAFT

Table 4-1

Project Trip Generation Summary

Land Use	ITE LU Code	Units[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates[1]									
Single Family Detached Residential	210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52

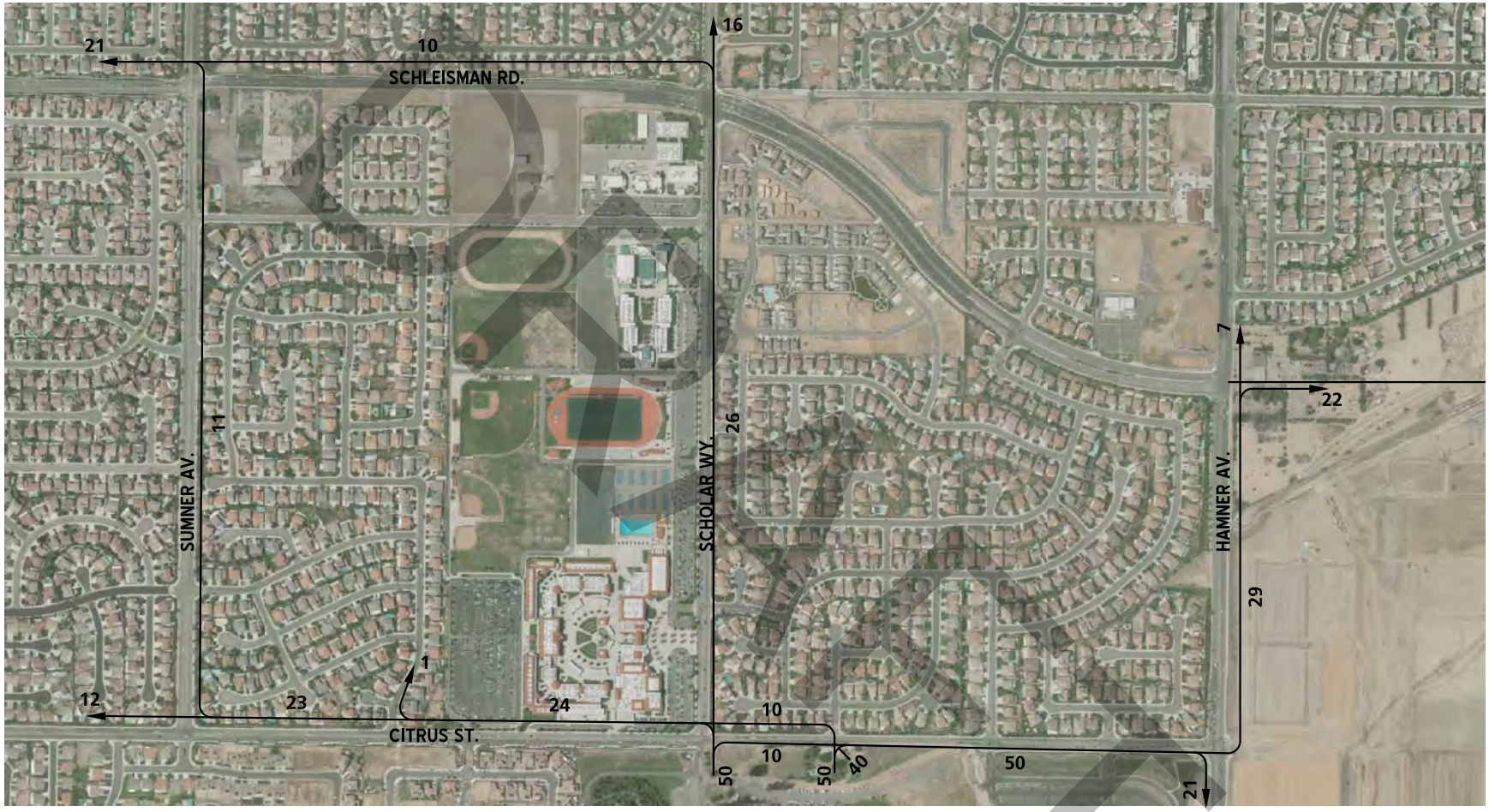
Land Use	Quantity	Units[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Summary									
Currently Adopted:									
Single Family Detached Residential	80	DU	15	45	60	50	30	80	762
Proposed:									
Single Family Detached Residential	224	DU	43	125	168	141	83	224	2,132
Net Increase	**144**	**DU**	**28**	**80**	**108**	**91**	**53**	**144**	**1,370**

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Ninth Edition (2012).

[2] DU = Dwelling Unit

DRAFT

EXHIBIT 4-1: PROJECT TRIP DISTRIBUTION



NOTE: BASED ON RIVTAM SELECT ZONE RUN FOR SITE.

LEGEND:

10 = PERCENT TO/FROM PROJECT

N

4.3 MODAL SPLIT

The traffic reducing potential of public transit, walking or bicycling have not been considered in this TIA. Essentially, the traffic projections are "conservative" in that these alternative travel modes might be able to reduce the forecasted traffic volumes.

4.4 PROJECT TRIP ASSIGNMENT

The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project ADT and peak hour intersection turning movement volumes are shown on Exhibit 4-2. The Project's weekday PM peak hour traffic volumes have been utilized for the weekday mid-day peak hour analysis.

4.5 HORIZON YEAR (2040) CONDITIONS

Traffic projections for Horizon Year conditions were derived from the Riverside County Transportation Analysis Model (RivTAM) using accepted procedures for model forecast refinement and smoothing. The traffic forecasts reflect the area-wide growth anticipated between Existing (2016) conditions, and Horizon Year conditions. In most instances the traffic model zone structure is not designed to provide accurate turning movements along arterial roadways unless refinement and reasonableness checking is performed. Therefore, the Horizon Year peak hour forecasts were refined using the model derived long-range forecasts, base (validation) year model forecasts, along with existing peak hour traffic count data collected at each analysis location in October 2016. The refined future peak hour approach and departure volumes obtained from these calculations are then entered into a spreadsheet program consistent with the National Cooperative Highway Research Program (NCHRP Report 255), along with initial estimates of turning movement proportions. A linear programming algorithm is used to calculate individual turning movements which match the known directional roadway segment forecast volumes computed in the previous step. This program computes a likely set of intersection turning movements from intersection approach counts and the initial turning proportions from each approach leg.

Future estimated peak hour traffic data was used for new intersections and intersections with an anticipated change in travel patterns to further refine the Horizon Year peak hour forecasts. Additional growth has been included to increase the 2035 RivTAM forecasts to reflect 2040 traffic conditions. The average annual population, employment and household growth anticipated for the City of Eastvale between 2012 and 2040 was obtained from the 2016 SCAG RTP/SCS. (2) Lastly, the traffic forecasts for Horizon Year traffic conditions were reviewed to ensure a minimum growth over Existing conditions as a part of the refinement process. The minimum growth includes any additional growth between Existing and Horizon Year traffic conditions that is not accounted for by the traffic generated by cumulative development projects and ambient growth rates.

DRAFT

EXHIBIT 4-2: PROJECT ONLY TRAFFIC VOLUMES

1 Sumner Av. & Schleisman Rd.	2 Sumner Av. & Citrus St.	3 Scholar Wy. & Schleisman Rd.
0(0) 0(0) 0(0) / 0(0) 8(5) 0(0)	0(0) 0(0) 3(10) / 9(6) 10(6) 0(0)	0(0) 4(15) 0(0) / 0(0) 0(0) 0(0)
0(0) 3(9) 3(10) / 9(6) 0(0) 0(0)	0(0) 3(11) 0(0) / 0(0) 0(0) 0(0)	0(0) 0(0) 3(9) / 8(5) 13(8) 0(0)
4 Scholar Wy. & Citrus St.	**5 Hamner Av. & Schleisman Rd.**	**6 Hamner Av. & Citrus St.**
0(0) 7(24) 0(0) / 0(0) 8(5) 3(9)	0(0) 2(6) 0(0) / 0(0) 0(0) 6(20)	8(26) 0(0) 0(0) / 0(0) 0(0) 0(0)
0(0) 3(9) 4(13) / 11(7) 21(14) 8(5)	0(0) 0(0) 0(0) / 0(0) 6(4) 18(12)	23(15) 0(0) 17(11) / 6(19) 0(0) 0(0)

LEGEND:

10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES

10.0 = VEHICLES PER DAY (1000'S)

NOTE: PROJECT TRIPS SHOWN ARE ASSOCIATED WITH ADDITIONAL PROPOSED DWELLING UNITS (e.g. 144 DUs). PM PEAK HOUR VOLUME WILL BE UTILIZED FOR THE MID-DAY PEAK HOUR.

DRAFT

As noted previously, the traffic analysis in this report considers weekday mid-day peak hour traffic conditions in addition to the weekday AM and weekday PM peak hours. Therefore, factors were applied to the weekday PM peak hour Horizon Year (2040) traffic forecasts with a relationship to the weekday mid-day Existing (2016) turning volumes to estimate weekday mid-day peak hour Horizon Year (2040) traffic forecasts since the RivTAM traffic model considers only weekday (AM and PM) peak hour traffic conditions. Based on the volume comparison and evaluation of Existing (2016) weekday PM peak hour and weekday mid-day peak hour traffic forecasts, relationships were found to vary between study area intersections. These calculated factors (determined by turning movement) were then applied to the weekday PM Horizon Year (2040) peak hour turning volumes to determine Horizon Year (2040) turning volumes during the weekday mid-day peak hour using the same relationship observed for Existing (2016) traffic conditions. Again, these forecasts were reviewed to ensure minimum growth over Existing (2016) traffic conditions.

Post-processing worksheets for Horizon Year Without traffic conditions are provided in Appendix 4.1. Horizon Year With Project forecasts were determined by adding the Project traffic (for 144 additional single family dwelling units) to the Horizon Year Without Project traffic forecasts.

DRAFT

5 HORIZON YEAR (2040) TRAFFIC CONDITIONS

This section discusses the methods used to develop Horizon Year (Post-2035) Without and With Project traffic forecasts, and the resulting intersection operations and roadway segment capacities.

5.1 ROADWAY IMPROVEMENTS

The lane configurations and traffic controls assumed to be in place for Horizon Year conditions are consistent with those shown previously on Exhibit 3-1, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for Horizon Year conditions only (e.g., intersection and roadway improvements along the Project's frontage and driveways).
- Extension of Schleisman Road to the east of Hamner Avenue (towards the future proposed I-15 Freeway interchange).

5.2 HORIZON YEAR (2040) WITHOUT PROJECT TRAFFIC VOLUME FORECASTS

This scenario includes the refined post-processed volumes obtained from the RivTAM. The weekday ADT and weekday AM and PM peak hour volumes which can be expected for Horizon Year Without Project traffic conditions are shown on Exhibit 5-1. Weekday mid-day peak hour volumes are shown on Exhibit 5-2.

5.3 HORIZON YEAR (2040) WITH PROJECT TRAFFIC VOLUME FORECASTS

This scenario includes the refined post-processed volumes obtained from the RivTAM, plus proposed Project volumes. The weekday ADT and weekday AM and PM peak hour volumes which can be expected for Horizon Year With Project traffic conditions are shown on Exhibit 5-3. Weekday mid-day peak hour volumes are shown on Exhibit 5-4.

5.4 INTERSECTION OPERATIONS ANALYSIS

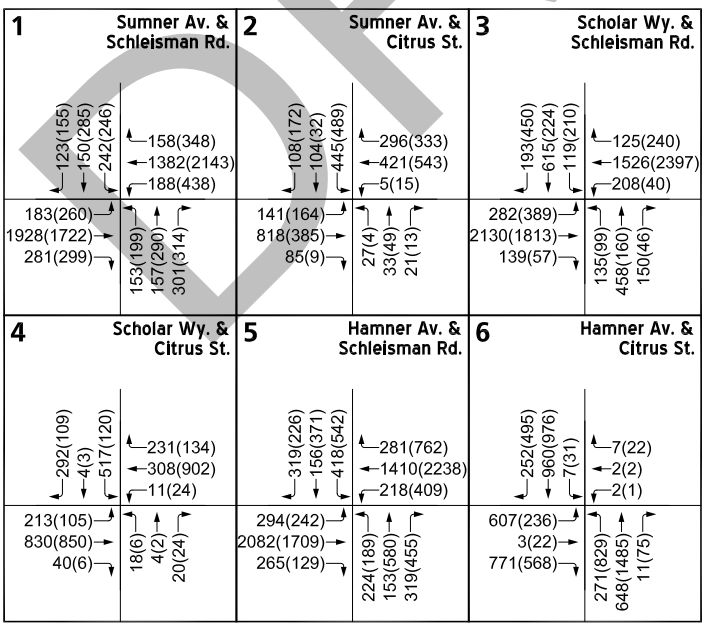
5.4.1 HORIZON YEAR (2040) WITHOUT PROJECT TRAFFIC CONDITIONS

LOS calculations were conducted for the study intersections to evaluate their operations under Horizon Year Without Project conditions with roadway and intersection geometrics consistent with Section 5.1 *Roadway Improvements*. As shown in Table 5-1, all of the study area intersections are anticipated to operate at an unacceptable LOS during one or more peak hours.

A summary of the peak hour intersection LOS for Horizon Year Without Project conditions are shown on Exhibit 5-5. The intersection operations analysis worksheets for Horizon Year Without Project traffic conditions are included in Appendix 5.1 of this TIA.

DRAFT

EXHIBIT 5-1: HORIZON YEAR (2040) WITHOUT PROJECT TRAFFIC VOLUMES



LEGEND:

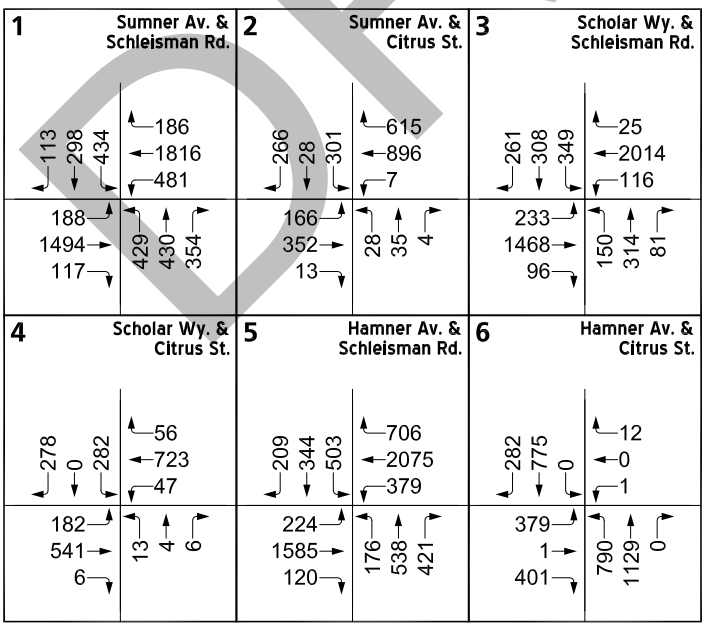
10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES

10.0 = VEHICLES PER DAY (1000'S)

NOTE: PROJECT TRIPS SHOWN ARE ASSOCIATED WITH ADDITIONAL PROPOSED DWELLING UNITS (e.g. 144 DUs). PM PEAK HOUR VOLUME WILL BE UTILIZED FOR THE MID-DAY PEAK HOUR.

DRAFT

EXHIBIT 5-2: HORIZON YEAR (2040) WITHOUT PROJECT MID-DAY TRAFFIC VOLUMES



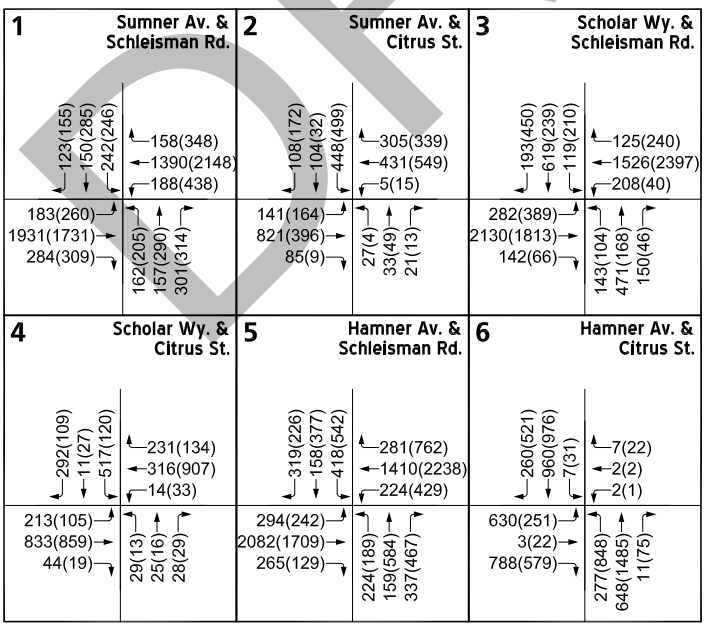
LEGEND:

10(10) = **MID-DAY PEAK HOUR INTERSECTION VOLUMES**

NOTE: PROJECT TRIPS SHOWN ARE ASSOCIATED WITH ADDITIONAL PROPOSED DWELLING UNITS (e.g. 144 DUs). PM PEAK HOUR VOLUME WILL BE UTILIZED FOR THE MID-DAY PEAK HOUR.

DRAFT

EXHIBIT 5-3: HORIZON YEAR (2040) WITH PROJECT TRAFFIC VOLUMES



LEGEND:

10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES

10.0 = VEHICLES PER DAY (1000'S)

NOTE: PROJECT TRIPS SHOWN ARE ASSOCIATED WITH ADDITIONAL PROPOSED DWELLING UNITS (e.g. 144 DUs). PM PEAK HOUR VOLUME WILL BE UTILIZED FOR THE MID-DAY PEAK HOUR.

DRAFT

EXHIBIT 5-4: HORIZON YEAR (2040) WITH PROJECT MID-DAY TRAFFIC VOLUMES

1 Sumner Av. & Schleisman Rd.	2 Sumner Av. & Citrus St.	3 Scholar Wy. & Schleisman Rd.
113 298 434 / 186 1821 481	266 28 311 / 621 902 7	261 323 349 / 25 2014 116
188 1503 127 / 435 430 354	166 363 13 / 28 35 4	233 1468 105 / 155 322 81

4 Scholar Wy. & Citrus St.	5 Hamner Av. & Schleisman Rd.	6 Hamner Av. & Citrus St.
278 24 282 / 56 728 56	209 350 503 / 706 2075 399	308 775 0 / 12 0 1
182 550 19 / 20 18 11	224 1585 120 / 176 542 433	394 1 412 / 809 1129 0

LEGEND:

10(10) = **MID-DAY PEAK HOUR INTERSECTION VOLUMES**

NOTE: PROJECT TRIPS SHOWN ARE ASSOCIATED WITH ADDITIONAL PROPOSED DWELLING UNITS (e.g. 144 DUs). PM PEAK HOUR VOLUME WILL BE UTILIZED FOR THE MID-DAY PEAK HOUR.

DRAFT

EXHIBIT 5-5: HORIZON YEAR (2040) WITHOUT PROJECT SUMMARY OF LOS

LEGEND:

- AM PEAK HOUR ACCEPTABLE LOS
- AM PEAK HOUR DEFICIENT LOS
- PM PEAK HOUR ACCEPTABLE LOS
- PM PEAK HOUR DEFICIENT LOS
- MID-DAY PEAK HOUR ACCEPTABLE LOS
- MID-DAY PEAK HOUR DEFICIENT LOS

N

Table 5-1

Intersection Analysis for Horizon Year (2040) Conditions

#	Intersection	Traffic Control[2]	2040 Without Project						2040 With Project						Acceptable LOS
			Delay[1] (secs.)			LOS[3]			Delay[1] (secs.)			LOS[3]			
			AM	MD	PM	AM	MD	PM	AM	MD	PM	AM	MD	PM	
1	Sumner Av. / Schleisman Rd.	TS	**>200.0**	**>200.0**	**>200.0**	**F**	**F**	**F**	**>200.0**	**>200.0**	**>200.0**	**F**	**F**	**F**	D
2	Sumner Av. / Citrus St.	TS	35.3	**134.2**	44.3	D	**F**	D	35.9	**137.3**	45.8	D	**F**	D	D
3	Scholar Wy. / Schleisman Rd.	TS	**>200.0**	**>200.0**	**>200.0**	**F**	**F**	**F**	**>200.0**	**>200.0**	**>200.0**	**F**	**F**	**F**	D
4	Scholar Wy. / Citrus St.	TS	**109.2**	**84.7**	48.4	**F**	**F**	D	**111.7**	**90.9**	54.3	**F**	**F**	D	D
5	Hamner Av. / Schleisman Rd.	TS	**>200.0**	**>200.0**	**>200.0**	**F**	**F**	**F**	**>200.0**	**>200.0**	**>200.0**	**F**	**F**	**F**	D
6	Hamner Av. / Citrus St.	TS	**64.6**	**>200.0**	**>200.0**	**E**	**F**	**F**	**67.6**	**>200.0**	**>200.0**	**E**	**F**	**F**	D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[2] TS = Traffic Signal

[3] LOS = Level of Service

DRAFT

5.4.2 HORIZON YEAR (2040) WITH PROJECT TRAFFIC CONDITIONS

As shown on Table 5-1 and illustrated on Exhibit 5-6, there are no additional study area intersections anticipated to experience unacceptable LOS (LOS E or worse) with the addition of Project traffic during one or more peak hours in addition to those previously identified under Horizon Year Without Project conditions. The intersection operations analysis worksheets for Horizon Year With Project traffic conditions are included in Appendix 5.2 of this TIA.

Measures to address long-range deficiencies for Horizon Year traffic conditions are discussed in Section 5.6 *Long-Range Deficiencies and Recommended Improvements.*

5.5 ROADWAY SEGMENT CAPACITY ANALYSIS

5.5.1 HORIZON YEAR (2040) WITHOUT PROJECT TRAFFIC CONDITIONS

The General Plan Circulation Element for each of the respective jurisdictions within the study area provides roadway volume capacity values presented previously on Table 2-3. The roadway segment capacities are approximate figures only, and are used at the General Plan level to assist in determining the roadway functional classification (number of through lanes) needed to meet traffic demand. Table 5-2 provides a summary of the Horizon Year Without Project conditions roadway segment capacity analysis based on the General Plan Circulation Element Roadway Segment Capacities identified previously on Table 2-3 for the City of Eastvale. As shown on Table 5-2, the following roadway segments are anticipated to operate at an unacceptable LOS based on daily roadway segment capacities identified on Table 2-3 in addition to those previously identified under Existing (2016) traffic conditions:

- Schleisman Road, between Sumner Avenue to Scholar Way (#1) – LOS F
- Hamner Road, between Schleisman Road to Citrus Street (#4) – LOS D

5.5.2 HORIZON YEAR (2040) WITH PROJECT TRAFFIC CONDITIONS

As shown on Table 5-2, there are no additional study area roadway segments anticipated to experience unacceptable LOS (LOS D or worse) with the addition of Project traffic in addition to those previously identified under Horizon Year Without Project conditions.

DRAFT

EXHIBIT 5-6: HORIZON YEAR (2040) WITH PROJECT SUMMARY OF LOS

LEGEND:

- AM PEAK HOUR ACCEPTABLE LOS
- AM PEAK HOUR DEFICIENT LOS
- PM PEAK HOUR ACCEPTABLE LOS
- PM PEAK HOUR DEFICIENT LOS
- MID-DAY PEAK HOUR ACCEPTABLE LOS
- MID-DAY PEAK HOUR DEFICIENT LOS

N

Table 5-2

Roadway Segment Analysis for Horizon Year (2040) Conditions

#	Roadway	Segment Limits	Roadway Section	LOS Capacity[1]	2040 NP	V/C	LOS	2040 WP	V/C	LOS	Acceptable LOS
1	Schleisman Road	Sumner Avenue to Scholar Way	2D	18,000	**51,981**	**2.89**	**F**	**52,119**	**2.90**	**F**	C
2	Sumner Avenue	Schleisman Road to Citrus Street	4D	35,900	15,178	0.42	A	15,328	0.43	A	C
3	Scholar Way	Schleisman Road to Citrus Street	4D	35,900	8,777	0.24	A	9,135	0.25	A	C
4	Hamner Avenue	Schleisman Road to Citrus Street	4D	35,900	**30,292**	**0.84**	**D**	**30,690**	**0.85**	**D**	C
5	Citrus Street	Sumner Avenue to Scholar Way	4D	35,900	17,961	0.50	A	18,289	0.51	A	C
6		Scholar Way to Hamner Avenue	2U	18,000	**20,205**	**1.12**	**F**	**20,479**	**1.14**	**F**	C

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] These maximum roadway capacities have been extracted from the following source: City of Eastvale General Plan (Table C-1) for an Urban Arterial, Major, and Secondary . These roadway capacities are "rule of thumb" estimates for planning purposes. The LOS E service volumes are estimated maximum daily capacity for respective classifications. Capacity is affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian and bicycle traffic.

DRAFT

5.6 LONG-RANGE DEFICIENCIES AND RECOMMENDED IMPROVEMENTS

5.6.1 RECOMMENDED IMPROVEMENTS TO ADDRESS DEFICIENCIES AT INTERSECTIONS

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies discussed below to address Horizon Year traffic deficiencies is presented in Table 5-3. The cumulative improvement needs identified on Table 5-3 for Horizon Year traffic conditions are all within the envelope of the General Plan. In other words, the cumulative improvement needs identified for the purposes of this traffic study are consistent with or less than the geometrics assumed in the City's General Plan.

Worksheets for Horizon Year Without and With Project conditions, with improvements, HCM calculations are provided in Appendix 5.3 and Appendix 5.4.

5.6.2 RECOMMENDED IMPROVEMENTS TO ADDRESS DEFICIENCIES ON ROADWAY SEGMENTS

As noted in Section 2.3 *Roadway Segment Capacity Analysis*, daily roadway capacities are "rule of thumb" estimates for planning purposes and are affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian bicycle traffic. Where the ADT-based roadway segment analysis indicates a deficiency (unacceptable LOS), a review of the more detailed peak hour intersection analysis have been undertaken. The more detailed peak hour intersection analysis explicitly accounts for factors that affect roadway capacity. Therefore, roadway segment widening is typically only recommended if the peak hour intersection analysis indicates the need for additional through lanes.

Consistent with the Horizon Year intersection improvements shown previously on Table 5-3, the recommended roadway segment widening and analysis results are shown on Table 5-4. The segment of Schleisman Road between Sumner Avenue and Scholar Way is anticipated to continue to have unacceptable LOS (LOS E) for both Without and With Project traffic conditions, but since the intersections on either side of this deficient roadway segment (Sumner Avenue at Schleisman Road and Scholar Way at Schleisman Road) are anticipated to operate at acceptable LOS with the improvements shown on Table 5-3, additional roadway widening has not been recommended. Similarly, the segment of Hamner Avenue between Schleisman Road and Citrus Street is anticipated to operate at unacceptable LOS (LOS D) for both Without and With Project traffic conditions, but since the intersections on either side of this deficient roadway segment (Hamner Avenue at Schleisman Road and Hamner Avenue at Citrus Street) are anticipated to operate at an acceptable LOS with the improvements shown on Table 5-3, additional roadway widening has not been recommended.

DRAFT

Table 5-3

Intersection Analysis for Horizon Year (2040) With Improvements

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Delay[2] (secs.)			Level of Service		
			Northbound			Southbound			Eastbound			Westbound								
			L	T	R	L	T	R	L	T	R	L	T	R	AM	MD	PM	AM	MD	PM
1	Sumner Av. / Schleisman Rd.																			
	- Without Project[4]	TS	**2**	**2**	**1>**	**2**	**2**	0	**1**	**3**	**0**	**2**	**3**	1	36.8	54.3	50.9	D	D	D
	- With Project[4]	TS	**2**	**2**	**1>**	**2**	**2**	0	**1**	**3**	**0**	**2**	**3**	1	37.0	54.8	51.4	D	D	D
2	Sumner Av. / Citrus St.																			
	- Without Project	TS	1	1	0	1	1	1	1	2	0	1	2	**1>**	28.5	43.5	26.7	C	D	C
	- With Project	TS	1	1	0	1	1	1	1	2	0	1	2	**1>**	28.6	44.5	27.3	C	D	C
3	Scholar Wy. / Schleisman Rd.																			
	- Without Project	TS	**2**	2	1	**2**	2	**1>**	**2**	**3**	1>	**2**	**3**	1	46.1	45.4	53.8	D	D	D
	- With Project	TS	**2**	2	1	**2**	2	**1>**	**2**	**3**	1>	**2**	**3**	1	46.4	45.5	54.5	D	D	D
4	Scholar Wy. / Citrus St.																			
	- Without Project	TS	0	1	0	0	1	1	1	**2**	**0**	1	**2**	**0**	49.7	36.5	21.8	D	D	C
	- With Project	TS	0	1	0	0	1	1	1	**2**	**0**	1	**2**	**0**	51.7	39.0	23.4	D	D	C
5	Hamner Av. / Schleisman Rd.																			
	- Without Project	TS	**2**	2	**1>**	**2**	2	**1>**	2	**3**	**1>**	**2**	**3**	**1>**	32.0	51.4	52.8	C	D	D
	- With Project	TS	**2**	2	**1>**	**2**	2	**1>**	2	**3**	**1>**	**2**	**3**	**1>**	33.0	53.0	53.6	C	D	D
6	Hamner Av. / Citrus St.																			
	- Without Project[4]	TS	**2**	2	1>	2	2	1>	**2**	1	1>	1	1	0	38.2	32.3	34.6	D	C	C
	- With Project[4]	TS	**2**	2	1>	2	2	1>	**2**	1	1>	1	1	0	39.9	33.6	36.9	D	C	D

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for righ turning vehicles to travel outside the through lanes

L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; d= Defacto Right Turn Lane; **1** = Improvement

[2] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop co For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are show

[3] TS = Traffic Signal

[4] Recommended improvement also includes implementing protected left turn phasing on the eastbound and westbound approaches

DRAFT

Table 5-4

Roadway Segment Analysis for Horizon Year (2040) Conditions With Improvements

#	Roadway	Segment Limits	Roadway Section	LOS Capacity[1]	2040 NP	V/C	LOS	2040 WP	V/C	LOS	Acceptable LOS
1	Schleisman Road	Sumner Avenue to Scholar Way	**6D**	53,900	**51,981**	**0.96**	**E**	**52,119**	**0.97**	**E**	C
4	Hamner Avenue	Schleisman Road to Citrus Street	4D	35,900	**30,292**	**0.84**	**D**	**30,690**	**0.85**	**D**	C
6	Citrus Street	Scholar Way to Hamner Avenue	**4D**	35,900	20,205	0.56	A	20,479	0.57	A	C

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] These maximum roadway capacities have been extracted from the following source: City of Eastvale General Plan (Table C-1) for an Urban Arterial, Major, and Secondary . These roadway capacities are "rule of thumb" estimates for planning purposes. The LOS E service volumes are estimated maximum daily capacity for respective classifications. Capacity is affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian and bicycle traffic.

DRAFT

This Page Intentionally Left Blank

DRAFT

6 REFERENCES

1. **Institute of Transportation Engineers.** *Trip Generation.* 9th Edition. 2012.
2. **Southern California Association of Governments.** *2016 Regional Transportation Plan/Sustainable Communities Strategy.* April 2016.
3. **Transportation Research Board.** *Highway Capacity Manual (HCM).* s.l. : National Academy of Sciences, 2000 and 2010.
4. **California Department of Transportation.** *Guide for the Preparation of Traffic Impact Studies.* December 2002.
5. **Federal Highway Administration.** Manual on Uniform Traffic Control Devices (MUTCD). [book auth.] California Department of Transportation. *California Manual on Uniform Traffic Control Devices (CAMUTCD).* 2012.

DRAFT

This Page Intentionally Left Blank

DRAFT

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

115B

FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 21, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 918 – (Technical & Entitlement/Policy Amendment) – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 91.85 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) and Watercourse, Watershed & Conservation Area (W-1) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre), Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre); and, Open Space: Recreation (OS:R).

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE
DATE 12/21/2009
Tina Grande
Departmental Concurrence

Dep't Recomm.: ☐ Consent ☒ Policy
Per Exec. Ofc.: ☐ Consent ☒ Policy

Prev. Agn. Ref. | **District:** Second | **Agenda Number:** 15.1

Form 11p (Rev 03/28/06)

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 6.2
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisorial District: Second
Project Planner: Russell Brady
Planning Commission: October 1, 2008

General Plan Amendment No. 918
Applicant: William Van Leeuwen
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended adoption of an order to initiate the General Plan Amendment and the Planning Commission made the comments below. The Planning Director continues to recommend adoption of an order to initiate the General Plan Amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

Agenda Item No.: 4.2
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisorial District: Second
Project Planner: Russell Brady
Planning Commission: October 1, 2008

General Plan Amendment No. 918
Applicant: William Van Leeuwen
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre), Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre); and, Open Space: Recreation (OS:R).

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is a Technical and Entitlement/Policy Amendment, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

9.16.08

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 918 falls into the Technical and Entitlement/Policy Amendment categories, since it will make a minor change in the boundary of the General Plan so that it will more accurately reflect the Federal Emergency Management Agency's (FEMA) Map Flood Plane and will change the General Plan land use designation within the Community Development Foundation.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings would justify a **technical amendment**. The findings for a Technical Amendment are:

a. The proposed amendment would not change any policy direction or intent of the General Plan; and,
b. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an **entitlement/policy amendment**. The findings for an Entitlement/Policy Amendment are:

a. The proposed change does not involve a change in or conflict with:
   (1) The Riverside County Vision;
   (2) Any General Plan Principle; or
   (3) Any Foundation Component designation on the General Plan
b. The proposed amendment would either contribute to the achievement of the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis for General Plan Technical Amendment:

First Required Finding: The first required finding explains that the proposed Amendment would not change any policy direction or intent of the General Plan. Given staff's review of the proposed Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) and the Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) land use designations. It is possible that the proposed designations could satisfy each of the General Plan Principals and Policies.

Second Required Finding: The second required finding explains that the proposed Amendment will include a minor change in the boundary of the land use designations and will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries. Upon staff's review it is believed that the proposed Amendment will more accurately reflect the FEMA Map Flood Plane for said property.

Consideration Analysis for General Plan Entitlement/Policy Amendment:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: It is reasonable to assume that a High Density Residential (HDR) (8 – 14 Dwelling Units per Acre) and a Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation for the parcel in question will achieve the future vision of General Plan. It is possible to make this finding.

(2) Any General Plan Principle: Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan: the project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed Amendment is adjacent to the community of Eastvale which is composed primarily of residential sub-divisions. The proposed Amendment is highly consistent with the existing General Plan Land Use designation and with the pattern of approved development adjacent to the site and along Citrus Street, Hamner Avenue, and Cleveland Avenue. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed Amendment can be consistent with the existing General Plan as Citrus Street and portions of Hamner Avenue have developed as residential areas within the Eastvale Area Plan. This finding can be made for the proposed Amendment.

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

(To be filled out in the Addendum Staff Report after the Planning Commission provides input and recommendations)

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6):	Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Opens Space: Recreation (OS:R)
2. Existing Zoning (Ex. #2):	Heavy Agriculture – 10 Acre Minimum (A-2-10) and

	Watercourse, Watershed & Conservation Areas (W-1)
3. Surrounding Zoning (Ex. #2):	Planned Residential (R-4) and One Family Dwellings (R-1) to the north, City of Norco to the east, Watercourse, Watershed & Conservation Areas to the south and west (W-1), and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west
4. Existing Land Use (Ex. #1):	Single Family Residences, Agriculture, and Vacant Land
5. Surrounding Land Use (Ex. #1):	Single Family Residences to the north, City of Norco to the east, Santa Ana River to the south, and a Single Family Residence to the west
6. Project Data:	Total Acreage: 91.85 Gross Acres

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 918. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. A city sphere of influence;
   b. The Stephens Kangaroo Rat Fee Area;
   c. A High Fire Area;
   d. A county service area;
   e. A community facilities district;
   f. The boundaries of a Redevelopment Area;
   g. An area drainage plan area; or,
   h. A dam inundation area.

3. The project site is located within:
   a. FEMA Flood Zone A
   b. The boundaries of the Corona-Norco Unified School District;
   c. A WRCMSHCP Criteria Cell;
   d. The Santa Ana River Watershed;
   e. The Santa Ana River Policy Area;
   f. An area of high (high A) and low paleontological sensitivity;
   g. An area susceptible to subsidence; and,
   h. An area of high and very high liquefaction potential.

4. The subject site is currently designated as Assessor Parcel Number's: 152-050-035, 152-050-039, and 152-050-040.

TECHNICAL AMENDMENT

Case No. **GPA 918** Supervisorial District: Second Existing Zoning: A-2-10 and W-1

Area Plan: Eastvale Acreage: 91.85

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: COMMUNITY DEVELOPMENT / OPEN SPACE

Existing General Plan Land Use Designation: Medium Density Residential / Recreation

Existing Policy Area(s) or Overlay(s): Santa Ana River Policy Area

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: COMMUNITY DEVELOPMENT / OPEN SPACE

Proposed General Plan Land Use Designation: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre); High Density Residential (HDR) (8-14 Dwelling Units per Acre); and, Open Space: Recreation (OS:R)

Proposed Change to Policy Area or Overlay: Santa Ana River Policy Area

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell	X		Cell # 786
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Flood review required
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Liquefaction: High; Very High Subsidence: Susceptible
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues			
Water / Sewer Issues			
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)	X		Santa Ana River Policy

TECHNICAL FINDINGS *(Check all that apply)*

Is there a reasonable possibility that the first finding listed below and any one or more of the subsequent findings can be made?*

Finding	Yes	No	Comment
The proposed amendment would not change any policy direction or intent of the General Plan.	X		See Staff Report
An error or omission needs to be corrected.		X	
A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.		X	
A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.		X	
A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.	X		See Staff Report

*** THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

ENTITLEMENT / POLICY AMENDMENT

Case No. **GPA 918** Supervisorial District: Second Existing Zoning: A-2-10 and W-1

Area Plan: Eastvale Acreage: 91.85

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: COMMUNITY DEVELOPMENT / OPEN SPACE

Existing General Plan Land Use Designation: Medium Density Residential / Recreation

Existing Policy Area(s) or Overlay(s): Santa Ana River Policy Area

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: COMMUNITY DEVELOPMENT / OPEN SPACE

Proposed General Plan Land Use Designation: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre); High Density Residential (HDR) (8-14 Dwelling Units per Acre); and, Open Space: Recreation (OS:R)

Proposed Change to Policy Area or Overlay: Santa Ana River Policy Area

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell	X		Cell # 786
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Flood review required
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Liquefaction: High; Very High Subsidence: Susceptible
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues			
Water / Sewer Issues			
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)	X		Santa Ana River Policy

ENTITLEMENT/POLICY FINDINGS *(Check all that apply)*

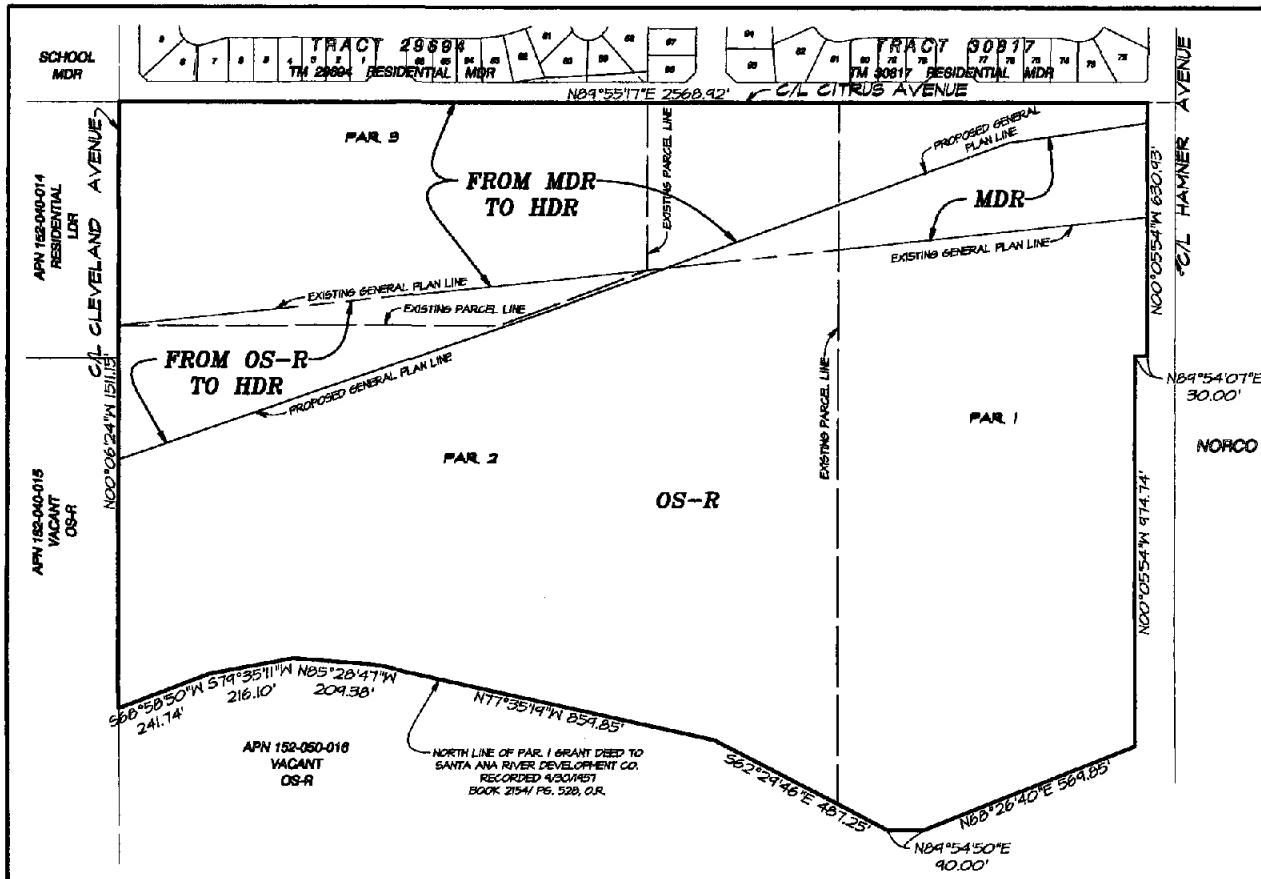
Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

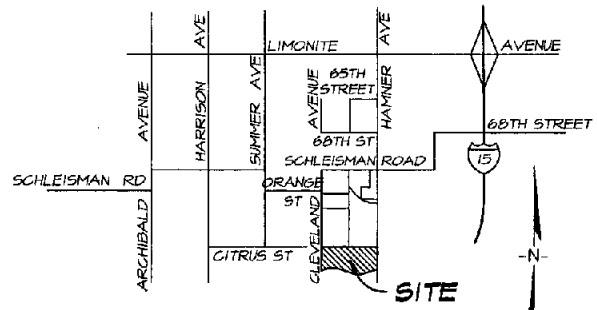
Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		See Staff Report
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		See Staff Report
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		See Staff Report
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A





VICINITY MAP
NTS

GENERAL NOTES

OWNER

WILLIAM AND DELORES VAN LEEUWEN
13000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-5714

APPLICANT

WILLIAM A. VAN LEEUWEN
13000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-2401

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

ASSESSOR'S PARCEL No'S

152-050-035, 039 AND 040

ACREAGE

EXISTING ACRES (GROSS)	EXISTING ZONING	PROPOSED ACRES (GROSS)	PROPOSED ZONING
24.84	MDR	26.19	MDR
67.01	OS-R	4.00	MDR
		61.70	OS-R
91.85		91.85	

LAND USE

EXISTING LAND USE: AGRICULTURE
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL, APTS, CONDO
EXISTING GENERAL PLAN: MDR & OS-R
PROPOSED GENERAL PLAN: HDR, MDR & OS-R

UTILITIES

WATER ..... JURUPA COMMUNITY SERVICES DISTRICT
SEWER ..... JURUPA COMMUNITY SERVICES DISTRICT
ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY
GAS ..... SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE ..... VERIZON
TELEVISION ..... INDIVIDUAL RECEPTION/CABLE

SCHOOL DISTRICT

CORONA-NORCO UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

PARCELS 1 THRU 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTES

1. 2008 THOMAS BROS. MAP BOOK: PAGE 683, GRID D2

GPA 00000

REVISIONS	DATE	BY

GENERAL PLAN AMENDMENT

PARCELS 1 THRU 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

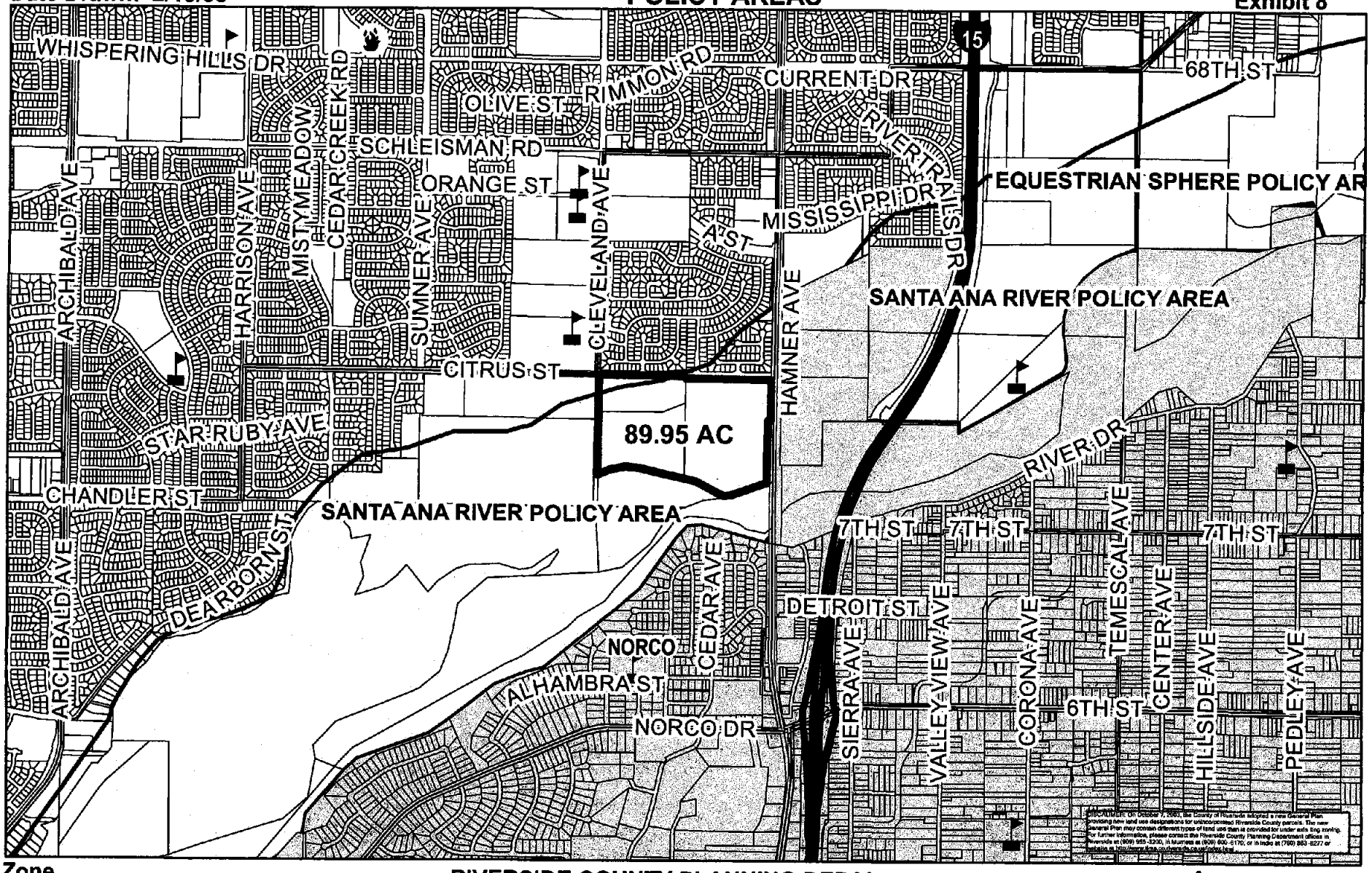
SCALE: 1" = 300'	ALBERT A. WEBB ASSOCIATES	CIVIL ENGINEERS 3788 McCRAY ST. RIVERSIDE CA. 92506 (951) 686-1070	W.O. 2007-0231
DATE: 1/22/09			SHEET 1
DESIGNED: TBH			OF 1 SHEETS
CHECKED:			
PLN CK REF:	FILE: \\elsinore\W02\2007\07-0231\070231PP.pro PLOT DATE: 1/31/2009		DWG. NO. 070231PP.PRO
F.B.:			

Supervisor Tavaglione
District 4
Date Drawn: 2/15/08

GPA00918

POLICY AREAS

Planner: Amy Aldana
Date: 2/20/08
Exhibit 8



Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

0 2,250 4,500 9,000 13,500 Feet

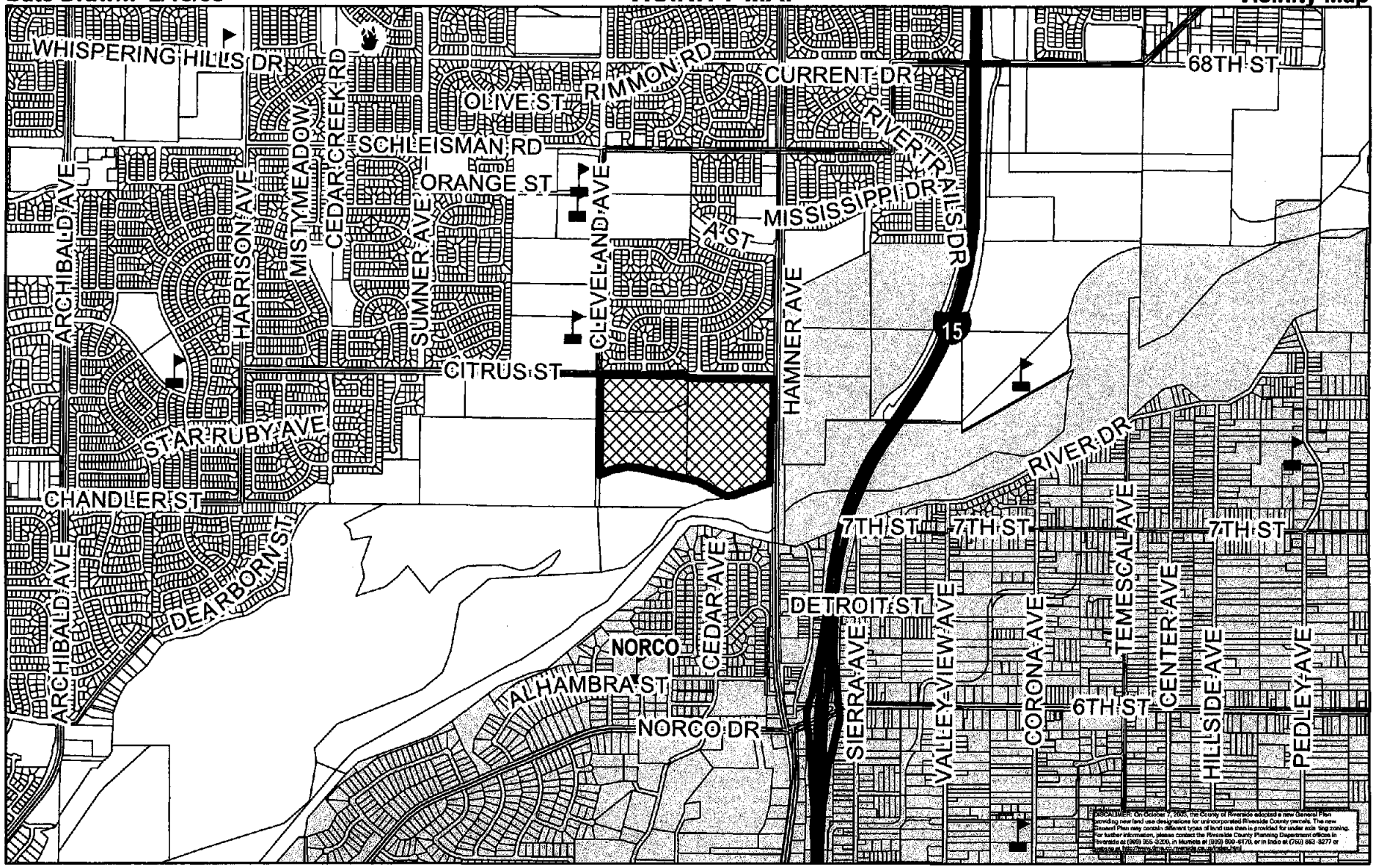
Assessors
Bk. Pg. 152-05
Thomas
Bros. Pg. 713 D2

Supervisor Tavaglione
District 4
Date Drawn: 2/15/08

GPA00918

VICINITY MAP

Planner: Amy Aldana
Date: 2/20/08
Vicinity Map



Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

0 2,250 4,500 9,000 13,500 Feet

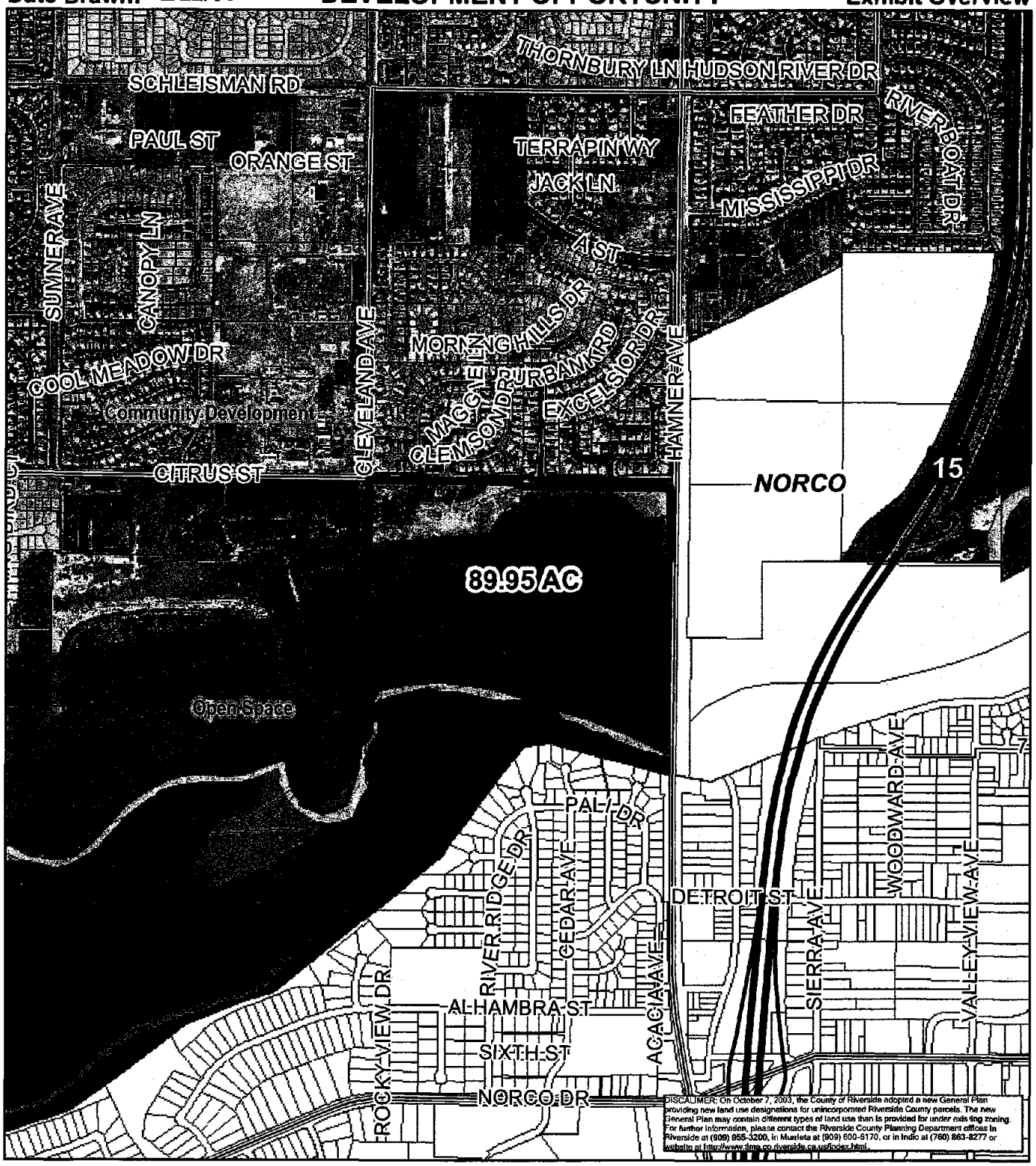
Assessors
Bk. Pg. 152-05
Thomas
Bros. Pg. 713 D2

Supervisor Tavaglione
District 2
Date Drawn: 2/22/08

GPA00918

DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 2/21/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District Plan: Prado-Mira Loma
Township/Range: T2SR7W
Section: 36

N W E S

0 700 1,400 2,800 4,200 Feet

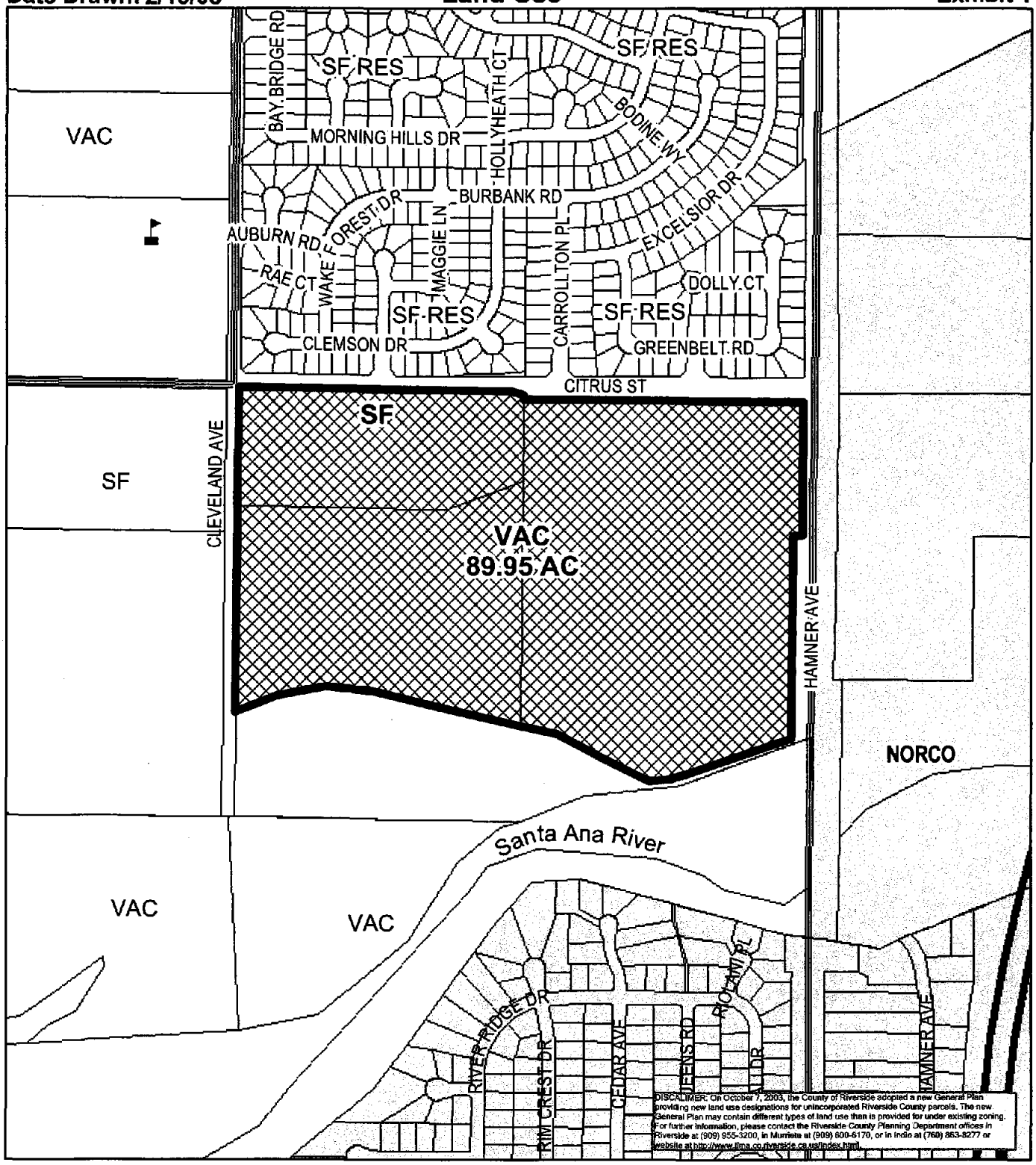
Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2

Supervisor Tavaglione
District 2
Date Drawn: 2/15/08

GPA00918

Land Use

Planner: Amy Aldana
Date: 2/20/08
Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at http://www.tlma.co.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2

N W E S

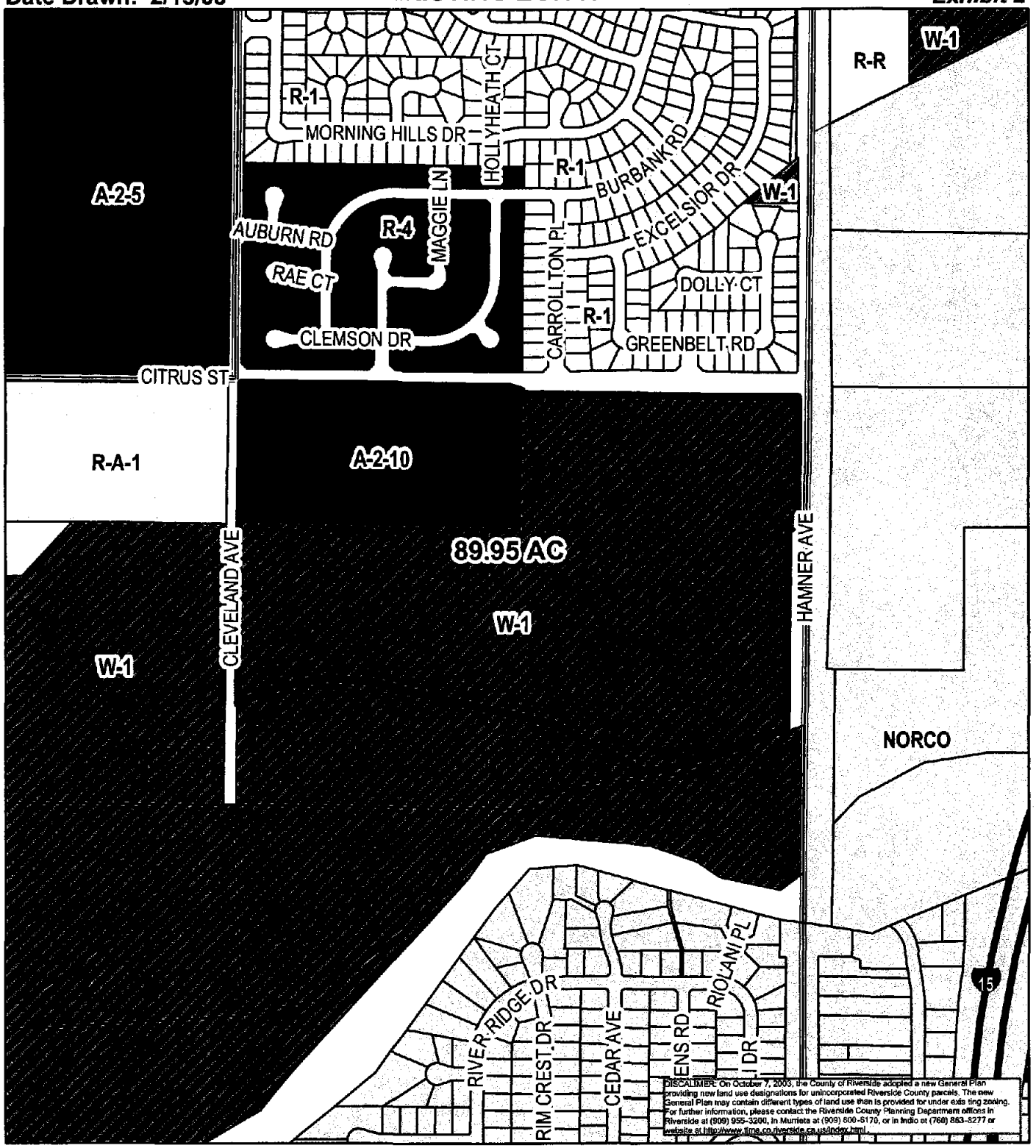
0 450 900 1,800 2,700 Feet

Supervisor Tavaglione
District 2
Date Drawn: 2/15/08

GPA00918

EXISTING ZONING

Planner: Amy Aldana
Date: 2/15/08
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

N
W E
S

Assessors
Bk. Pg. 152-05

Thomas
Bros. Pg. 713 D2

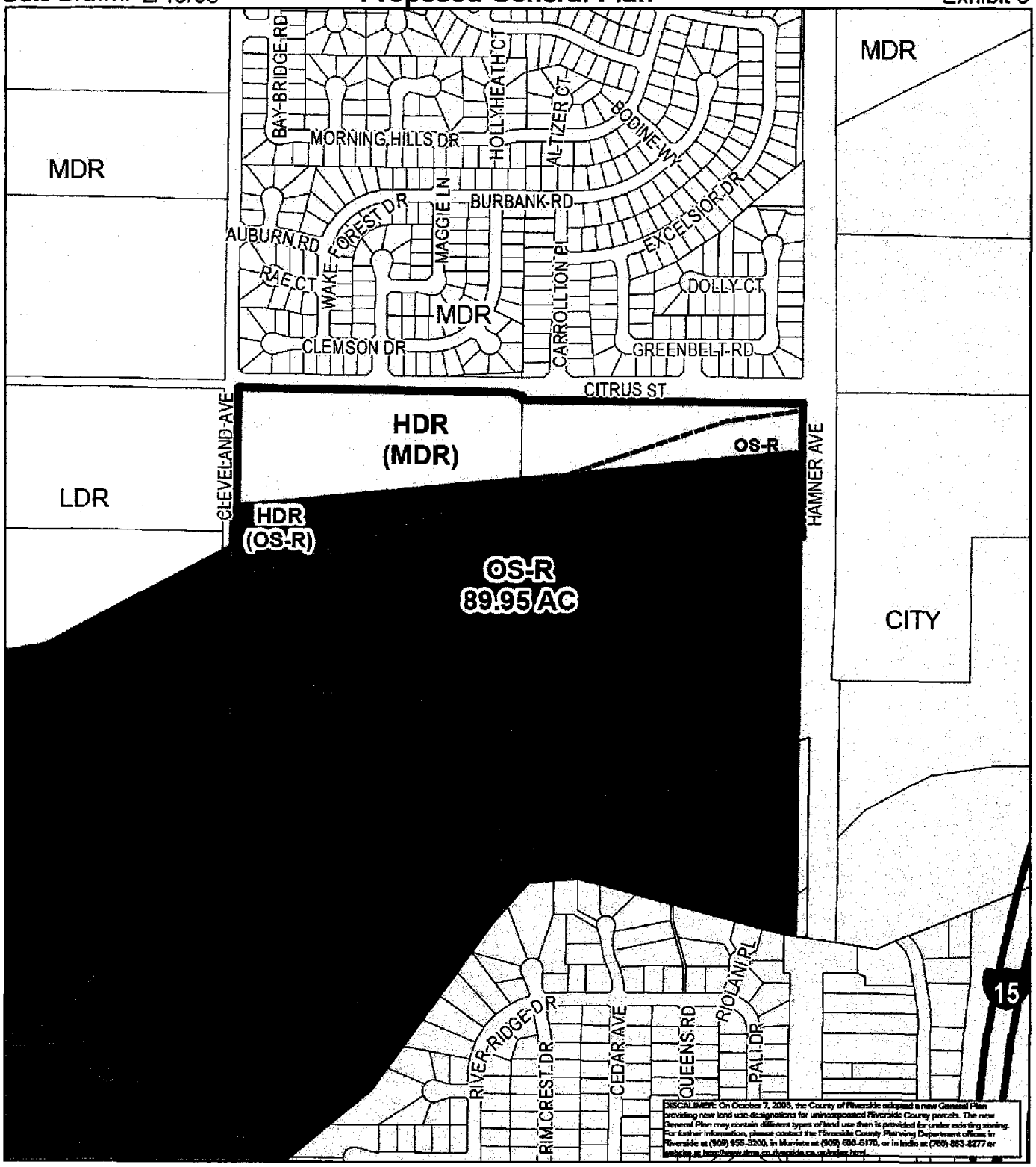
0 500 1,000 2,000 3,000
Feet

Supervisor Tavaglione
District 2
Date Drawn: 2/15/08

GPA00918

Proposed General Plan

Planner: Amy Aldana
Date: 2/20/08
Exhibit 6



DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at http://www.tlma.co.riverside.ca.us/index.html.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

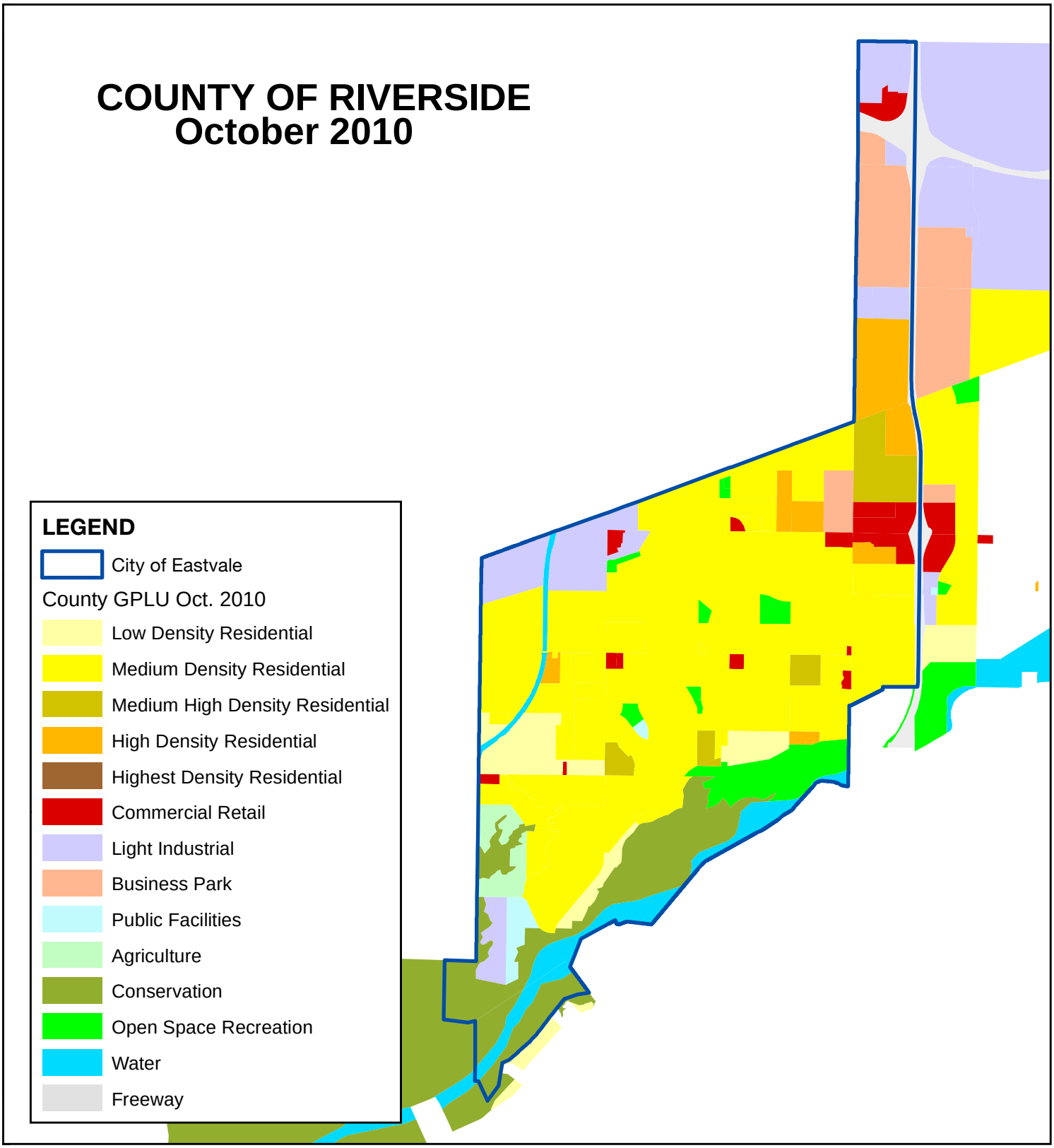
Assessors
Bk.Pg. 152-05
Thomas Bros. Pg. 713 D2

0 500 1,000 2,000 3,000 Feet

Applicant:
William Van Leeuwen
13000 Citrus Street
Corona, CA 92880

Engineer/Representative:
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Applicant:
William Van Leeuwen
13000 Citrus Street
Corona, CA 92880



General Plan Land Use

City of Eastvale

0 1 2 3 Miles

ALBERT A. WEBB ASSOCIATES

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

6078

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 15, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre). (Legislative)

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use

Ron Goldman
Planning Director

Initials:
RG:

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 7/19/2010
Tina Grande
Departmental Concurrence

☐ Consent ☐ Policy
Dep't Recomm.:
☐ Consent ☐ Policy
Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: August 10, 2010
xc: Planning(2), Applicant, Co.Co.

Nancy Romero
Clerk of the Board
By: Deputy

Prev. Agn. Ref. | **District:** Second | **Agenda Number:** 16.1

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

designation in accordance with Exhibit #5; based on the findings and conclusions incorporated in the staff report; and, subject to resolution adoption by the Board of Supervisors.

BACKGROUND:

November 4, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008, Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and, therefore, recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the October 1, 2008, Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

607B

DATE: July 7, 2010

08-10-10

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- ☐ Place on Administrative Action (Receive & File; EOT)
  - ☐ Labels provided If Set For Hearing
    - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☐ Place on Section Initiation Proceeding (GPIP)
- ☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☒ Publish in Newspaper:
  (2nd Dist) Press Enterprise and County Record
- ☒ Mitigated Negative Declaration
  - ☒ 10 Day ☐ 20 Day ☐ 30 day
- ☒ Notify Property Owners (app/agencies/property owner labels provided)

Controversial: ☐ YES ☐ NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise and County Record

Please schedule on the August 10, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:
Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5089)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

9/28/10 Date

KD Initial

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 918 and Environmental Assessment No. 41740
Project Title/Case Numbers

Adam Rush
County Contact Person

951-955-6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Albert A. Webb Associates
Project Applicant

3788 McCray Street. Riverside, CA 92506
Address

Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street and westerly of Hamner Avenue
Project Location

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
   A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($2,010.25 + $64.00).
   A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Karen Barton
Signature

Board Assistant
Title

September 28, 2010
Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41740 ZCFG05089 . 08.10.10 16.1 09.28.10 3.74

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA 41740, General Plan Amendment No. 918

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Principal Planner Date: March 2, 2010

Applicant/Project Sponsor: Albert A. Webb Associates Date Submitted: February 4, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Karen Barton Date: September 28, 2010

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Adam Rush at 951-955-3200.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\GPA00918\MND form.doc

Please charge deposit fee case#: ZEA41740 ZCFG05089 08.10.10 16.1 09.28.10 3.74

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE F* REPRINTED * R0801200
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street	39493 Los Alamos Road	38686 El Cerrito Rd
Second Floor	Suite A	Indio, CA 92211
Riverside, CA 92502	Murrieta, CA 92563	(760) 863-8271
(951) 955-3200	(951) 694-5242	

****
****

Received from: MID-HILL PLACE $64.00
paid by: CK 19272
CALIFORNIA FISH AND GAME FOR EA41740
paid towards: CFG05089 CALIF FISH & GAME: DOC FEE
at parcel: 12758 DAIRY ST COR
appl type: CFG3

By_____ Feb 04, 2008 15:19
MBRASWEL posting date Feb 04, 2008

****
****

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	$64.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT

I. **AGENDA ITEM 8.1: GENERAL PLAN AMENDMENT NO. 918** – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10). (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:
Project Planner: Matt Straite, at 951-955-8631 or email mstraite@rctlma.org.

The following spoke in favor of the subject proposal:
Mo Faghihi, Applicant's Representative, Webb & Assoc. 3788 McCray St. Riverside, CA 92506

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-1, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use designation in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 918** to the Board of Supervisors.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

PLANNING COMMISSION
MINUTE ORDER OCTOBER 1, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER

I. **AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 918** – (Technical and Entitlement/Policy) – Applicant: William Van Leeuwen – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) – Location: northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 91.85 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) and Watercourse, Watershed & Conservation Areas (W-1) APNs: 152-050-035, 152-050-039, and 152-050-040.

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre), Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre); and, Open Space: Recreation (OS:R).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:
Project Planner, Russell Brady at 951-955-1888 or e-mail rbrady@rctlma.org.

The following spoke in favor of the subject proposal:
Mo Faghihi, Applicant's Representative, 3788 McCray St. Riverside, CA 92506

No one spoke in neutral, or opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission commented o the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.L
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisorial District: Second
Project Planner: Adam Rush
Planning Commission: July 14, 2010

General Plan Amendment No. 918
Environmental Assessment No. 41740
Applicant: William Van Leeuwen
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue.

BACKGROUND:

November 4, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008, Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and, therefore, recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the October 1, 2008, Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

ISSUES OF CONCERN:

The applicant has requested to proceed with a public hearing on the General Plan Amendment absent the submission of a Tentative Tract Map or Plot Plan.

5/13/10

JUSTIFICATION FOR THE PROPOSED GENERAL PLAN AMENDMENT

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 918 falls into the Technical and Entitlement/Policy Amendment categories, since it will make a minor change in the boundary of the General Plan Open Space (OS:C) designation so that it will more accurately reflect the Federal Emergency Management Agency's (FEMA) Map Flood Plain and will change the General Plan land use designation within the Community Development Foundation.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings would justify a **technical amendment**. The findings for a Technical Amendment are:

a. The proposed amendment would not change any policy direction or intent of the General Plan; and,
b. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an **entitlement/policy amendment**. The findings for an Entitlement/Policy Amendment are:

a. The proposed change does not involve a change in or conflict with:
   (1) The Riverside County Vision;
   (2) Any General Plan Principle; or
   (3) Any Foundation Component designation on the General Plan
b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis for General Plan Technical Amendment:

First Required Finding: The first required finding explains that the proposed amendment would not change any policy direction or intent of the General Plan. Given staff's review of the proposed Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) and the Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) land use designations, the proposed designations could satisfy each of the General Plan Principles and Policies. The project site is located in the Eastvale Area Plan, which can be considered a gateway community between Riverside and San Bernardino counties. It is also in close proximity to the Cities of Norco and Corona.

It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles and densities, a wide range of prices and accommodating a wide range of life styles in diverse community settings. Development of implementing projects, such as condos or apartments, will result in an increase in housing, and will provide the community a choice and variety of housing opportunities, this satisfying the Community Design Principle of the General Plan.

Second Required Finding: The second required finding explains that the proposed amendment will include a minor change in the boundary of the land use designations and will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries. Upon staff's review and information provided by the applicant, it can be found that the proposed amendment will more accurately reflect the FEMA Map Flood Plain for the project site. Exhibit A provided by the applicant, delineates the existing floodway limits.

CONSIDERATION ANAYLSIS FOR GENERAL PLAN ENTITLEMENT/POLICY AMENDMENT:

First Required Finding: The first required finding explains that the proposed amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: The High Density Residential (HDR) (8 – 14 Dwelling Units per Acre) and a Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation for the parcel in question will achieve the future vision of General Plan. It is possible to make this finding. Housing is one of the most basic community needs for the growing population in Riverside County, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities. Construction of implementing projects has the potential of providing 229 housing units on the project site.

(2) Any General Plan Principle: Given staff's review the proposed designation will satisfy each of the General Plan Principles and Policies.

(3) Any Foundation Component designation in the General Plan: the project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed amendment is within the community of Eastvale which is composed primarily of residential subdivisions. The proposed amendment is conditionally consistent with the existing General Plan Land Use designation and with the pattern of approved development adjacent to the site and along Citrus Street, Hamner Avenue, and Cleveland Avenue. The findings can be made that the proposed amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the

proposed amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed amendment can be found consistent with the existing General Plan as Citrus Street and portions of Hamner Avenue have developed as residential areas within the Eastvale Area Plan. Residential Tracts 29694, 31323 and 30817 were approved in 2003, and have been built out. This finding can be made for the proposed amendment. Also, two Regional Parks have been approved – Eastvale Regional Park and Silverlakes Regional Park, on both sides of Hamner Avenue.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6):	Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R)
2. Existing Zoning (Ex. #2):	Heavy Agriculture – 10 Acre Minimum (A-2-10)
3. Surrounding Zoning (Ex. #2):	Planned Residential (R-4) to the north, Watercourse, Watershed and Conservation Areas to the east and south and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west
4. Existing Land Use (Ex. #1):	Single Family Residences, Golf Driving Range, Agriculture
5. Surrounding Land Use (Ex. #1):	Single Family Residences to the north, vacant land to the east and south and a Single Family Residence to the west
6. Project Data:	Total Acreage: 16.24 Gross Acres

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use designation in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 918** to the Board of Supervisors.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. A city sphere of influence;

b. The Stephens Kangaroo Rat Fee Area;
c. A High Fire Area;
d. A county service area;
e. A community facilities district;
f. The boundaries of a Redevelopment Area;
g. An area drainage plan area; or,
h. A dam inundation area.

3. The project site is located within:
   a. FEMA Flood Zone A
   b. The boundaries of the Corona-Norco Unified School District;
   c. A WRCMSHCP Criteria Cell;
   d. The Santa Ana River Watershed;
   e. The Santa Ana River Policy Area;
   f. An area of high (high A) and low paleontological sensitivity;
   g. An area susceptible to subsidence; and,
   h. An area of high and very high liquefaction potential.

4. The subject site is currently designated as Assessor Parcel Number's: 152-050-050.

RESOLUTION

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 918

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on July 14, 2010, to consider the above-referenced matter; and,

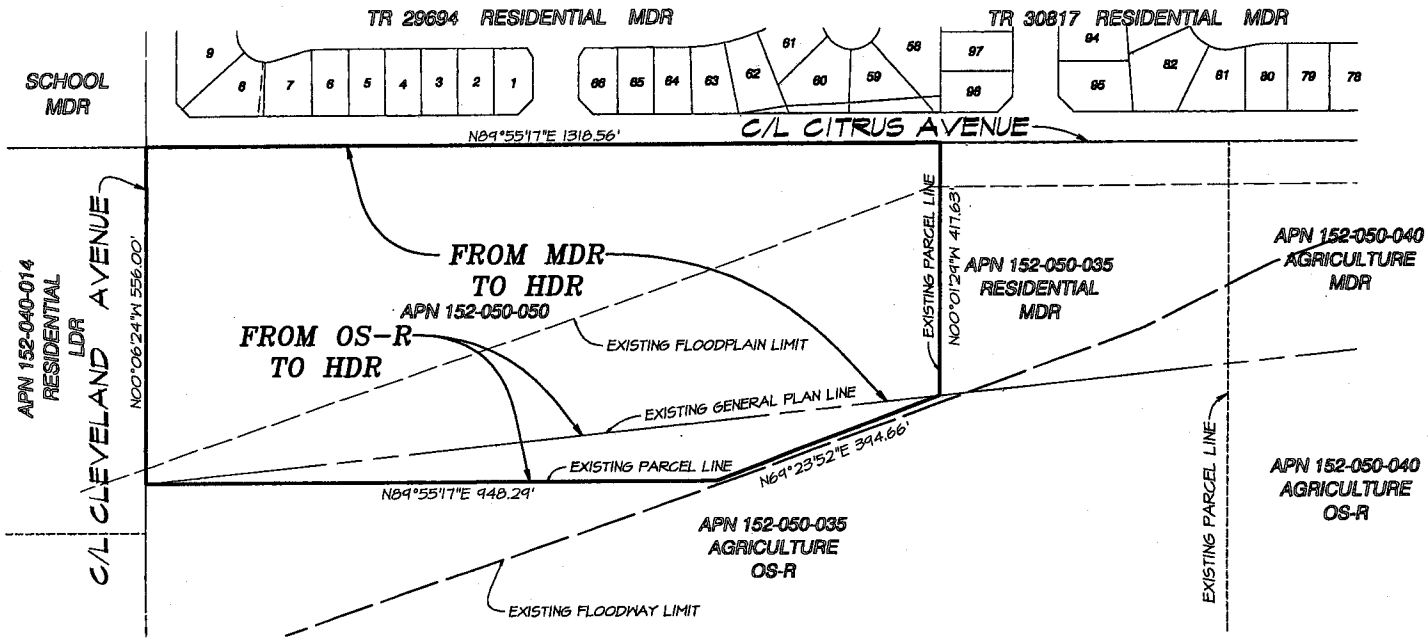
WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County CEQA Implementation Procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on July 14, 2010, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION/CERTIFICATION of the environmental document, Environmental Assessment No. 41740;

ADOPTION of General Plan Amendment No. 918



GENERAL NOTES

OWNER

WILLIAM AND DELORES VAN LEEUWEN
13000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-5714

APPLICANT

WILLIAM A. VAN LEEUWEN
13000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-2401

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

ASSESSOR'S PARCEL No'S

152-050-050

ACREAGE

LANDUSE	EXISTING ACREAGE (GROSS)	PROPOSED ACREAGE (GROSS)
MDR	14.73	16.24
OS-R	1.51	-
TOTAL	16.24	16.24

LAND USE

EXISTING LAND USE: AGRICULTURE
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL, APTS, CONDO
EXISTING GENERAL PLAN: MDR & OS-R
PROPOSED GENERAL PLAN: HDR

UTILITIES

WATER ____ JURUPA COMMUNITY SERVICES DISTRICT
SEWER ____ JURUPA COMMUNITY SERVICES DISTRICT
ELECTRIC ____ SOUTHERN CALIFORNIA EDISON COMPANY
GAS ____ SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE ____ VERIZON
TELEVISION ____ INDIVIDUAL RECEPTION/CABLE

SCHOOL DISTRICT

CORONA-NORCO UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

PARCELS 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

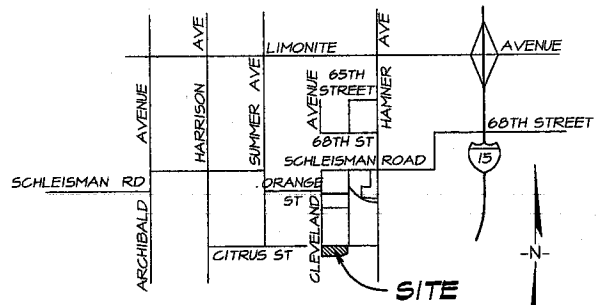
NOTES

1. 2008 THOMAS BROS. MAP BOOK: PAGE 683, GRID D2

CASE: GPA00918
EXHIBIT: A
DATED: 4/20/10
PLANNER: B. BREWINGTON

GRAPHIC SCALE 1"=200'
200 0 200 400

-N-



VICINITY MAP
NTS

GPA 00918

REVISIONS	DATE	BY
ADDED FLOODWAY & FLOODPLAIN LIMITS	04-20-10	JKA
REVISED APN NUMBERS	02-23-10	JKA
REMOVED PARCELS 1 & 2 FROM GPA	01-05-10	JKA

GENERAL PLAN AMENDMENT

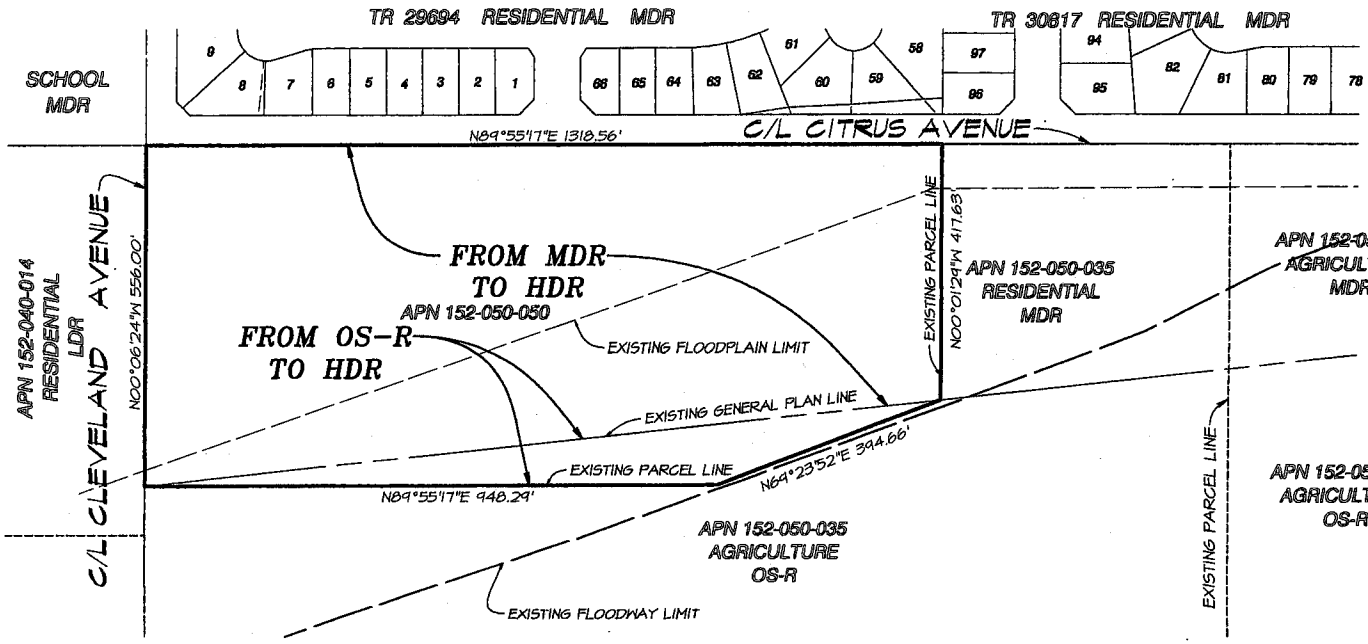
PARCELS 1 THRU 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCALE: 1" = 200'
DATE: 1/8/10
DESIGNED: JKA
CHECKED:
PLN CK REF:
F.B.:

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
(951) 686-1070

FILE: G:\2007\07-0231\070231GPA.prc
PLOT DATE: 4/20/2010

W.O. 2007-0231
SHEET 1 OF 1 SHEETS
DWG. NO. 070231GPA.PRO



GENERAL NOTES

OWNER

WILLIAM AND DELORES VAN LEEUWEN
13000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-5714

APPLICANT

WILLIAM A. VAN LEEUWEN
13000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-2401

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

ASSESSOR'S PARCEL No'S

152-050-050

ACREAGE

LANDUSE	EXISTING ACREAGE (GROSS)	PROPOSED ACREAGE (GROSS)
MDR	14.73	16.24
OS-R	1.51	-
TOTAL	16.24	16.24

LAND USE

EXISTING LAND USE: AGRICULTURE
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL, APTS, CONDO
EXISTING GENERAL PLAN: MDR & OS-R
PROPOSED GENERAL PLAN: HDR

UTILITIES

WATER ____ JURUPA COMMUNITY SERVICES DISTRICT
SEWER ____ JURUPA COMMUNITY SERVICES DISTRICT
ELECTRIC ____ SOUTHERN CALIFORNIA EDISON COMPANY
GAS ____ SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE ____ VERIZON
TELEVISION ____ INDIVIDUAL RECEPTION/CABLE

SCHOOL DISTRICT

CORONA-NORCO UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

PARCELS 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934157, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

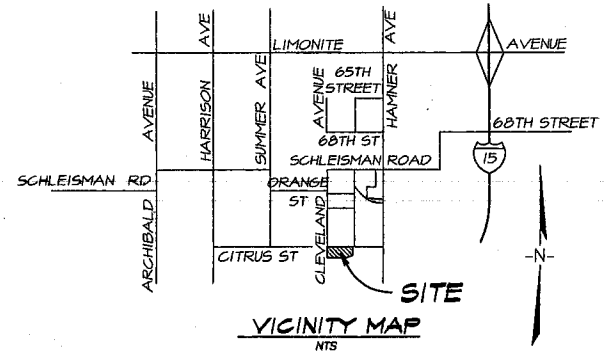
NOTES

1. 2008 THOMAS BROS. MAP BOOK: PAGE 683, GRID D2

CASE: GPA00918
EXHIBIT: A
DATED: 4/20/10
PLANNER: B. BREWINGTON

GRAPHIC SCALE 1"=200'
200 0 200 400

-N-



VICINITY MAP
NTS

GPA 00918

REVISIONS	DATE	BY
ADDED FLOODWAY & FLOODPLAIN LIMITS	04-20-10	JKA
REVISED APN NUMBERS	02-23-10	JKA
REMOVED PARCELS 1 & 2 FROM GPA	01-05-10	JKA

GENERAL PLAN AMENDMENT

PARCELS 1 THRU 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934157, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCALE: 1" = 200'	ALBERT A. WEBB ASSOCIATES	CIVIL ENGINEERS 3788 McCRAY ST. RIVERSIDE CA. 92506 (951) 686-1070	W.O. 2007-0231
DATE: 1/6/10			SHEET 1
DESIGNED: JKA			OF 1 SHEETS
CHECKED:			
PLN CK REF:	FILE: G:\2007\07-0231\070231GPA.pro PLOT DATE: 4/20/2010		DWG. NO. 070231GPA.PRO
F.B.:			

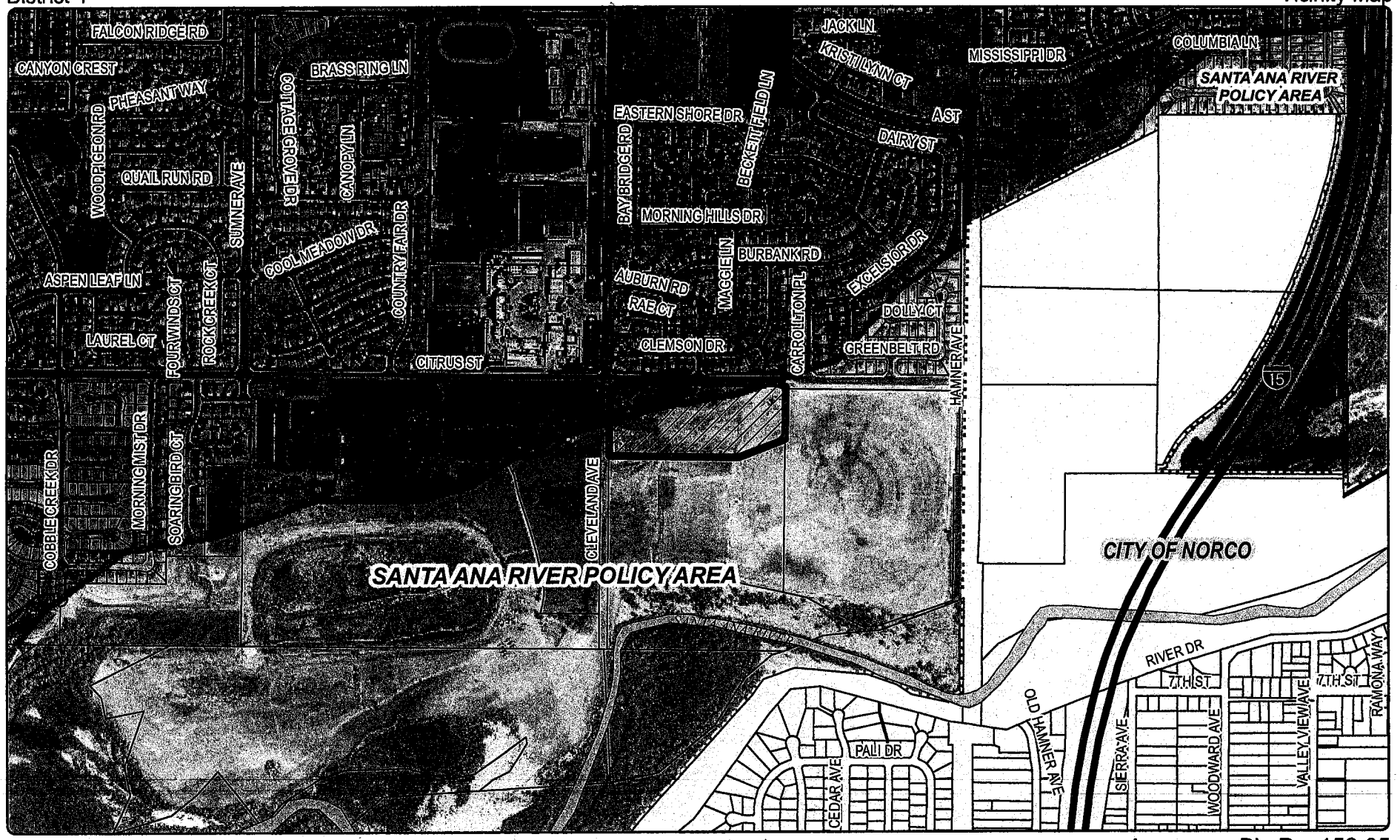
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

VICINITY/POLICY AREAS

Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Vicinity Map



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

N

0 650 1,300 2,600 3,900 Feet

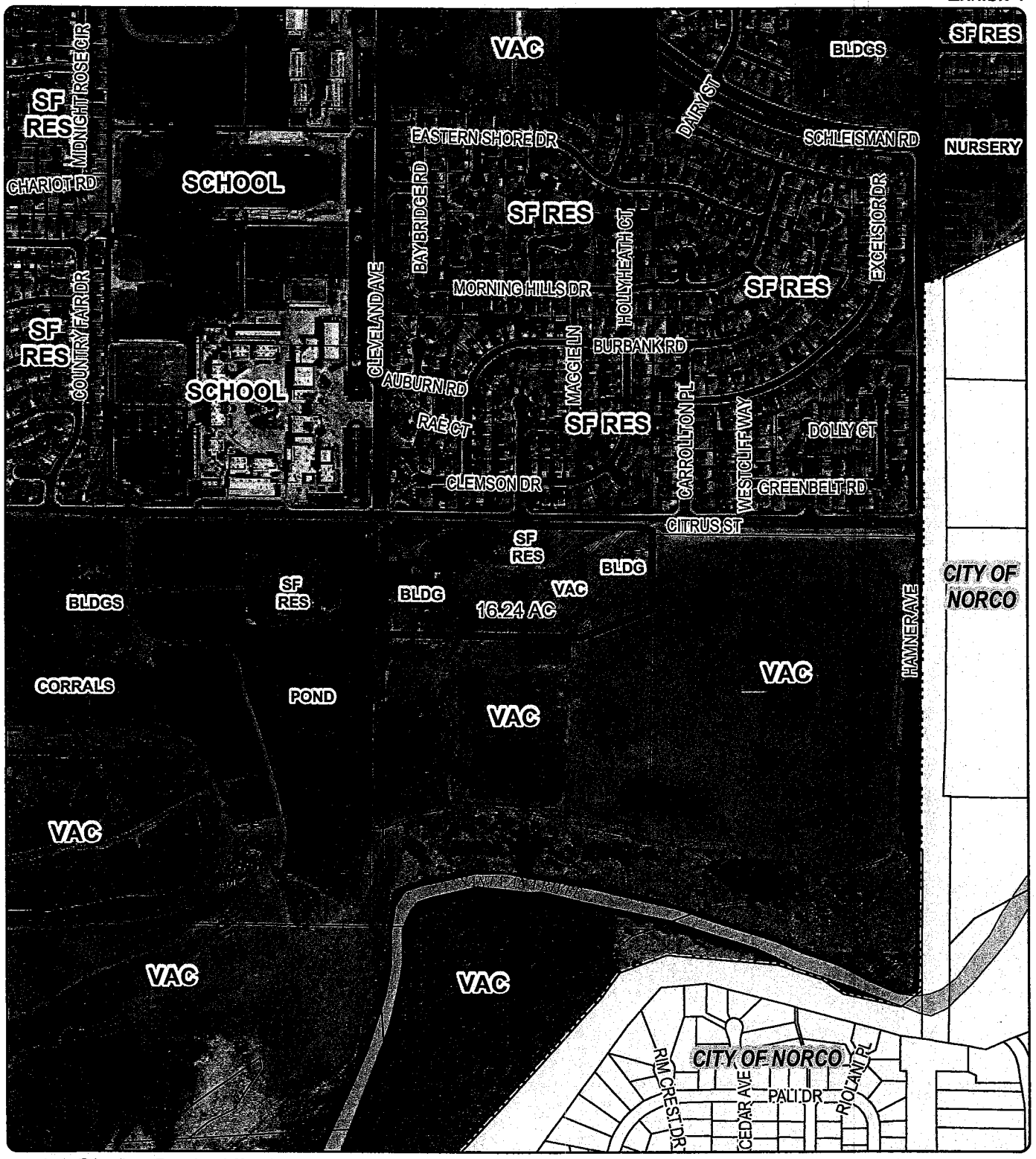
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under exis ting zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Tavaglione
District 4

GPA00918
LAND USE

Date Drawn: 2/23/2010
Exhibit 1



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

N

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under exis ting zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

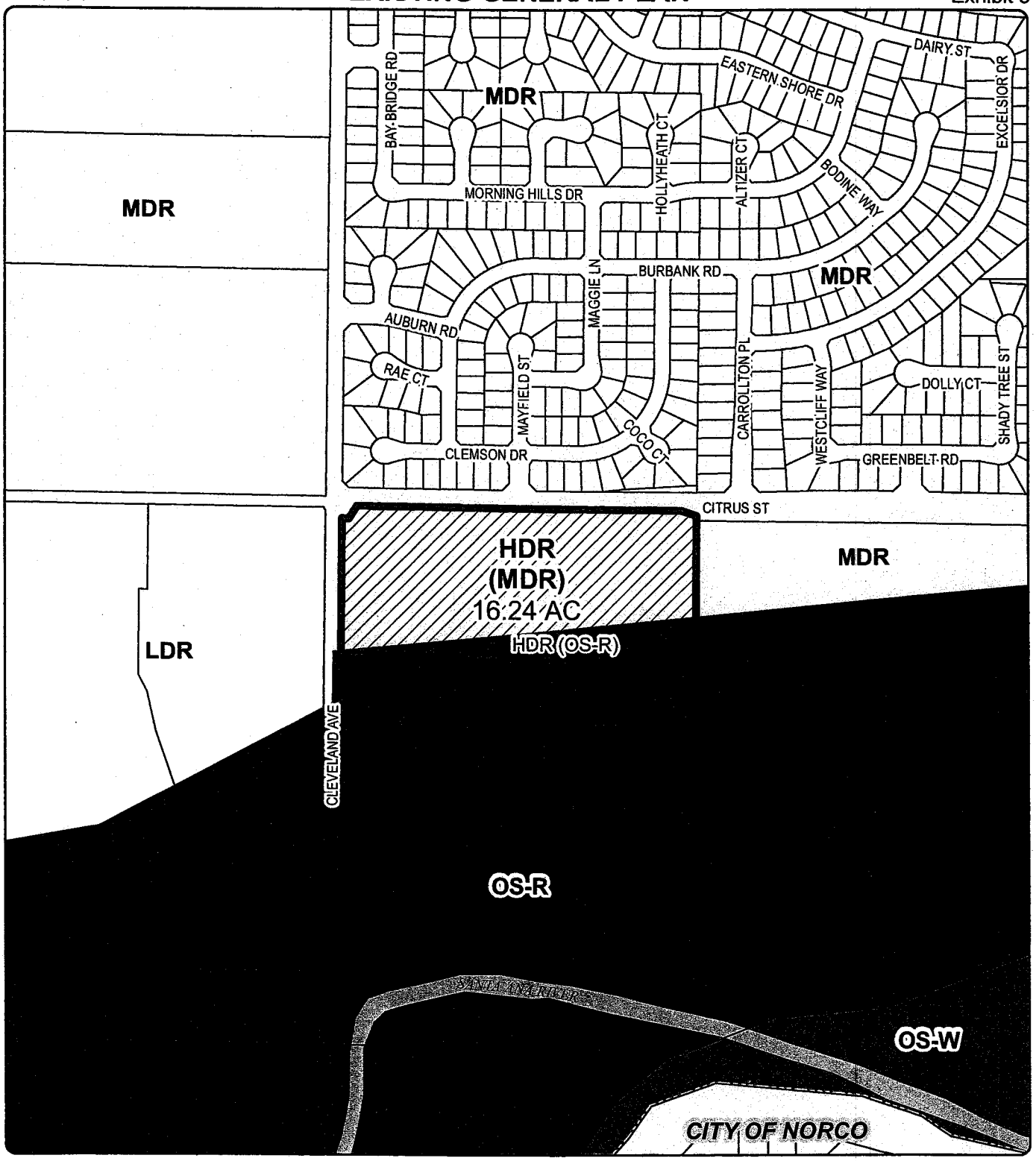
0 225 450 900 1,350 1,800 Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Tavaglione
District 4

GPA00918
EXISTING GENERAL PLAN

Date Drawn: 2/23/2010
Exhibit 5



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

N

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under exis ting zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

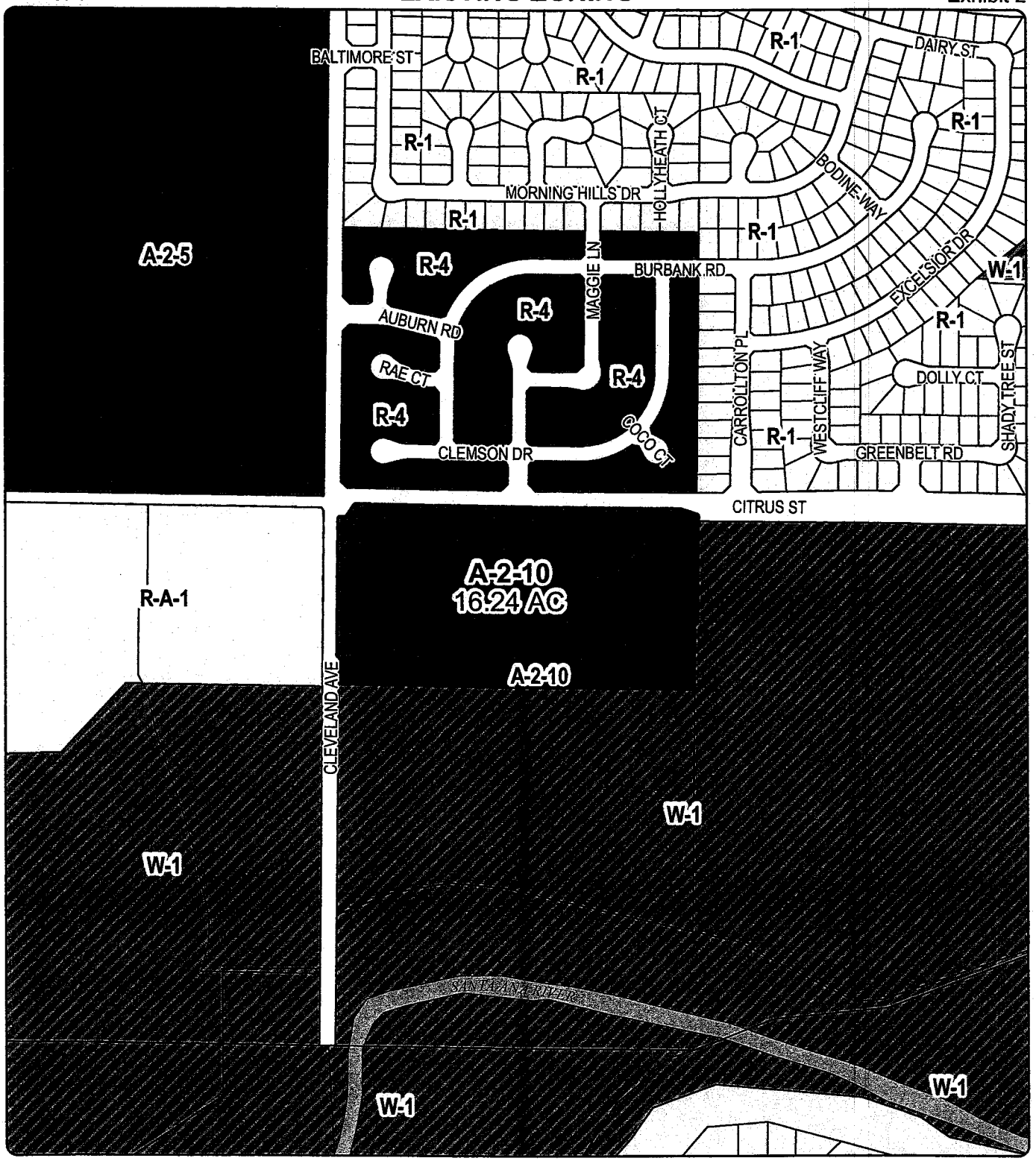
0 250 500 1,000 1,500 Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Tavaglione
District 4

GPA00918
EXISTING ZONING

Date Drawn: 02/22/2010
Exhibit 2



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

N

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

0 250 500 1,000 1,500 Feet

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41740
Project Case Type (s) and Number(s): General Plan Amendment No. 918
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Adam Rush
Telephone Number: (951) 955-9076
Applicant's Name: William Van Leeuwen
Applicant's Address: 13000 Citrus Street, Corona, CA 92880
Engineer's Name: Albert A. Webb & Associates
Engineer's Address: 3788 McCray Street, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 16.24 gross acres

Residential Acres: 16.24	**Lots:** N/A	**Units:** Approx. 130 – 227 units	**Projected No. of Residents**
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

D. Assessor's Parcel No(s): 152-050-050

E. Street References: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 2 South, Range 7 West, Section 36

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Eastvale Area Plan of Western Riverside County. The project site currently contains a single family residence, agricultural production and vacant land. The majority of the site has been disturbed due to agricultural activities. The vegetation on the site consists of residential/urban/exotic vegetation in the proximity of the existing residence and field/croplands within the majority of the site. The project site is located to the north of the Santa Ana River and the flood plain of the river traverses the southern portion of the site. Riparian vegetation associated with the river abuts the southern portion of the site. The project site is also surrounded by residential uses to the north and beyond the river to the south. Property to the east and west of the site is currently vacant. Eleanor Roosevelt High School is located northwest of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated for Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) and Open Space: Recreation (OS: R). The project proposes a General Plan Amendment to alter the land use designations of the site to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre). Any subsequent development application would have to conform to the Community Development: High Density Residential land use policies of the General Plan.

2. **Circulation:** Access to the project site is provided by Hamner Avenue, Cleveland Avenue and Citrus Street. Hamner Avenue is designated as a Major Highway with a 118 foot ultimate right-of-way. Both Cleveland Avenue and Citrus Street are designated as Secondary Highways with a 100 foot ultimate right-of-way. Adequate access is present to accommodate a High Density Residential Development and Recreational uses.

3. **Multipurpose Open Space:** The project site is located with a Multi-Species Habitat Conservation Cell (Cell No. 786). HANS 1917 was submitted and reviewed by the Environmental Programs Department (EPD). It was determined that the project site does not contain riparian or riverine resources, no suitable habitat for narrow endemic plant species and no suitable habitat for the burrowing owl.

4. **Safety:** The project site is not located within a fault zone or high fire area. The project site is located within a flood plain; however, the portion of the site that is within the floodway will be designated for Open Space: Recreation. Housing will not be placed within the floodway. Standard mitigation measures with respect to grading and, if necessary, removing the project from flood plain boundaries, will be applied to the design and construction of this project. The project site is also within an area that is subject to liquefaction and subsidence. Implementing projects will be reviewed by the County Geologist and conditioned as appropriate. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. Any subsequent development shall comply with all applicable policies of the safety element.

5. **Noise:** The proposed project shall alter the land use designation of the site to allow for High Density Residential Development. Construction of the project has the potential to raise the ambient noise level surrounding the project site. However, implementing projects will be required to incorporate noise buffers such as setbacks, landscaping or block walls into the design and construction of the project in order to achieve acceptable noise levels described in Ordinance 847. This project complies with all applicable policies of the noise element.

6. **Housing:** The general plan amendment will possibly result in additional dwelling units within the project site. The project complies with all applicable policies of the housing element.

7. **Air Quality:** The general plan amendment will increase the density of approximately 16.24 acres of the site from 2-5 dwelling units per acre to 8-14 dwelling units per acre. The general plan amendment will result in additional vehicle trips in the vicinity of the project; however, the project is for residential and recreational uses and is not a substantial point

source emitter. The project shall comply with all applicable policies of the air quality element.

B. **General Plan Area Plan(s):** Eastvale

C. **Foundation Component(s):** Community Development and Open Space

D. **Existing Land Use Designation(s):** Medium Density Residential (MDR) (2-5 dwelling units per acre) and Recreation (R).

E. **Overlay(s), if any:** Eastvale Neighborhood Preservation Overlay

F. **Policy Area(s), if any:** Santa Ana River Policy Area

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Eastvale to the north, south, east and west

2. **Foundation Component(s):** Community Development to the north, east and west, Open Space to the south

3. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5) dwelling units per acre to the north and east, Recreation (R) to the south, and Low Density Residential (1/2 Acre Minimum) to the west.

4. **Overlay(s) and Policy Area(s), if any:** Santa Ana River Policy Area to the south, east and west.

H. **Adopted Specific Plan Information:**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Heavy Agriculture – 10 Acre Minimum (A-2-10)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Planned Residential (R-4) to the north, Watercourse, Watershed & Conservation Areas (W-1) to the east and south and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☒ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☐ Hydrology/Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☒ Cultural Resources	☐ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible

would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Becky Brewington
Signature

4/20/10
Date

Becky Brewington
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:
a) The project site is located west of Interstate 15. However, Interstate 15 is not considered a scenic highway and is not eligible for scenic highway status. Therefore, the impact is considered less than significant.

b) The project site is currently being used for agricultural purposes and does not contain significant rock outcroppings, vegetation or unique landmark features. Development of the project site as high density residential has the potential to obstruct a prominent scenic vista or view open to the public. However, the project would be conditioned to comply with the County's design guidelines and landscaping requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Source: RCLIS, Ord. No. 655 (Regulating Light Pollution)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project site is 57.05 miles away from the Mt. Palomar Observatory. No special requirements contained in Ordinance 655 will apply to this project. Therefore, the Mt. Palomar Observatory will not be impacted by the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues	☐	☐	☒	☐
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Description

Findings of Fact:
a) The proposed land use designation of Community Development: High Density Residential (CD:HDR)(8-14 dwelling units per acre) could create a new source of light which would accompany any new residential development. Lighting would be required to be shielded and hooded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces shall be minimized in construction of the development which would limit the potential for substantial glare created by the project. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The amount of light that will be created is consistent with levels found in typical residential developments. There are existing residences to the north of the project site. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with County requirements to prevent spillover onto adjacent properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project				
4. Agriculture	☐	☐	☒	☐
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS and Project Application Materials.

Findings of Fact:

a) The project site is designated as Farmland of Local Importance, Farmland of Statewide Importance and Prime Farmland. The project site currently contains a single family residence, agricultural production and vacant land. The project will convert 16.24 acres to allow for high density residential uses. The remaining portion of the site, about 61 acres, will remain as Open Space-Recreation. The surrounding area consists of single family residential to the north and west and vacant land to the east and south.

b) The project site is not located with an Agricultural Preserve.

c) The project would result in the creation of high density residential uses within 300 feet of property zoned for Agricultural uses. The parcel to the northwest of the site is zoned Heavy Agriculture – 5 Acre Minimum (A-2-5); however, it does not contain active agricultural uses, but has been fully developed as a school campus.

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential and vacant land. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☒	☐
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan land use designation of the site from Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre. Approval of the general plan amendment to high density residential will ultimately result in an increase the population for the project site; however, the increase does not exceed the number of dwelling units identified for multiple family dwellings in Table 6-2 of the SCAQMD CEAQ Air Quality Handbook. Therefore, the impact is considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may

occur. In accordance with standard requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. The project will be required to provide water efficient landscaping and irrigation, bicycle racks, and pedestrian walkways per standard County requirements. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors include residential uses to the north and west of the site. Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. However, due to the temporary nature of the project construction, activities are anticipated to produce less than significant impacts. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. The proposed residential uses would not create substantial point source emissions. Therefore, the impact is considered less than significant.

e) The proposed project may result in the development of high density residential uses. Residential uses are considered a sensitive receptor; however, there are no existing substantial point source emitters within one-mile of the project site. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in or create objectionable odors. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	☐	☐	☒	☐
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☒	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Source: RCLIS, WRCMSHCP, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); it is also located within Cell Number 786. A Habitat and Negotiation Strategy (HANS) application was submitted on the site (HANS01917) in 2008 and reviewed by the Environmental Program Department. The result of this review was that no conservation on the project site was required. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.

c) The project site has been disturbed by previous agricultural activity. It is not anticipated that the project will have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project site is located in an area that has been disturbed by agricultural uses in the past. The site is primarily devoid of wildlife habitat. Although wildlife currently can move freely throughout the site, this parcel is not considered a corridor or constrained linkage area. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) HANS 1917 was submitted and reviewed by the Environmental Programs Department. The biological report prepared by AMEC dated October 14, 2009, concluded that there are no riparian or riverine resources located on the project site. In addition, no fairy shrimp habitat, or suitable burrowing owl habitat or narrow endemic plant species was indentified. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) HANS 1917 was submitted and reviewed by the Environmental Programs Department. The biological report prepared by AMEC dated October 14, 2009, concluded that there are no vernal pools present on site. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) The project site does not contain any oak trees or other protected resources. Therefore, the project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project				
7. Historic Resources a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact:
a) The project site does not contain any historical structures. Therefore, no impacts are anticipated.

b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒	☐

Source: Project Application Materials, SB 18 Consultations

Findings of Fact:
a-b) The project site does not contain any known archeological sites or resources. Developers of implementing projects will be required to notify proper authorities should inadvertent archaeological finds be discovered during ground disturbance activities. This is a standard requirement and not considered mitigation pursuant to CEQA.

c) No human remains are known to be within the project site. Developers of implementing projects will be required to notify proper authorities should human remains be encountered during project construction. This is a standard requirement and not considered mitigation pursuant to CEQA.

d) There are no known existing religious or sacred uses within the project site. No impacts are anticipated to religious or sacred uses as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project site is located within an area that is classified as having both a Low Potential and High Sensitivity (High A) potential for paleontological resources. Prior to issuance of a grading permit for the site, the developer would have to do the following: 1. Retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

Mitigation: Prior to issuance of a grading permit for any implementing projects, the applicant will be required to obtain a Paleontologist to monitor grading activities and prepare a Paleontological Resource Impact Mitigation Program.

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	☐	☐	☒	☐
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS

Findings of Fact:
a-b) The project site is not located within a known fault zone or within ½ mile of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone	☐	☐	☒	☐
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project site is located in an area of high to very high liquefaction potential. Implementing projects would be subject to review and comment by the County Geologist. Construction of implementing projects will be required to comply with California Building Code (CBC) requirements pertaining to high density residential development, which will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: The project site is not located in an area subject to "Earthquake-Induced Slope Instability". However, it is located in an area of Very High General Ground Shaking Risk. The site is likely to be subjected to earthquake induced ground shaking during the expected life span of the project. There are no known faults within the project site, or within ½ mile of the project site. California Building Code (CBC) requirements pertaining to high density residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☒	☐

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse or rock fall hazards. In addition, the project site in not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring measures are required.

14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☒	☐

Source: RCLIS

Findings of Fact: The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to high density residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: There are no active volcanoes in Southern California. The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

Source: Project Application Materials

Findings of Fact:
a) The project site is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes will be reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. The applicant will be

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

required to design the project to protect the health, safety and welfare of the public. Standard conditions of approval will be issued regarding slopes that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project site is relatively flat and it is not anticipated to propose slopes greater than 2:1 or higher than 10 feet.

c) Sewer hook-up will be required for the development of this project. There will be no use of subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐

Source: Project Application Materials, On-site Inspection

Findings of Fact:
a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval will be issued regarding soil erosion that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Project Application Materials, RCLIS

Findings of Fact:
a) There are no rivers, streams or lakebeds within 1,000' of the project site. It is not anticipated that any changes to deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake will take place in the development of this project. Therefore, the impact is considered less than significant.

b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate to high area of wind erosion. The project will decrease the amount of exposed dirt which is subject to wind erosion with the incorporation of concrete, asphalt and landscaping. The project will be conditioned to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:
a) The project proposes high density residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the impact from hazardous materials is considered less than significant.

b) The project proposes high density residential land uses; however, it may result in the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with the residential uses would not present the potential to create a significant public or environmental hazard.

Additionally, as a result of agricultural uses on the project site, development of the proposed project may result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. A Phase II Environmental Assessment is required to be completed to determine amounts of pesticides or other hazardous materials used on the property.

c) The project will provide adequate access to the proposed high density residential land use and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) There is a school site approximately 300' to the northwest of the project site. However, the project does not propose emission or handling of hazardous materials, substances or wastes. Therefore, the impact is considered less than significant.

e) The project site is not located on a known site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment. Therefore, there is no impact.

Mitigation: Prior to the recordation or grading of an implementing project, A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria.

Monitoring: Environmental Health Department during Final Map Recordation processing.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," RCLIS

Findings of Fact:
a-b) The project site is not located within an Airport Master Plan, and will not be subject to review by the Airport Land Use Commission. There will be no impact as a result of this project.

c-d) The project site is not located within two miles of a public airport or public use airport, or a private airstrip or heliport. Development of the project will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area	☐	☐	☒	☐
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," RCLIS

Findings of Fact: The project site is not located within a high fire area. The surrounding parcels do not contain wildlands. It is not likely that people or structures would be exposed to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	☐	☐	☒	☐
a) Substantially alter the existing drainage pattern of				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☒	☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:
Flood plain review is required on a majority of the site. The site is also located within the Santa Ana River Corridor Policy Area (SAPA). Of particular relevance here is the fact that the proposal to increase the height of the Prado Dam would cause inundation of land below an elevation of 566 feet in this area and much of the site lies between the 560 and 580 elevation contours. Among SAPA policies relevant to the site are the following: (1) protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood & Inundation Hazards section of the Safety Element, the MSHCP section of the Multipurpose Open Space Element, and the Open Space, Habitat & Natural Resource Preservation section of the Land Use Element; (2) require development, where allowable, to be set back an appropriate distance from the top of bluffs, to protect the natural and recreation values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods; (3) minimize the disruption of sensitive vegetation and species, especially, in and near the 566-foot elevation contour; and (4) preserve areas subject to erosive flooding in a natural state.

a) The proposed high density residential uses have the potential to alter the existing drainage pattern of the site or area. However, grading of implementing projects will be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions. Substantial erosion or siltation on- or off-site is not anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

b) The proposed high density residential uses will not violate any water quality standards or waste discharge requirements. Therefore, the impact is considered less than significant.

c) Jurupa Community Services District will provide water during construction, and after construction to the residential development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff will be required to filtrate and should contribute to recharge groundwater. Implementing projects are not anticipated to create or contribute runoff water that would exceed the capacity of existing stormwater or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

d) The proposed project high density residential uses are not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) A portion of the project site lies within a floodplain. Implementing projects will be designed so that no housing is placed in the floodway area. Flood flows will not be impeded or redirected as a part of this project.

g) The proposed project of high density residential development is not anticipated to otherwise degrade water quality. Therefore, the impact is considered less than significant.

h) The proposed project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☒

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☒	☐
d) Changes in the amount of surface water in any	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water body?				

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS

Findings of Fact:
a) The proposed high density residential uses have the potential to alter the existing drainage pattern of the site or area. However, grading of implementing projects will be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions. There are no rivers, streams or lakebeds within 1,000' of the project site. Construction of implementing projects is not anticipated to result in a substantial increase in the amount of surface runoff in that would result in flooding on- or off-site.

b) Construction of implementing projects will be required to submit improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations to Flood Control for review and approval.

c) Implementing projects will be designed so that no housing is placed in a floodway. The project site is not within a dam inundation area. Construction of implementing projects is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

d) There are no rivers, streams or lakebeds within 1,000' of the project site. Changes in the amount of surface water in any water body are not anticipated as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
25. Land Use	☐	☐	☒	☐
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, RCLIS, Project Application Materials

Findings of Fact:
a) The existing land use of the project site is primarily residential with a small amount of open space on the southern portion. This project is simply a proposal to increase the density from 2-5 dwelling units per acre to 8-14 dwelling units per acre. Based on an increase in urbanization with housing tracts and schools to the north of the project site, construction of implementing project will help attain one of the goals of the County's Housing Element, which is to provide a diverse mix of housing to the area.

b) The project site is not within a city sphere of influence and is not directly adjacent to a city or county boundary. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning a) Be consistent with the site's existing or proposed zoning?	☐	☐	☒	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: Riverside County General Plan Land Use Element, Staff review, RCLIS

Findings of Fact:
a) The project site is currently zoned Heavy Agriculture (A-2-10) (10 Acre Minimum). An implementing project will be required to submit a change of zone application which shall be consistent with the proposed General Plan land use designation of Community Development: High Density Residential (CD:HDR)(8-14 dwelling units per acre).

b-c) Implementing projects will be required to submit a change of zone and a project that is consistent with the general plan land use designation.

d) The project site is not in a specific plan. Any proposed projects will be consistent with the proposed land use designations and with the policies of the Comprehensive General Plan.

e) The proposed high density residential development will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
27. Mineral Resources a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.

b) The project site is not located within a known locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the impact is considered less than significant.

c) The project site is not located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:
a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip. Therefore, no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts are expected to occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located approximately 1200 feet from Highway 15. The construction of the project would be conditioned to comply with acoustical studies and California Building Code (CBC) requirements. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, RCLIS

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project	☐	☐	☒	☐
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:
a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

c) The proposed project will not expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
33. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:
a) The proposed project is for high density residential use; therefore the project will increase the housing within the area.

b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, the construction of the project will increase the number of available housing units and population in the area.

c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing. However, the development of the project will result in an increase in the number of available housing units in the area.

d) The proposed project is not within a County Redevelopment Area.

e-f) The proposed project will not cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Fire Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The project area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff's services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools	☐	☐	☒	☐

Source: RCLIS

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries	☐	☐	☒	☐

Source: RCIP

Findings of Fact: Library services for the existing residence on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The proposed residential uses will cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
39. Parks and Recreation	☐	☐	☒	☐
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

Source: RCLIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: There is a planned regional park complex under the jurisdiction of the Jurupa Community Services District that is expected to open in the near future.

a) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) Construction of implementing projects are anticipated to include the use of existing neighborhood or regional parks or other recreational facilities planned for the adjacent property. However, it is not anticipated that substantial physical deterioration of the facility would occur or be accelerated by the construction of implementing projects.

c) The project site is not located within a C.S.A. However, there is a planned regional park complex under the jurisdiction of the Jurupa Community Services District that is expected to open in the near future.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Recreational Trails	☐	☐	☒	☐

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore, no recreational trails shall be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
41. Circulation a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Result in inadequate parking capacity?	☐	☐	☒	☐
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
e) Alter waterborne, rail or air traffic?	☐	☐	☒	☐
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☒	☐

Source: RCIP

Findings of Fact:

a) This project proposes to change the land use to High Density Residential (HDR) (8-14 dwelling units per acre) on a 16.4 acre site. Implementing projects have the potential to create 227 additional dwelling units. According to the Institute of Transportation Engineers Trip Generation Book (8th Edition), 227 units would result in 1,510 average daily trips.

b) Implementing projects will be required to provide adequate parking based upon the number of residential units. Construction of this project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.

c) This project proposes to change the land use to High Density Residential (HDR) (8-14 dwelling units per acre) on a 16.4 acre site. Through design and construction of implementing projects, a level of service standard established by the county congestion management agency for designated road or highways, is not anticipated to be exceeded, either individually or cumulatively.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

d) There is no airport within close vicinity of the project site. Construction of implementing projects will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

e) The proposed project will not alter waterborne, rail or air traffic.

f-g) Approval of this project will no substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), or cause an effect upon, or a need for new or altered maintenance of roads. Design and construction of implementing projects will be subject review and requirements of Ordinance No. 461 – Road Improvement Standards and Specifications (Transportation Department).

h) Approval of this project will not cause an effect upon circulation during the construction of implementing project. Implementing projects will be subject to review and requirements of Ordinance No. 457 – Building codes and Fees (Building and Safety Department).

i) Approval of this project is not anticipated to result in inadequate emergency access or access to nearby uses. Implementing projects will be subject to review and requirements set forth in Ordinance No. 787 – Fire Code Standards.

j) Approval of this general plan amendment will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Transit facilities will be constructed as determined by RTA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails	☐	☐	☐	☒

Source: RCIP

Findings of Fact: There are no General Plan designated bike trails adjacent to the project site. Therefore, no bike trails are proposed or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
new or expanded entitlements needed?				

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Jurupa Community Services District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Jurupa Community Services District prior to submission of the first implementing project. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source: Department of Environmental Health Review

Findings of Fact: Implementing projects with a density of 8-14 units per acre will be required to hook up to a sewer system.

a) Approval of this project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) Approval of this project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Implementing projects will be subject to review by the Department of Environmental Health and Jurupa Community Services District.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact: Approval of the general plan land use to High Density Residential will not impact utilities. Implementing projects will be transmitted to appropriate utilities for their comments, and conditioned as necessary.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
eliminate important examples of the major periods of California history or prehistory?				

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	☐	☐	☒	☐

Source: Staff review, Project Application Materials
Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

CC004640

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00918 DATE SUBMITTED: 2-4-08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: William A. Van Leeuwen E-Mail:

Mailing Address: 13000 Citrus Street (Street)

Corona, (City) CA (State) 92880 (ZIP)

Daytime Phone No: (951) 734-2401 Fax No: ( )

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: flo.smith@webbassociate

Mailing Address: 3788 McCray Street (Street)

Riverside (City) CA (State) 92506 (ZIP)

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: William & Delores VanLeeuwen E-Mail:

Mailing Address: 13000 Citrus Street (Street)

Corona (City) CA (State) 92880 (ZIP)

Daytime Phone No: (951) 734-5714 Fax No: ( )

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Ea 41740 CFG 05089

89.95

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

William A, Van Leeuwen — *PRINTED NAME OF APPLICANT*

William A Van Leeuwen — *SIGNATURE OF APPLICANT*

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

William A. Van Leeuwen, Trustee — *PRINTED NAME OF PROPERTY OWNER(S)*

William A Van Leeuwen, TTE — *SIGNATURE OF PROPERTY OWNER(S)*

Delores M. Van Leeuwen, Trusteee — *PRINTED NAME OF PROPERTY OWNER(S)*

Delores M. Van Leeuwen TTE — *SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 152-050-35, 039, 040

Section: 36 Township: 2 S Range: 7 W

Approximate Gross Acreage: 91.85 acres

General location (nearby or cross streets): North of Santa Ana River, South of Citrus Street, East of Cleveland Avenue, West of Hamner Avenue.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 713, D-2

Existing Zoning Classification(s): A-2-10 and W-1

Existing Land Use Designation(s): OS-R and MDR

Proposal (describe the details of the proposed general plan amendment):

Foundation Component Amendment to change approximately 24.84 acres of the site from MDR to HDR and 4.00 from OS-R to HDR, with the remaining portion staying MDR and OS-R

Related cases filed in conjunction with this request:

N/A

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☑ No ☐

Case Nos. PP18948, CZ06734

E.A. Nos. (if known) 37149 E.I.R. Nos. (if applicable):

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site? Yes	No
Electric Company	So. California Edison	✓	
Gas Company	So. California Gas	✓	
Telephone Company	AT&T	✓	
Water Company/District	Jurupa Community Services District	✓	
Sewer District	Jurupa Community Services District	✓	

Is water service available at the project site: Yes ☑ No ☐

If "No," how far away are the nearest available water line(s)? (No of feet/miles)

Is sewer service available at the site? Yes ☑ No ☐

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles)

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☑ No ☐

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☑

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

☑ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☑ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) F Smith Date 2/4/08

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Eastvale

EXISTING DESIGNATION(S): MDR and OS-R

PROPOSED DESIGNATION(S): HDR, MDR, and OS-R

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The existing General Plan allows residential development of MDR on most of the area that we are requesting a higher density (HDR). The proposed HDR area is established per the FEMA floodway map that allows grading and placement of fill on these areas. A portion of the proposed HDR area is currently designated OS-R and requires a Foundation Component Amendment. It is our opinion that since the area to the north of the site is developed with R-4 and R-2 zoning, and with the remaining area to the south as an open space, the proposed site with a General Plan designation of HDR is justified.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre). (Legislative)

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	July 14, 2010
PLACE OF HEARING:	RIVERSIDE COUNTY PLANNING COMMISSION EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CALIFORNIA 92572

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/2/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers GPA00918 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

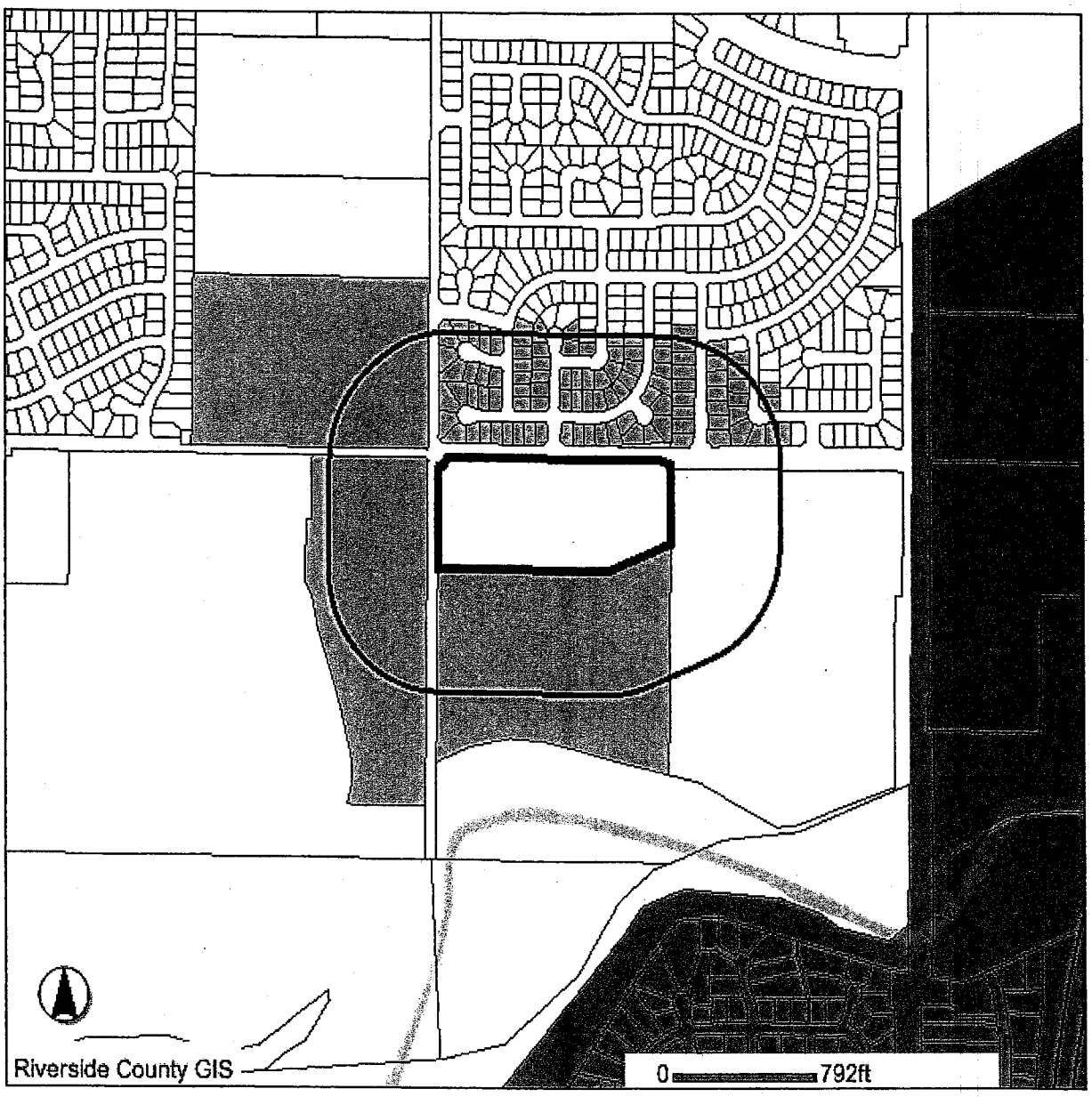
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

3/3/2010

EXPIRES: 9/2/2010

600 feet buffer



Selected parcel(s):

152-040-012 152-040-035 152-050-035 152-430-011 152-430-012 152-431-002 152-431-003
152-431-004 152-431-005 152-431-006 152-431-007 152-431-008 152-431-009 152-431-010
152-431-012 152-431-013 152-431-014 152-431-015 152-431-016 152-431-017 152-431-018
152-432-001 152-432-002 152-432-003 152-432-004 152-432-005 152-432-006 152-432-007
152-432-008 152-432-009 152-480-001 152-480-002 152-480-003 152-480-004 152-480-005
152-480-006 152-480-007 152-480-008 152-480-009 152-480-010 152-480-011 152-480-012
152-480-013 152-480-014 152-480-015 152-480-016 152-480-017 152-480-018 152-480-019
152-480-020 152-480-021 152-480-022 152-480-023 152-480-024 152-481-005 152-481-006
152-481-007 152-481-008 152-481-009 152-481-010 152-481-011 152-481-012 152-481-013
152-481-014 152-481-015 152-481-016 152-481-017 152-481-018 152-481-019 152-481-020
152-482-001 152-482-002 152-482-003 152-482-004 152-482-005 152-482-006 152-482-007
152-482-008 152-482-009 152-482-010 152-482-019 152-482-020 152-482-021 152-482-022
152-482-023 152-482-024 152-482-025 152-483-001 152-483-002 152-483-005 152-483-006
152-483-007 152-483-008 152-483-009 152-483-010 152-483-011 152-483-012 152-483-013
152-483-014 152-483-015 152-483-016 152-483-017 152-483-027 152-483-028

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/2/2010

APN: 152040012 ASMT: 152040012
CORONA NORCO UNIFIED SCHOOL DIST
C/O TED E ROZZI
2820 CLARK AVE
NORCO CA 92860

APN: 152040035 ASMT: 152040035
ALTFILLISCH CONST CO
13200 CITRUS ST
CORONA CA 92880

APN: 152050035 ASMT: 152050035
WILLIAM A VANLEEUWEN
DELORES M VANLEEUWEN
13000 CITRUS AVE
CORONA CA 92880

APN: 152430011 ASMT: 152430011
MARK F KELLER
CHRISTINA M KELLER
7476 WESTCLIFF WAY
CORONA CA. 92880

APN: 152430012 ASMT: 152430012
AHSAN HAQ
SHIBLI NOMANI
7486 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431002 ASMT: 152431002
NAE JIN KANG
JI YOUN KWON
12685 GREENBELT RD
CORONA CA. 92880

APN: 152431003 ASMT: 152431003
ROBERT A HERRERA
CHRISTINA C HERRERA
12695 GREENBELT RD
CORONA CA. 92880

APN: 152431004 ASMT: 152431004
ALFRED SIXTOS
CYNTHIA SIXTOS
12705 GREENBELT RD
CORONA CA. 92880

APN: 152431005 ASMT: 152431005
GEORGE LEDESMA
ROSALINDA LEDESMA
12715 GREENBELT RD
CORONA CA. 92880

APN: 152431006 ASMT: 152431006
BRANDON VARGAS
TONYA WESTWOOD VARGAS
7489 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431007 ASMT: 152431007
DAVID SANCHEZ
TINA JASPER
7479 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431008 ASMT: 152431008
TSU H TSAI
TERRI SHUMIN TSAI
7469 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431009 ASMT: 152431009
STEVEN OLAGUE
LENA OLAGUE
7459 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431010 ASMT: 152431010
LEON WANG
CONNIE F WANG
7449 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431012 ASMT: 152431012
TRACEY SPIKER
ADAM SPIKER
7434 CARROLLTON PL
CORONA CA. 92880

APN: 152431013 ASMT: 152431013
ALBERTO A MENDOZA
ADRIANA ARVILLA TORRES
7444 CARROLLTON PL
CORONA CA. 92880

APN: 152431014 ASMT: 152431014
THAI SUN
JERSEY M SUN
C/O WEI WANG
1704 DERINGER LN
DIAMOND BAR CA 91765

APN: 152431015 ASMT: 152431015
VIJAY K PURUSOTHAMAN
SHAM K PURUSOTHAMAN
7464 CARROLLTON PL
CORONA CA. 92880

APN: 152431016 ASMT: 152431016
SHUFENG MI
MING JIE XI
C/O MING JIE XI
7474 CARROLLTON PL
CORONA CA. 92880

APN: 152431017 ASMT: 152431017
NAM DANG
7484 CARROLLTON PL
CORONA CA. 92880

APN: 152431018 ASMT: 152431018
ROSEMARIE S GUILLEN
7494 CARROLLTON PL
CORONA CA. 92880

APN: 152432001 ASMT: 152432001
TUAN T KHUU
ANH N LUU
7497 CARROLLTON PL
CORONA CA 92880

APN: 152432002 ASMT: 152432002
WEICHAO LI
XIAOLAN CHEN
5512 SARA MAR LN
TEMPLE CITY CA 91780

APN: 152432003 ASMT: 152432003
AMELIA D ORTIZ
7477 CARROLLTON PL
CORONA CA. 92880

APN: 152432004 ASMT: 152432004
LIN I TSEN
LIN I CHIH
995 E GREEN ST NO 312
PASADENA CA 91106

APN: 152432005 ASMT: 152432005
TIMOTHY C CRANEY
PENNY M CRANEY
7457 CARROLLTON PL
CORONA CA. 92880

APN: 152432006 ASMT: 152432006
LUIS A LOPEZ
MARIA DALIA LOPEZ
7447 CARROLLTON PL
CORONA CA. 92880

APN: 152432007 ASMT: 152432007
STEVE KWON
JEANINE BAINES KWON
7437 CARROLLTON PL
CORONA CA. 92880

APN: 152432008 ASMT: 152432008
THI MAI NGUYEN
P O BOX 10367
WESTMINSTER CA 92685

APN: 152432009 ASMT: 152432009
CHRISTOPHER M BUENO
TERRI A BUENO
7417 CARROLLTON PL
CORONA CA. 92880

APN: 152480001 ASMT: 152480001
JOSE ANGEL BARRAGAN
TERESA ANN BARRAGAN
12917 CLEMSON DR
CORONA CA. 92880

APN: 152480002 ASMT: 152480002
ASHOK PATEL
4433 PACIFIC AVE
FOREST GROVE OR 97116

APN: 152480003 ASMT: 152480003
SONIA LIZETTE LEAL
12937 CLEMSON DR
CORONA CA. 92880

APN: 152480004 ASMT: 152480004
HUANJUN LIU
HONGTAO LIU
C/O HONGTAO LIU
16156 LAKE PADDEN LN
FONTANA CA 92336

APN: 152480005 ASMT: 152480005
JANE DA
7181 LEMON GRASS AVE
CORONA CA 92880

APN: 152480006 ASMT: 152480006
WANDA L WEST
CYNTHIA A JOLIVET
12967 CLEMSON DR
CORONA CA. 92880

APN: 152480007 ASMT: 152480007
MARCO ALDAVE
12977 CLEMSON DR
CORONA CA. 92880

APN: 152480008 ASMT: 152480008
JORGE NILA
KRISTI L ROBLES
12987 CLEMSON DR
CORONA CA. 92880

APN: 152480009 ASMT: 152480009
JESS GOMEZ
MERCEDES GOMEZ
12997 CLEMSON DR
CORONA CA. 92880

APN: 152480010 ASMT: 152480010
FERDINAND D BARIN
MARIA VERONICA BARIN
12992 CLEMSON DR
CORONA CA. 92880

APN: 152480011 ASMT: 152480011
CRISTINA ORTEGA
ADEL BOTROS
12982 CLEMSON DR
CORONA CA. 92880

APN: 152480012 ASMT: 152480012
DAVID DAI NGUYEN
HANH MINDY NGUYEN
12972 CLEMSON DR
CORONA CA. 92880

APN: 152480013 ASMT: 152480013
XIAOQING WANG
305 ALSTER AVE
ARCADIA CA 91006

APN: 152480014 ASMT: 152480014
MARINA VERONICA VERGARA
12952 CLEMSON DR
CORONA CA. 92880

APN: 152480015 ASMT: 152480015
ARLEN G CLEMONS
ANDREA HERRERA CLEMONS
12951 RAE CT
CORONA CA. 92880

APN: 152480016 ASMT: 152480016
RICARDO G HAAG
GABRIELA GUTIERREZ
12961 RAE CT
CORONA CA. 92880

APN: 152480017 ASMT: 152480017
WENDY PAN
3906 W LEHNHARDT AVE
SANTA ANA CA 92704

APN: 152480018 ASMT: 152480018
FEDERICO HERNANDEZ
12981 RAE CT
CORONA CA. 92880

APN: 152480019 ASMT: 152480019
NATHANEL RODRIGUEZ
RUTH RODRIGUEZ
MYRIAM ESCORCIA
12991 RAE CT
CORONA CA. 92880

APN: 152480020 ASMT: 152480020
DENISE H TROSTLE
12996 RAE CT
CORONA CA. 92880

APN: 152480021 ASMT: 152480021
FRANK CARDONA
GRACE CARDONA
12986 RAE CT
CORONA CA. 92880

APN: 152480022 ASMT: 152480022
KYLE ALBERS
JULIE ALBERS
12976 RAE CT
CORONA CA. 92880

APN: 152480023 ASMT: 152480023
TIMOTHY S HERTER
STACEY L HERTER
11 FONTAIRE
CORO DE CAZA CA 92679

APN: 152480024 ASMT: 152480024
RICHARD STEPHEN TALLEY
LLORENA TAMAYO TALLEY
12956 RAE CT
CORONA CA. 92880

APN: 152481005 ASMT: 152481005
GARY CUMMINS
KIRAN CUMMINS
12797 CLEMSON DR
CORONA CA. 92880

APN: 152481006 ASMT: 152481006
RAYMOND LIN
12807 CLEMSON DR
CORONA CA. 92880

APN: 152481007 ASMT: 152481007
JIANHONG TANG
QUNYING HE
12817 CLEMSON DR
CORONA CA. 92880

APN: 152481008 ASMT: 152481008
JAMES R HAMRICK
VERONICA D TOKARZ
12827 CLEMSON DR
CORONA CA. 92880

APN: 152481009 ASMT: 152481009
HENRY KHOA HO
XANH THI HO
16579 MT MICHAELIS CIR
FOUNTAIN VALLEY CA 92708

APN: 152481010 ASMT: 152481010
STEVEN A COWLES
DEBBIE A COWLES
C/O DEBORAH A COWLES
7480 COCO CT
CORONA CA. 92880

APN: 152481011 ASMT: 152481011
GUADALUPE QUIROZ
7490 COCO CT
CORONA CA. 92880

APN: 152481012 ASMT: 152481012
GARY SHAWN BATTS
7495 COCO CT
CORONA CA. 92880

APN: 152481013 ASMT: 152481013
KIMBERLY K TRAN
TIMOTHY T LE
P O BOX 291
HUNTINGTON BEACH CA 92648

APN: 152481014 ASMT: 152481014
HAROLD BRAUNSTEIN
MARY L BRAUNSTEIN
7475 COCO CT
CORONA CA. 92880

APN: 152481015 ASMT: 152481015
MATTHEW KESSLER
MARYAM KESSLER
12857 CLEMSON DR
CORONA CA. 92880

APN: 152481016 ASMT: 152481016
RONNIE J CALHOUN
12867 CLEMSON DR
CORONA CA. 92880

APN: 152481017 ASMT: 152481017
CHIOU LEE
SHUN LEE
12877 CLEMSON DR
CORONA CA. 92880

APN: 152481018 ASMT: 152481018
FAZLE H HYDERI
NASREEN HYDERI
12887 CLEMSON DR
CORONA CA. 92880

APN: 152481019 ASMT: 152481019
EMI TAKAHARI
MASSAKI TAKAHARI
12897 CLEMSON DR
CORONA CA. 92880

APN: 152481020 ASMT: 152481020
NORTH CORONA 119 AF XXXII
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 152482001 ASMT: 152482001
LOUIS LARA
12892 CLEMSON DR
CORONA CA. 92880

APN: 152482002 ASMT: 152482002
PAUL T LUU
3360 GOODMAN DR
SANTA ANA CA 92704

APN: 152482003 ASMT: 152482003
JOSE REYES
FRANCES TRUESDALE REYES
12872 CLEMSON DR
COORNA CA 92880

APN: 152482004 ASMT: 152482004
SCOTT A SMITH
TERI ECKMAN
12862 CLEMSON DR
CORONA CA. 92880

APN: 152482005 ASMT: 152482005
PAUL E VEGA
LETICIA VEGA
12852 CLEMSON DR
CORONA CA. 92880

APN: 152482006 ASMT: 152482006
ALAN G ROSS
12842 CLEMSON DR
CORONA CA. 92880

APN: 152482007 ASMT: 152482007
JOSE M HERRERA
MAYRA Z HERRERA
12832 CLEMSON DR
CORONA CA. 92880

APN: 152482008 ASMT: 152482008
SALVADOR JIMENEZ
CARMEN E MOLINA
12822 CLEMSON DR
CORONA CA. 92880

APN: 152482009 ASMT: 152482009
SUHAIL GHORI
12812 CLEMSON DR
CORONA CA. 92880

APN: 152482010 ASMT: 152482010
GUILLERMO ZARATE
MARISOL OCAMPO
12802 CLEMSON DR
CORONA CA. 92880

APN: 152482019 ASMT: 152482019
A BLAINE CALLISTER
VICKIE M CALLISTER
7418 MAGGIE LN
CORONA CA. 92880

APN: 152482020 ASMT: 152482020
MARGARET T TERINATE
DENNY TERINATE
SHERLY TERINATE
PAUL TERINATE
7428 MAGGIE LN
CORONA CA. 92880

APN: 152482021 ASMT: 152482021
LIVIO CENTANARO
7438 MAGGIE LN
CORONA CA. 92880

APN: 152482022 ASMT: 152482022
ANGEL JACK
7448 MAGGIE LN
CORONA CA. 92880

APN: 152482023 ASMT: 152482023
BIAO YANG
JIN GUAN
7458 MAGGIE LN
CORONA CA. 92880

APN: 152482024 ASMT: 152482024
MARTIN M MEDINA
MARGARITA MEDINA
7468 MAGGIE LN
CORONA CA. 92880

APN: 152482025 ASMT: 152482025
DAVID TIANDE CAI
SHUXIANG SUE ZHANG
758 MAROON PEAK CIR
SUPERIOR CO 80027

APN: 152483001 ASMT: 152483001
DAVID W SCHNEIDER
SHANNON SCHNEIDER
7426 MAYFIELD ST
CORONA CA. 92880

APN: 152483002 ASMT: 152483002
ERNESTO ALFREDO MORENO
419 N LELAND AVE
WEST COVINA CA 91790

APN: 152483005 ASMT: 152483005
WILLIAM J BEARDSLEY
BARBARA A BEARDSLEY
7421 MAYFIELD ST
CORONA CA. 92880

APN: 152483006 ASMT: 152483006
HARVINDER SINGH DUA
GARVINDER KAUR DUA
7431 MAYFIELD ST
CORONA CA. 92880

APN: 152483007 ASMT: 152483007
ALICIA MOLOY
7441 MAYFIELD ST
CORONA CA. 92880

APN: 152483008 ASMT: 152483008
ROBERT GLENN THOMAS
DIANA DONG XIA THOMAS
716 STONE RIDGE DR
SANTA ANA CA 92704

APN: 152483009 ASMT: 152483009
RICHARD RODRIGUEZ
LYNNE RODRIGUEZ
7461 MAYFIELD ST
CORONA CA. 92880

APN: 152483010 ASMT: 152483010
JOE N RUSH
LENA M RUSH
P O BOX 1441
CORONA CA 92878

APN: 152483011 ASMT: 152483011
MARK YANG
7494 WAKE FOREST DR
CORONA CA. 92880

APN: 152483012 ASMT: 152483012
JAMES TURNER
7484 WAKE FOREST DR
CORONA CA. 92880

APN: 152483013 ASMT: 152483013
CRISTOBAL M GONZALEZ
ELIZABETH GONZALES
7474 WAKE FOREST DR
CORONA CA. 92880

Applicant/Owner:
William Van Leeuwen
13000 Citrus Street
Corona, CA 92880

Engineer/Representative:
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 27, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 918

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, July 29, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil
Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Tuesday, July 27, 2010 8:28 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: GPA 918

Received for publication on July 29

Thank You! ~Maria G. Tinajero ▪ The Press Enterprise Legal Adv. ▪ 1.800.880.0345 (Phone) ▪ 951.368.9018 (fax) ▪ Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish. Additional days required for larger ad sizes.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, July 27, 2010 7:32 AM
To: PE Legals
Subject: FOR PUBLICATION: GPA 918

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, July 29, 2010. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 27, 2010

RIVERSIDE COUNTY RECORD
ATTN: LEGALS
PO BOX 3187
RIVERSIDE, CA 92519

E-MAIL: recordmde@aol.com
FAX: (951) 685-2961

RE: NOTICE OF PUBLIC HEARING: GPA 918

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, July 29, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: recordmde@aol.com
Sent: Tuesday, July 27, 2010 7:39 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 918

Good Morning,
I have received the notice for publication.
Thanks, Mike

-----Original Message-----
From: Gil, Cecilia <CCGIL@rcbos.org>
To: recordmde@aol.com
Sent: Tue, Jul 27, 2010 7:32 am
Subject: FOR PUBLICATION: GPA 918

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, July 29, 2010. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE PRADO-MIRA LOMA ZONING DISTRICT – EASTVALE AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 10, 2010 at 1:30 P.M.** to consider the application submitted by William Van Leeuwen – Albert A. Webb Associates, on **General Plan Amendment No. 918,** which proposes to amend the land use from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) ("the project"). The project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue in the Prado-Mira Loma Zoning District – Eastvale Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41740.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 27, 2010

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 27, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

General Plan Amendment No. 918

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: August 10, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: July 27, 2010

Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrclkrec.com]
Sent: Tuesday, July 27, 2010 7:38 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: GPA 918

received and posted

From: Gil, Cecilia
Sent: Tuesday, July 27, 2010 7:33 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: GPA 918

Good Morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 27, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

General Plan Amendment No. 918

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: August 10, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: July 27, 2010
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/2/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers GPA00918 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

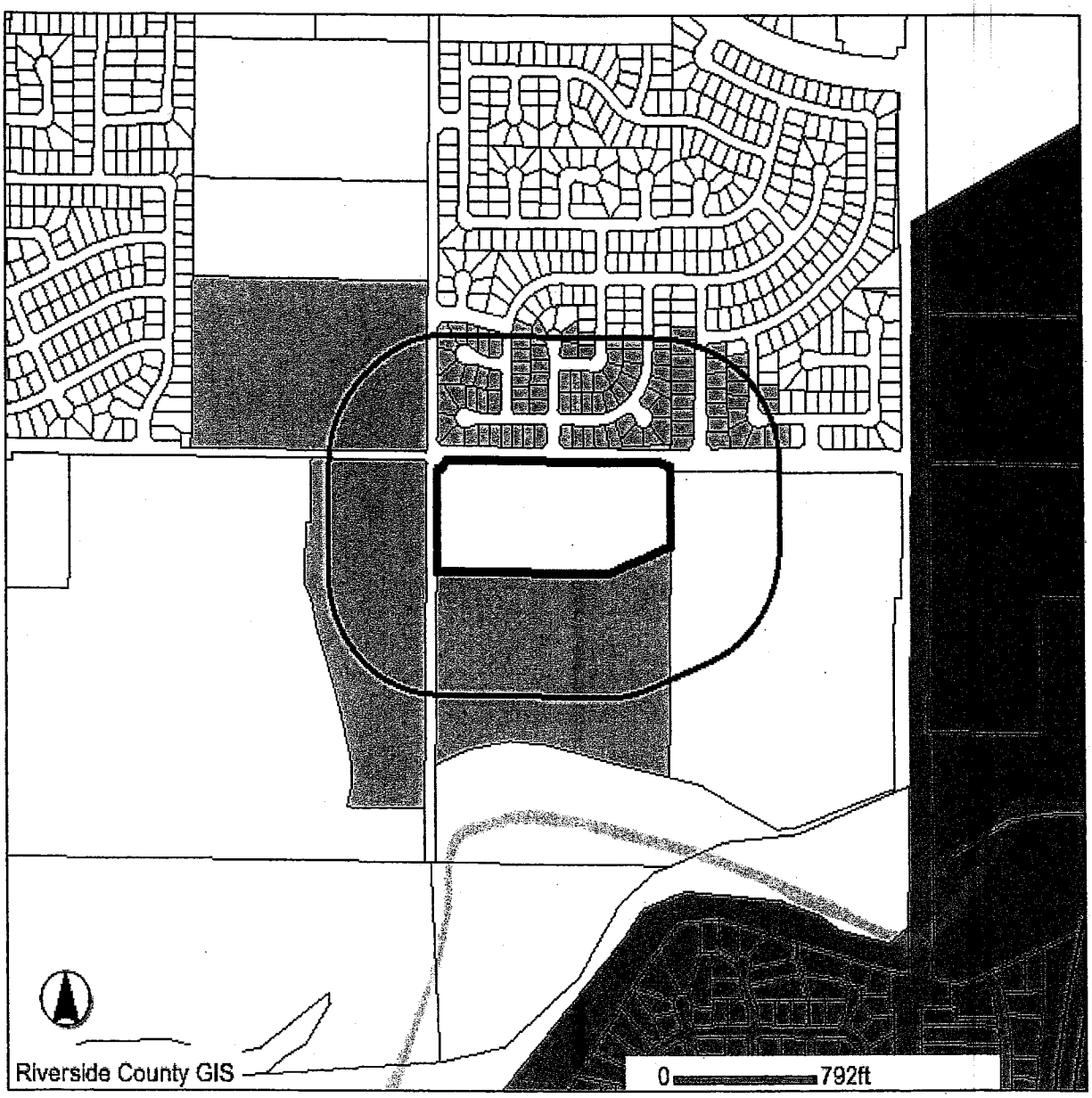
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

3/3/2010

EXPIRES: 9/2/2010

600 feet buffer



Selected parcel(s):

152-040-012 152-040-035 152-050-035 152-430-011 152-430-012 152-431-002 152-431-003
152-431-004 152-431-005 152-431-006 152-431-007 152-431-008 152-431-009 152-431-010
152-431-012 152-431-013 152-431-014 152-431-015 152-431-016 152-431-017 152-431-018
152-432-001 152-432-002 152-432-003 152-432-004 152-432-005 152-432-006 152-432-007
152-432-008 152-432-009 152-480-001 152-480-002 152-480-003 152-480-004 152-480-005
152-480-006 152-480-007 152-480-008 152-480-009 152-480-010 152-480-011 152-480-012
152-480-013 152-480-014 152-480-015 152-480-016 152-480-017 152-480-018 152-480-019
152-480-020 152-480-021 152-480-022 152-480-023 152-480-024 152-481-005 152-481-006
152-481-007 152-481-008 152-481-009 152-481-010 152-481-011 152-481-012 152-481-013
152-481-014 152-481-015 152-481-016 152-481-017 152-481-018 152-481-019 152-481-020
152-482-001 152-482-002 152-482-003 152-482-004 152-482-005 152-482-006 152-482-007
152-482-008 152-482-009 152-482-010 152-482-019 152-482-020 152-482-021 152-482-022
152-482-023 152-482-024 152-482-025 152-483-001 152-483-002 152-483-005 152-483-006
152-483-007 152-483-008 152-483-009 152-483-010 152-483-011 152-483-012 152-483-013
152-483-014 152-483-015 152-483-016 152-483-017 152-483-027 152-483-028

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/2/2010

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5162®
Use Avery® Template 5162®
Feed Paper
www.avery.com
1-800-GO-AVERY
Bend alongline to expose Pop-up Edge™
AVERY® 5162®
AVERY® 5962®

APN: 152040012 ASMT: 152040012
CORONA NORCO UNIFIED SCHOOL DIST
C/O TED E ROZZI
2820 CLARK AVE
NORCO CA 92860

APN: 152040035 ASMT: 152040035
ALTFILLISCH CONST CO
13200 CITRUS ST
CORONA CA 92880

APN: 152050035 ASMT: 152050035
WILLIAM A VANLEEUWEN
DELORES M VANLEEUWEN
13000 CITRUS AVE
CORONA CA 92880

APN: 152430011 ASMT: 152430011
MARK F KELLER
CHRISTINA M KELLER
7476 WESTCLIFF WAY
CORONA CA. 92880

APN: 152430012 ASMT: 152430012
AHSAN HAQ
SHIBLI NOMANI
7486 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431002 ASMT: 152431002
NAE JIN KANG
JI YOUN KWON
12685 GREENBELT RD
CORONA CA. 92880

APN: 152431003 ASMT: 152431003
ROBERT A HERRERA
CHRISTINA C HERRERA
12695 GREENBELT RD
CORONA CA. 92880

APN: 152431004 ASMT: 152431004
ALFRED SIXTOS
CYNTHIA SIXTOS
12705 GREENBELT RD
CORONA CA. 92880

APN: 152431005 ASMT: 152431005
GEORGE LEDESMA
ROSALINDA LEDESMA
12715 GREENBELT RD
CORONA CA. 92880

APN: 152431006 ASMT: 152431006
BRANDON VARGAS
TONYA WESTWOOD VARGAS
7489 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431007 ASMT: 152431007
DAVID SANCHEZ
TINA JASPER
7479 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431008 ASMT: 152431008
TSU H TSAI
TERRI SHUMIN TSAI
7469 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431009 ASMT: 152431009
STEVEN OLAGUE
LENA OLAGUE
7459 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431010 ASMT: 152431010
LEON WANG
CONNIE F WANG
7449 WESTCLIFF WAY
CORONA CA. 92880

GPA 918 (106)

http://www.3.tlmsvd.riverside.ca.us/cw/mailinglabels/Print.htm
Utilisez le gabarit AVERY® 5162®
Sens de
www.avery.com
1-800-GO-AVERY
z à la hachure afin de
Use Avery® TEMPLATE 5162®
Jamm Smudge Free Printing

APN: 152431012 ASMT: 152431012
TRACEY SPIKER
ADAM SPIKER
7434 CARROLLTON PL
CORONA CA. 92880

APN: 152431013 ASMT: 152431013
ALBERTO A MENDOZA
ADRIANA ARVILLA TORRES
7444 CARROLLTON PL
CORONA CA. 92880

APN: 152431014 ASMT: 152431014
THAI SUN
JERSEY M SUN
C/O WEI WANG
1704 DERINGER LN
DIAMOND BAR CA 91765

APN: 152431015 ASMT: 152431015
VIJAY K PURUSOTHAMAN
SHAM K PURUSOTHAMAN
7464 CARROLLTON PL
CORONA CA. 92880

APN: 152431016 ASMT: 152431016
SHUFENG MI
MING JIE XI
C/O MING JIE XI
7474 CARROLLTON PL
CORONA CA. 92880

APN: 152431017 ASMT: 152431017
NAM DANG
7484 CARROLLTON PL
CORONA CA. 92880

APN: 152431018 ASMT: 152431018
ROSEMARIE S GUILLEN
7494 CARROLLTON PL
CORONA CA. 92880

APN: 152432001 ASMT: 152432001
TUAN T KHUU
ANH N LUU
7497 CARROLLTON PL
CORONA CA 92880

APN: 152432002 ASMT: 152432002
WEICHAO LI
XIAOLAN CHEN
5512 SARA MAR LN
TEMPLE CITY CA 91780

APN: 152432003 ASMT: 152432003
AMELIA D ORTIZ
7477 CARROLLTON PL
CORONA CA. 92880

APN: 152432004 ASMT: 152432004
LIN I TSEN
LIN I CHIH
995 E GREEN ST NO 312
PASADENA CA 91106

APN: 152432005 ASMT: 152432005
TIMOTHY C CRANEY
PENNY M CRANEY
7457 CARROLLTON PL
CORONA CA. 92880

APN: 152432006 ASMT: 152432006
LUIS A LOPEZ
MARIA DALIA LOPEZ
7447 CARROLLTON PL
CORONA CA. 92880

APN: 152432007 ASMT: 152432007
STEVE KWON
JEANINE BAINES KWON
7437 CARROLLTON PL
CORONA CA. 92880

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5162®
Use Avery® Template 5162®
Feed Paper
www.avery.com
1-800-GO-AVERY
expose Pop-up Edge™
AVERY® 5162®
AVERY® 5962®

APN: 152432008 ASMT: 152432008
THI MAI NGUYEN
P O BOX 10367
WESTMINSTER CA 92685

APN: 152432009 ASMT: 152432009
CHRISTOPHER M BUENO
TERRI A BUENO
7417 CARROLLTON PL
CORONA CA. 92880

APN: 152480001 ASMT: 152480001
JOSE ANGEL BARRAGAN
TERESA ANN BARRAGAN
12917 CLEMSON DR
CORONA CA. 92880

APN: 152480002 ASMT: 152480002
ASHOK PATEL
4433 PACIFIC AVE
FOREST GROVE OR 97116

APN: 152480003 ASMT: 152480003
SONIA LIZETTE LEAL
12937 CLEMSON DR
CORONA CA. 92880

APN: 152480004 ASMT: 152480004
HUANJUN LIU
HONGTAO LIU
C/O HONGTAO LIU
16156 LAKE PADDEN LN
FONTANA CA 92336

APN: 152480005 ASMT: 152480005
JANE DA
7181 LEMON GRASS AVE
CORONA CA 92880

APN: 152480006 ASMT: 152480006
WANDA L WEST
CYNTHIA A JOLIVET
12967 CLEMSON DR
CORONA CA. 92880

APN: 152480007 ASMT: 152480007
MARCO ALDAVE
12977 CLEMSON DR
CORONA CA. 92880

APN: 152480008 ASMT: 152480008
JORGE NILA
KRISTI L ROBLES
12987 CLEMSON DR
CORONA CA. 92880

APN: 152480009 ASMT: 152480009
JESS GOMEZ
MERCEDES GOMEZ
12997 CLEMSON DR
CORONA CA. 92880

APN: 152480010 ASMT: 152480010
FERDINAND D BARIN
MARIA VERONICA BARIN
12992 CLEMSON DR
CORONA CA. 92880

APN: 152480011 ASMT: 152480011
CRISTINA ORTEGA
ADEL BOTROS
12982 CLEMSON DR
CORONA CA. 92880

APN: 152480012 ASMT: 152480012
DAVID DAI NGUYEN
HANH MINDY NGUYEN
12972 CLEMSON DR
CORONA CA. 92880

Etiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de
1-800-GO-AVERY
z à la hachure afin de
révéler le rebord Pop-up™
Use Avery® TEMPLATE 5162®
www.avery.com
1-800-GO-AVERY

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5162®
Use Avery® Template 5162®
Feed Paper
www.avery.com
1-800-GO-AVERY
Use Alignment Line to expose Pop-up Edge™
AVERY® 5162®
AVERY® 5962®

APN: 152480013 ASMT: 152480013
XIAOQING WANG
305 ALSTER AVE
ARCADIA CA 91006

APN: 152480014 ASMT: 152480014
MARINA VERONICA VERGARA
12952 CLEMSON DR
CORONA CA. 92880

APN: 152480015 ASMT: 152480015
ARLEN G CLEMONS
ANDREA HERRERA CLEMONS
12951 RAE CT
CORONA CA. 92880

APN: 152480016 ASMT: 152480016
RICARDO G HAAG
GABRIELA GUTIERREZ
12961 RAE CT
CORONA CA. 92880

APN: 152480017 ASMT: 152480017
WENDY PAN
3906 W LEHNHARDT AVE
SANTA ANA CA 92704

APN: 152480018 ASMT: 152480018
FEDERICO HERNANDEZ
12981 RAE CT
CORONA CA. 92880

APN: 152480019 ASMT: 152480019
NATHANEL RODRIGUEZ
RUTH RODRIGUEZ
MYRIAM ESCORCIA
12991 RAE CT
CORONA CA. 92880

APN: 152480020 ASMT: 152480020
DENISE H TROSTLE
12996 RAE CT
CORONA CA. 92880

APN: 152480021 ASMT: 152480021
FRANK CARDONA
GRACE CARDONA
12986 RAE CT
CORONA CA. 92880

APN: 152480022 ASMT: 152480022
KYLE ALBERS
JULIE ALBERS
12976 RAE CT
CORONA CA. 92880

APN: 152480023 ASMT: 152480023
TIMOTHY S HERTER
STACEY L HERTER
11 FONTAIRE
CORO DE CAZA CA 92679

APN: 152480024 ASMT: 152480024
RICHARD STEPHEN TALLEY
LLORENA TAMAYO TALLEY
12956 RAE CT
CORONA CA. 92880

APN: 152481005 ASMT: 152481005
GARY CUMMINS
KIRAN CUMMINS
12797 CLEMSON DR
CORONA CA. 92880

APN: 152481006 ASMT: 152481006
RAYMOND LIN
12807 CLEMSON DR
CORONA CA. 92880

Étiquettes faciles à peler
Sens de
1-800-GO-AVERY
Replier à la hachure afin de
www.avery.com
Use Avery® TEMPLATE 5162®
Jam Free® Bourrage Free Printing
https://www.rivcoeda.org/mailing labels/Print

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5162®
Use Avery® Template 5162®
Feed Paper
www.avery.com
1-800-GO-AVERY
expose Pop-up Edge™
AVERY® 5162®
AVERY® 5962®

APN: 152481007 ASMT: 152481007
JIANHONG TANG
QUNYING HE
12817 CLEMSON DR
CORONA CA. 92880

APN: 152481008 ASMT: 152481008
JAMES R HAMRICK
VERONICA D TOKARZ
12827 CLEMSON DR
CORONA CA. 92880

APN: 152481009 ASMT: 152481009
HENRY KHOA HO
XANH THI HO
16579 MT MICHAELIS CIR
FOUNTAIN VALLEY CA 92708

APN: 152481010 ASMT: 152481010
STEVEN A COWLES
DEBBIE A COWLES
C/O DEBORAH A COWLES
7480 COCO CT
CORONA CA. 92880

APN: 152481011 ASMT: 152481011
GUADALUPE QUIROZ
7490 COCO CT
CORONA CA. 92880

APN: 152481012 ASMT: 152481012
GARY SHAWN BATTS
7495 COCO CT
CORONA CA. 92880

APN: 152481013 ASMT: 152481013
KIMBERLY K TRAN
TIMOTHY T LE
P O BOX 291
HUNTINGTON BEACH CA 92648

APN: 152481014 ASMT: 152481014
HAROLD BRAUNSTEIN
MARY L BRAUNSTEIN
7475 COCO CT
CORONA CA. 92880

APN: 152481015 ASMT: 152481015
MATTHEW KESSLER
MARYAM KESSLER
12857 CLEMSON DR
CORONA CA. 92880

APN: 152481016 ASMT: 152481016
RONNIE J CALHOUN
12867 CLEMSON DR
CORONA CA. 92880

APN: 152481017 ASMT: 152481017
CHIOU LEE
SHUN LEE
12877 CLEMSON DR
CORONA CA. 92880

APN: 152481018 ASMT: 152481018
FAZLE H HYDERI
NASREEN HYDERI
12887 CLEMSON DR
CORONA CA. 92880

APN: 152481019 ASMT: 152481019
EMI TAKAHARI
MASSAKI TAKAHARI
12897 CLEMSON DR
CORONA CA. 92880

APN: 152481020 ASMT: 152481020
NORTH CORONA 119 AF XXXII
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

Étiquettes Avery® Pelez
Utilisez le gabarit AVERY® 5162®
Sens de
1-800-GO-AVERY
www.avery.com
1-800-GO-AVERY
Utilisez à la hachure afin de
révéler le rebord Pop-up™
Use Avery® TEMPLATE 5162®
www.avery.com
1-800-GO-AVERY

Impression antibourrage et a secnage rapide
Utilisez le gabarit 5162®
Use Avery® Template 5162®
Feed Paper
www.avery.com
1-800-GO-AVERY
Bend along line to expose Pop-up Edge™
AVERY® 5162®
AVERY® 5962®

APN: 152482001 ASMT: 152482001
LOUIS LARA
12892 CLEMSON DR
CORONA CA. 92880

APN: 152482002 ASMT: 152482002
PAUL T LUU
3360 GOODMAN DR
SANTA ANA CA 92704

APN: 152482003 ASMT: 152482003
JOSE REYES
FRANCES TRUESDALE REYES
12872 CLEMSON DR
COORNA CA 92880

APN: 152482004 ASMT: 152482004
SCOTT A SMITH
TERI ECKMAN
12862 CLEMSON DR
CORONA CA. 92880

APN: 152482005 ASMT: 152482005
PAUL E VEGA
LETICIA VEGA
12852 CLEMSON DR
CORONA CA. 92880

APN: 152482006 ASMT: 152482006
ALAN G ROSS
12842 CLEMSON DR
CORONA CA. 92880

APN: 152482007 ASMT: 152482007
JOSE M HERRERA
MAYRA Z HERRERA
12832 CLEMSON DR
CORONA CA. 92880

APN: 152482008 ASMT: 152482008
SALVADOR JIMENEZ
CARMEN E MOLINA
12822 CLEMSON DR
CORONA CA. 92880

APN: 152482009 ASMT: 152482009
SUHAIL GHORI
12812 CLEMSON DR
CORONA CA. 92880

APN: 152482010 ASMT: 152482010
GUILLERMO ZARATE
MARISOL OCAMPO
12802 CLEMSON DR
CORONA CA. 92880

APN: 152482019 ASMT: 152482019
A BLAINE CALLISTER
VICKIE M CALLISTER
7418 MAGGIE LN
CORONA CA. 92880

APN: 152482020 ASMT: 152482020
MARGARET T TERINATE
DENNY TERINATE
SHERLY TERINATE
PAUL TERINATE
7428 MAGGIE LN
CORONA CA. 92880

APN: 152482021 ASMT: 152482021
LIVIO CENTANARO
7438 MAGGIE LN
CORONA CA. 92880

APN: 152482022 ASMT: 152482022
ANGEL JACK
7448 MAGGIE LN
CORONA CA. 92880

Etiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de
1-800-GO-AVERY
Repliez à la hachure afin de révéler le rebord Pop-up™
Jam and Smudge Free Printing
Use Avery® TEMPLATE 5162®
www.avery.com
1-800-GO-AVERY
http://www.rivcocha.com/rivcocha.com/mailinglabels/Print.h

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5162®
Use Avery® Template 5162®
Feed Paper
www.avery.com
1-800-GO-AVERY
expose Pop-Up Edge™
AVERY® 5162®
AVERY® 5962®

APN: 152482023 ASMT: 152482023
BIAO YANG
JIN GUAN
7458 MAGGIE LN
CORONA CA. 92880

APN: 152482024 ASMT: 152482024
MARTIN M MEDINA
MARGARITA MEDINA
7468 MAGGIE LN
CORONA CA. 92880

APN: 152482025 ASMT: 152482025
DAVID TIANDE CAI
SHUXIANG SUE ZHANG
758 MAROON PEAK CIR
SUPERIOR CO 80027

APN: 152483001 ASMT: 152483001
DAVID W SCHNEIDER
SHANNON SCHNEIDER
7426 MAYFIELD ST
CORONA CA. 92880

APN: 152483002 ASMT: 152483002
ERNESTO ALFREDO MORENO
419 N LELAND AVE
WEST COVINA CA 91790

APN: 152483005 ASMT: 152483005
WILLIAM J BEARDSLEY
BARBARA A BEARDSLEY
7421 MAYFIELD ST
CORONA CA. 92880

APN: 152483006 ASMT: 152483006
HARVINDER SINGH DUA
GARVINDER KAUR DUA
7431 MAYFIELD ST
CORONA CA. 92880

APN: 152483007 ASMT: 152483007
ALICIA MOLOY
7441 MAYFIELD ST
CORONA CA. 92880

APN: 152483008 ASMT: 152483008
ROBERT GLENN THOMAS
DIANA DONG XIA THOMAS
716 STONE RIDGE DR
SANTA ANA CA 92704

APN: 152483009 ASMT: 152483009
RICHARD RODRIGUEZ
LYNNE RODRIGUEZ
7461 MAYFIELD ST
CORONA CA. 92880

APN: 152483010 ASMT: 152483010
JOE N RUSH
LENA M RUSH
P O BOX 1441
CORONA CA 92878

APN: 152483011 ASMT: 152483011
MARK YANG
7494 WAKE FOREST DR
CORONA CA. 92880

APN: 152483012 ASMT: 152483012
JAMES TURNER
7484 WAKE FOREST DR
CORONA CA. 92880

APN: 152483013 ASMT: 152483013
CRISTOBAL M GONZALEZ
ELIZABETH GONZALES
7474 WAKE FOREST DR
CORONA CA. 92880

http://www3.tlmass.riverside.ca.us/cw/mailinglabels/Print.htm 3/2/2010
Utilisez le gabarit 5162®
Repliez à la hachure afin de
www.avery.com
1-800-GO-AVERY
Sens de

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5162®
Feed Paper
www.avery.com
1-800-GO-AVERY
Bend along line to
expose Pop-up Edge™
AVERY® 5162®
5962®

APN: 152483014 ASMT: 152483014
THELMA ANDERSON
KESHA MCCOY
7464 WAKE FOREST DR
CORONA CA. 92880

APN: 152483015 ASMT: 152483015
RASESH KOTAK
7454 WAKE FOREST DR
CORONA CA. 92880

APN: 152483016 ASMT: 152483016
JEFF KIRK
KATRINA MARIE KIRK
7444 WAKE FOREST DR
CORONA CA. 92880

APN: 152483017 ASMT: 152483017
NOHEMI LUNA
JOSE BACA
7434 WAKE FOREST DR
CORONA CA. 92880

APN: 152483027 ASMT: 152483027
NIXON SY
7413 MAGGIE LN
CORONA CA. 92880

APN: 152483028 ASMT: 152483028
ALEXANDER GONZALEZ
KARLA VANESSA GONZALEZ
7423 MAGGIE LN
CORONA CA. 92880

Laser Smudge-Free Printing
Use Avery® TEMPLATE 5162®
www.avery.com
1-800-GO-AVERY
AVERY® 5162®

Applicant/Owner:
William Van Leeuwen
13000 Citrus Street
Corona, CA 92880

Engineer/Representative:
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Engineer/Representative:
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

THE PRESS-ENTERPRISE PEcom

Legal Advertising Invoice

⑨ REMITTANCE ADDRESS
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209
FAX (951) 368-9026

① BILLING PERIOD: 07/29/10 - 07/29/10
② ADVERTISING/CLIENT NAME: BOARD OF SUPERVISORS
⑤ BILLING DATE: 07/29/10
FOR BILLING INFORMATION CALL: (951) 368-9713
④ PAGE NO: 1
㉓ TOTAL AMOUNT DUE: 218.40
UNAPPLIED AMOUNT
③ TERMS OF PAYMENT: Due Upon Receipt

⑧ BILLED ACCOUNT NAME AND ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER: 045202
REP NO: LE04

Statement #: 56552706 Amount Paid $_____ Your Check #_____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑫ ⑬ ⑭ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑱ RATE	⑲ GROSS AMOUNT	⑳ NET AMOUNT
07/29	4213209 CO	GPA 918 Class : 10 Ctext Ad# 10346735 Placed By : Cecilia Gil	168 L	1.30		218.40

Planning
16.1 of 08/10/10
106 P = 1 hr
GPA 918

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2010 AUG -9 PM 2:59

㉑ CURRENT NET AMOUNT DUE	㉒ 30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	㉜ PLEASE PAY THIS AMOUNT
					218.40

THE PRESS-ENTERPRISE PEcom
P.O. BOX 12009
RIVERSIDE, CA 92502-2209
TELEPHONE (951) 368-9711
(951) 368-9720 (951) 368-9713

ADVERTISING
STATEMENT/INVOICE

sai™

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

㉔ STATEMENT NUMBER	㉕ ADVERTISER INFORMATION ① BILLING PERIOD	⑥ BILLED ACCOUNT NUMBER	⑦ ADVERTISER/CLIENT NUMBER	② ADVERTISER/CLIENT NAME
56552706	07/29/10 - 07/29/10	045202		BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 918

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07-29-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jul. 29, 2010
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10346735

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE PRADO-MIRA LOMA ZONING DISTRICT - EASTVALE AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 10, 2010 at 1:30 P.M.** to consider the application submitted by William Van Leeuwen - Albert A. Webb Associates, on **General Plan Amendment No. 918,** which proposes to amend the land use from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) ("the project"). The project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue in the Prado-Mira Loma Zoning District - Eastvale Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of o Mitigated Negative Declaration for **Environmental Assessment No. 41740.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing.

Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 27, 2010

Kecia Harper-Ihem
Clerk of the Board

By: Cecilia Gil, Board Assistant 7/29

The Riverside County Record Newspaper

Western Riverside County's Only Hometown Newspaper

Since 1955

Post Office Box 3187 • Riverside, California 92519

951685-6191 • FAX 951685-2961

e-mail: recorddhb@aol.com

INVOICE

July 28, 2010

Riverside County
Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502- 1147

Legal Advertising

Notice of Public Hearing

Your: GPA 918
Our #0612

12.50 column inches x $8. 94 = $111.75

Publish one (1) week: July 29, 2010

Amount Due: $111.75

Thank You,

Cathy Sypin-Barnes

Planning
No 1 of 08/10/10

Affidavit of Publication

(2015.5 C.C.P.)

County of Riverside

State of California

Catherine Sypin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest, entertainment or instruction of a particular class, profession, trade, calling, race of denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

July 29, 2010

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Dated: July 29, 2010 at

Riverside , California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE PRADO-MIRA LOMA ZONING DISTRICT – EASTVALE AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 10, 2010 at 1:30 P.M.** to consider the application submitted by William Van Leeuwen – Albert A. Webb Associates, on **General Plan Amendment No. 918,** which proposes to amend the land use from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) ("the project"). The project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue in the Prado-Mira Loma Zoning District – Eastvale Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41740.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-6631 OR EMAIL mstraite@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and

Dated: July 27, 2010

Kecia Harper-Ihem

Clerk of the Board

By: Cecilia Gil, Board Assistant

Pub: July 29, 2010

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2010 JUL 29 PM 2:33

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: July 7, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- ☐ Place on Administrative Action (Receive & File; EOT)
  - ☐ Labels provided If Set For Hearing
    - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☐ Place on Section Initiation Proceeding (GPIP)
- ☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☒ Publish in Newspaper:
  (2nd Dist) Press Enterprise and County Record
- ☒ Mitigated Negative Declaration
  - ☒ 10 Day ☐ 20 Day ☐ 30 day
- ☒ Notify Property Owners (app/agencies/property owner labels provided)

Controversial: ☐ YES ☐ NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise and County Record

Please schedule on the August 10, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:
Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5089)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

File Copy

BUS sent 7-19-10

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

REVIEWED BY EXECUTIVE OFF'

DATE _____ Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 15, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre). (Legislative)

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use

Ron Goldman
Planning Director

Initials:
RG:vc

(continued on attached page)

Dep't Re... ☐ Consent ☒ Policy

Per Exec. Ofc.: ☐ Consent ☐ Policy

Prev. Agn. Ref.	District: Second	Agenda Number:

designation in accordance with Exhibit #5; based on the findings and conclusions incorporated in the staff report; and, subject to resolution adoption by the Board of Supervisors.

BACKGROUND:

November 4, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008, Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and, therefore, recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the October 1, 2008, Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT

I. **AGENDA ITEM 8.1: GENERAL PLAN AMENDMENT NO. 918** – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10). (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:
Project Planner: Matt Straite, at 951-955-8631 or email mstraite@rctlma.org.

The following spoke in favor of the subject proposal:
Mo Faghihi, Applicant's Representative, Webb & Assoc. 3788 McCray St. Riverside, CA 92506

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-1, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use designation in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 918** to the Board of Supervisors.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

PLANNING COMMISSION
MINUTE ORDER OCTOBER 1, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER

I. **AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 918** – (Technical and Entitlement/Policy) – Applicant: William Van Leeuwen – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) – Location: northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 91.85 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) and Watercourse, Watershed & Conservation Areas (W-1) APNs: 152-050-035, 152-050-039, and 152-050-040.

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre), Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre); and, Open Space: Recreation (OS:R).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:
Project Planner, Russell Brady at 951-955-1888 or e-mail rbrady@rctlma.org.

The following spoke in favor of the subject proposal:
Mo Faghihi, Applicant's Representative, 3788 McCray St. Riverside, CA 92506

No one spoke in neutral, or opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission commented o the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.L
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisorial District: Second
Project Planner: Adam Rush
Planning Commission: July 14, 2010

General Plan Amendment No. 918
Environmental Assessment No. 41740
Applicant: William Van Leeuwen
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue.

BACKGROUND:

November 4, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008, Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and, therefore, recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the October 1, 2008, Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

ISSUES OF CONCERN:

The applicant has requested to proceed with a public hearing on the General Plan Amendment absent the submission of a Tentative Tract Map or Plot Plan.

7/13/10

JUSTIFICATION FOR THE PROPOSED GENERAL PLAN AMENDMENT

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 918 falls into the Technical and Entitlement/Policy Amendment categories, since it will make a minor change in the boundary of the General Plan Open Space (OS:C) designation so that it will more accurately reflect the Federal Emergency Management Agency's (FEMA) Map Flood Plain and will change the General Plan land use designation within the Community Development Foundation.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings would justify a **technical amendment**. The findings for a Technical Amendment are:

a. The proposed amendment would not change any policy direction or intent of the General Plan; and,
b. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an **entitlement/policy amendment**. The findings for an Entitlement/Policy Amendment are:

a. The proposed change does not involve a change in or conflict with:
    (1) The Riverside County Vision;
    (2) Any General Plan Principle; or
    (3) Any Foundation Component designation on the General Plan
b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis for General Plan Technical Amendment:

First Required Finding: The first required finding explains that the proposed amendment would not change any policy direction or intent of the General Plan. Given staff's review of the proposed Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) and the Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) land use designations, the proposed designations could satisfy each of the General Plan Principles and Policies. The project site is located in the Eastvale Area Plan, which can be considered a gateway community between Riverside and San Bernardino counties. It is also in close proximity to the Cities of Norco and Corona.

It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles and densities, a wide range of prices and accommodating a wide range of life styles in diverse community settings. Development of implementing projects, such as condos or apartments, will result in an increase in housing, and will provide the community a choice and variety of housing opportunities, this satisfying the Community Design Principle of the General Plan.

Second Required Finding: The second required finding explains that the proposed amendment will include a minor change in the boundary of the land use designations and will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries. Upon staff's review and information provided by the applicant, it can be found that the proposed amendment will more accurately reflect the FEMA Map Flood Plain for the project site. Exhibit A provided by the applicant, delineates the existing floodway limits.

CONSIDERATION ANAYLSIS FOR GENERAL PLAN ENTITLEMENT/POLICY AMENDMENT:

First Required Finding: The first required finding explains that the proposed amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: The High Density Residential (HDR) (8 – 14 Dwelling Units per Acre) and a Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation for the parcel in question will achieve the future vision of General Plan. It is possible to make this finding. Housing is one of the most basic community needs for the growing population in Riverside County, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities. Construction of implementing projects has the potential of providing 229 housing units on the project site.

(2) Any General Plan Principle: Given staff's review the proposed designation will satisfy each of the General Plan Principles and Policies.

(3) Any Foundation Component designation in the General Plan: the project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed amendment is within the community of Eastvale which is composed primarily of residential subdivisions. The proposed amendment is conditionally consistent with the existing General Plan Land Use designation and with the pattern of approved development adjacent to the site and along Citrus Street, Hamner Avenue, and Cleveland Avenue. The findings can be made that the proposed amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the

proposed amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed amendment can be found consistent with the existing General Plan as Citrus Street and portions of Hamner Avenue have developed as residential areas within the Eastvale Area Plan. Residential Tracts 29694, 31323 and 30817 were approved in 2003, and have been built out. This finding can be made for the proposed amendment. Also, two Regional Parks have been approved – Eastvale Regional Park and Silverlakes Regional Park, on both sides of Hamner Avenue.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6):	Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R)
2. Existing Zoning (Ex. #2):	Heavy Agriculture – 10 Acre Minimum (A-2-10)
3. Surrounding Zoning (Ex. #2):	Planned Residential (R-4) to the north, Watercourse, Watershed and Conservation Areas to the east and south and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west
4. Existing Land Use (Ex. #1):	Single Family Residences, Golf Driving Range, Agriculture
5. Surrounding Land Use (Ex. #1):	Single Family Residences to the north, vacant land to the east and south and a Single Family Residence to the west
6. Project Data:	Total Acreage: 16.24 Gross Acres

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use designation in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 918** to the Board of Supervisors.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. A city sphere of influence;

b. The Stephens Kangaroo Rat Fee Area;
c. A High Fire Area;
d. A county service area;
e. A community facilities district;
f. The boundaries of a Redevelopment Area;
g. An area drainage plan area; or,
h. A dam inundation area.

3. The project site is located within:
   a. FEMA Flood Zone A
   b. The boundaries of the Corona-Norco Unified School District;
   c. A WRCMSHCP Criteria Cell;
   d. The Santa Ana River Watershed;
   e. The Santa Ana River Policy Area;
   f. An area of high (high A) and low paleontological sensitivity;
   g. An area susceptible to subsidence; and,
   h. An area of high and very high liquefaction potential.

4. The subject site is currently designated as Assessor Parcel Number's: 152-050-050.

RESOLUTION

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 918

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on July 14, 2010, to consider the above-referenced matter; and,

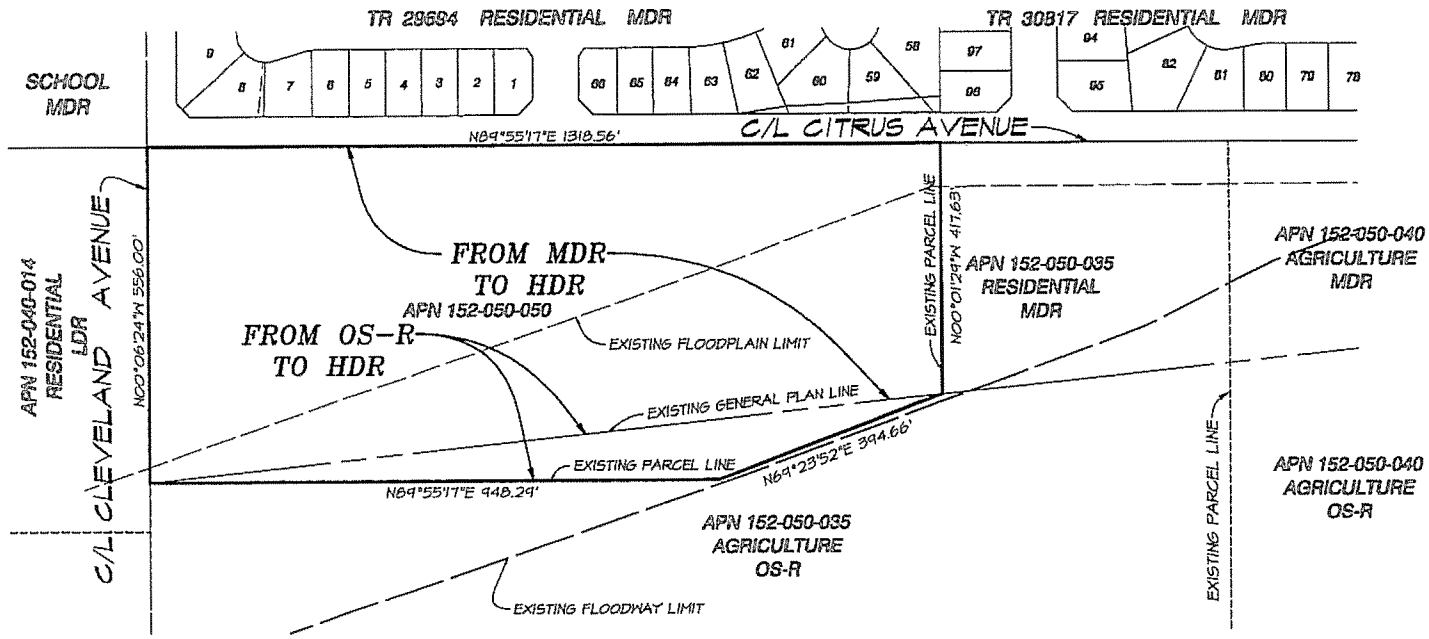
WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County CEQA Implementation Procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on July 14, 2010, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION/CERTIFICATION of the environmental document, Environmental Assessment No. 41740;

ADOPTION of General Plan Amendment No. 918



GENERAL NOTES

OWNER

WILLIAM AND DELORES VAN LEEUWEN
15000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-3714

APPLICANT

WILLIAM A. VAN LEEUWEN
15000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-2401

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

ASSESSOR'S PARCEL No'S

152-050-050

ACREAGE

LANDUSE	EXISTING ACREAGE (GROSS)	PROPOSED ACREAGE (GROSS)
MDR	14.73	16.24
OS-R	1.51	-
TOTAL	16.24	16.24

LAND USE

EXISTING LAND USE: AGRICULTURE
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL, APTS, CONDO
EXISTING GENERAL PLAN: MDR & OS-R
PROPOSED GENERAL PLAN: HDR

UTILITIES

WATER ____ JURUPA COMMUNITY SERVICES DISTRICT
SEWER ____ JURUPA COMMUNITY SERVICES DISTRICT
ELECTRIC ____ SOUTHERN CALIFORNIA EDISON COMPANY
GAS ____ SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE ____ VERIZON
TELEVISION ____ INDIVIDUAL RECEPTION/CABLE

SCHOOL DISTRICT

CORONA-NORCO UNIFIED SCHOOL DISTRICT

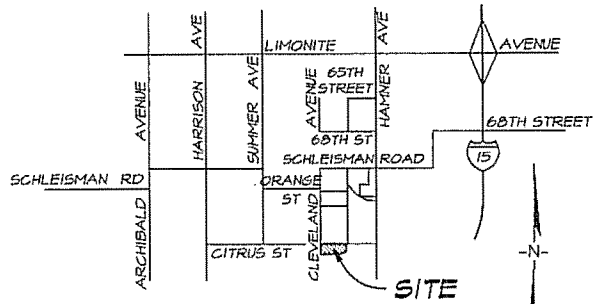
LEGAL DESCRIPTION

PARCELS 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

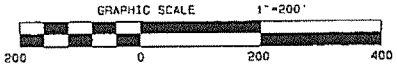
NOTES

1. 2008 THOMAS BROS. MAP BOOK: PAGE 683, GRID D2

CASE: GPA00918
EXHIBIT: A
DATED: 4/20/10
PLANNER: B. BREWINGTON



VICINITY MAP
NTS



-N-

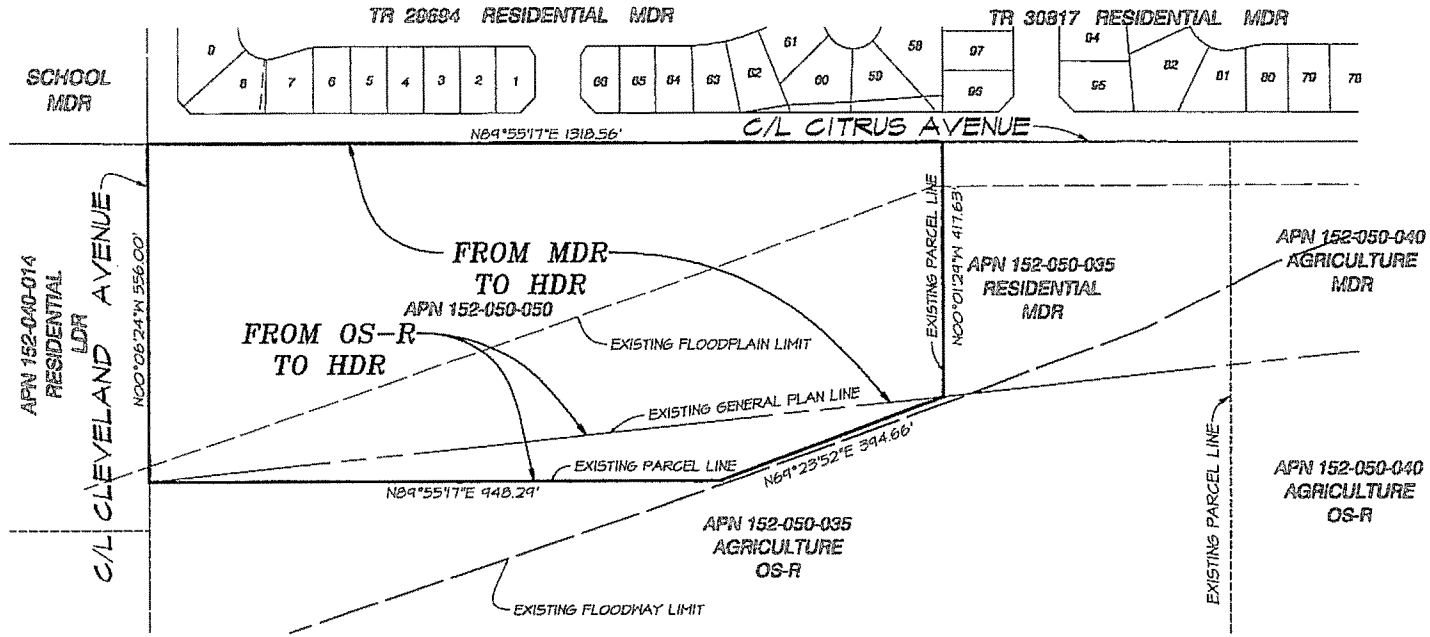
GPA 00918

REVISIONS	DATE	BY
ADDED FLOODWAY & FLOODPLAIN LIMITS	04-20-10	JKA
REVISED APN NUMBERS	02-23-10	JKA
REMOVED PARCELS 1 & 2 FROM GPA	01-05-10	JKA

GENERAL PLAN AMENDMENT

PARCELS 1 THRU 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCALE: 1" = 200'	ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS, 3700 McCRAY ST., RIVERSIDE CA. 92506, (951) 686-1070	W.O. 2007-0231
DATE: 1/6/10		SHEET 1 OF 1 SHEETS
DESIGNED: JKA		
CHECKED:	FILE: G:\2007\07-0231\070231GPA.pro	DWG. NO. 070231GPA.PRO
PLN CK REF:	PLOT DATE: 4/20/2010	
F.B.:		



GENERAL NOTES

OWNER

WILLIAM AND DELORES VAN LEEUWEN
13000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-5714

APPLICANT

WILLIAM A. VAN LEEUWEN
13000 CITRUS STREET
CORONA, CA 92880
PHONE: (951) 734-2401

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

ASSESSOR'S PARCEL No'S

152-050-050

ACREAGE

LANDUSE	EXISTING ACREAGE (GROSS)	PROPOSED ACREAGE (GROSS)
MDR	14.73	16.24
OS-R	1.51	-
TOTAL	16.24	16.24

LAND USE

EXISTING LAND USE: AGRICULTURE
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL, APTS, CONDO
EXISTING GENERAL PLAN: MDR & OS-R
PROPOSED GENERAL PLAN: HDR

UTILITIES

WATER ..... JURUPA COMMUNITY SERVICES DISTRICT
SEWER ..... JURUPA COMMUNITY SERVICES DISTRICT
ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY
GAS ..... SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE ..... VERIZON
TELEVISION ..... INDIVIDUAL RECEPTION/CABLE

SCHOOL DISTRICT

CORONA-NORCO UNIFIED SCHOOL DISTRICT

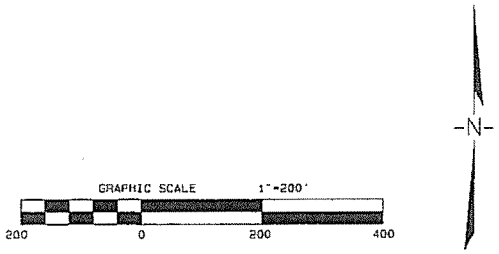
LEGAL DESCRIPTION

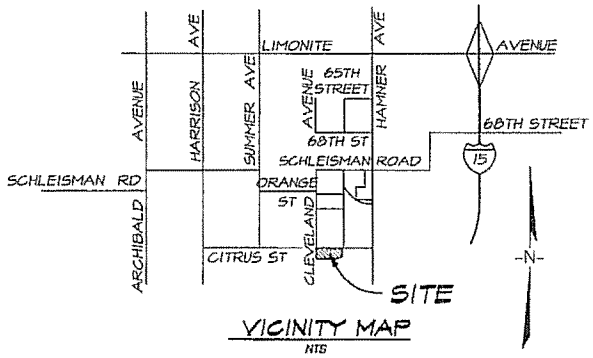
PARCELS 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTES

1. 2008 THOMAS BROS. MAP BOOK, PAGE 683, GRID D2

CASE: GPA00918
EXHIBIT: A
DATED: 4/20/10
PLANNER: B. BREWINGTON





VICINITY MAP
NTS

GPA 00918

REVISIONS	DATE	BY
ADDED FLOODWAY & FLOODPLAIN LIMITS	04-20-10	JKA
REVISED APN NUMBERS	02-23-10	JKA
REMOVED PARCELS 1 & 2 FROM GPA	01-06-10	JKA

GENERAL PLAN AMENDMENT

PARCELS 1 THRU 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED 11/26/03, INSTRUMENT NO. 934167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCALE: 1" = 200'	ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS, 3788 McCRAY ST., RIVERSIDE, CA. 92506, (951) 686-1070	W.O. 2007-0231
DATE: 4/15/10		SHEET 1
DESIGNED: JKA		OF 1 SHEETS
CHECKED:		
PLN CK REF:	FILE: G:\2007\07-0231\070231GPA.pro	DWG. NO. 070231GPA.PRO
F.B.:	PLOT DATE: 4/20/2010	

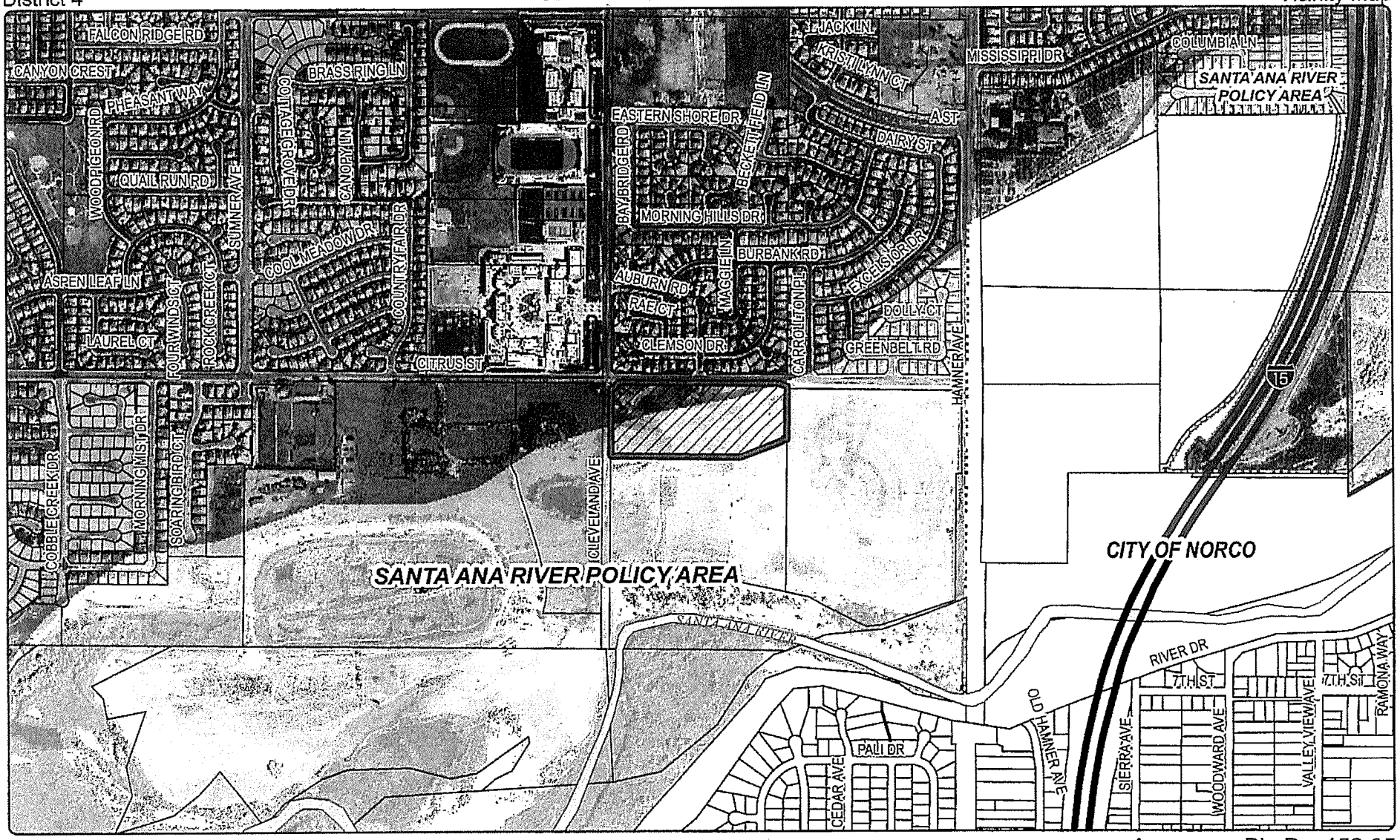
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

VICINITY/POLICY AREAS

Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Vicinity Map



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

N

0 650 1,300 2,600 3,900 Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlmp.co.riverside.ca.us/index.html

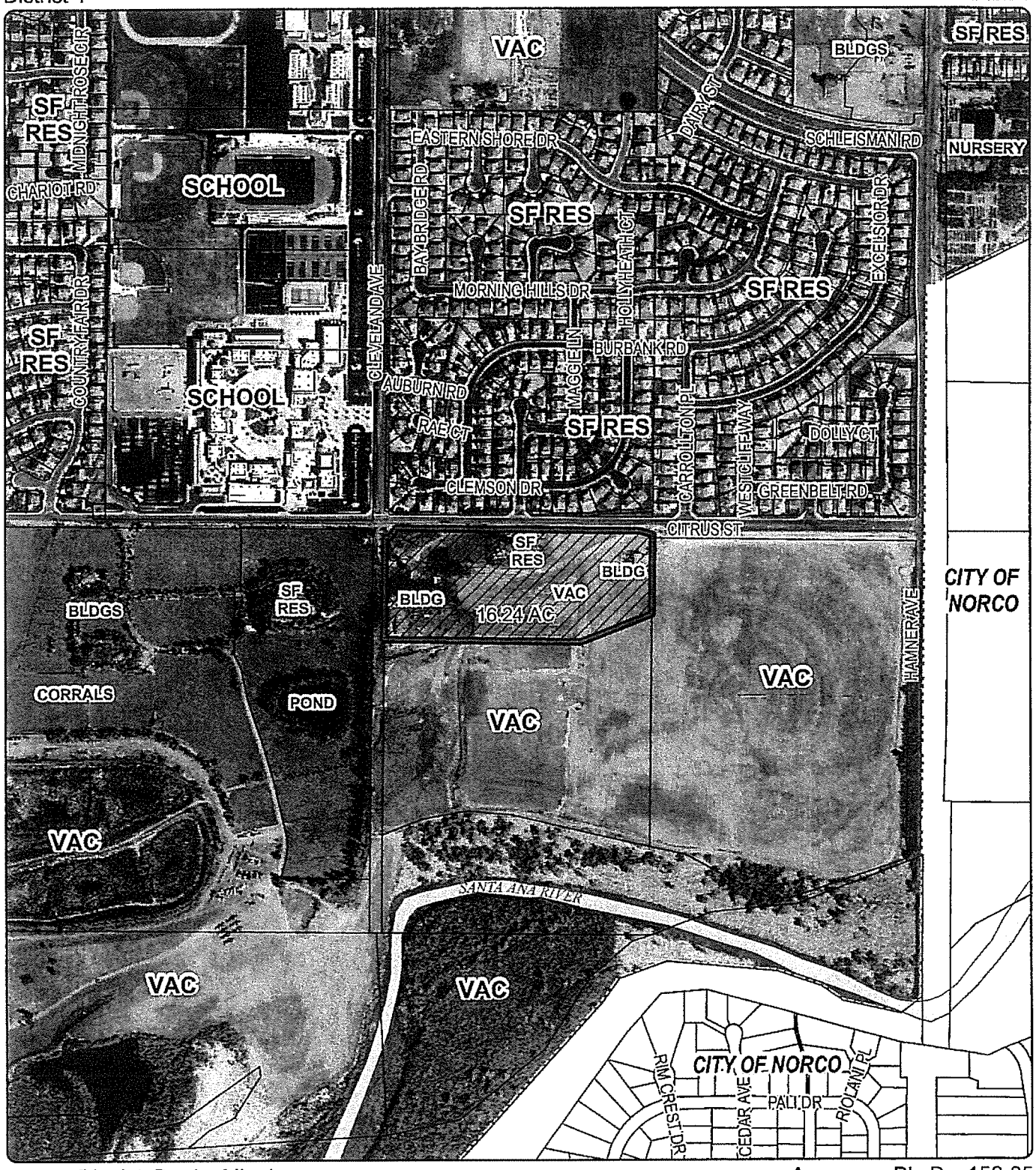
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

LAND USE

Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Exhibit 1



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

N

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

0 225 450 900 1,350 1,800 Feet

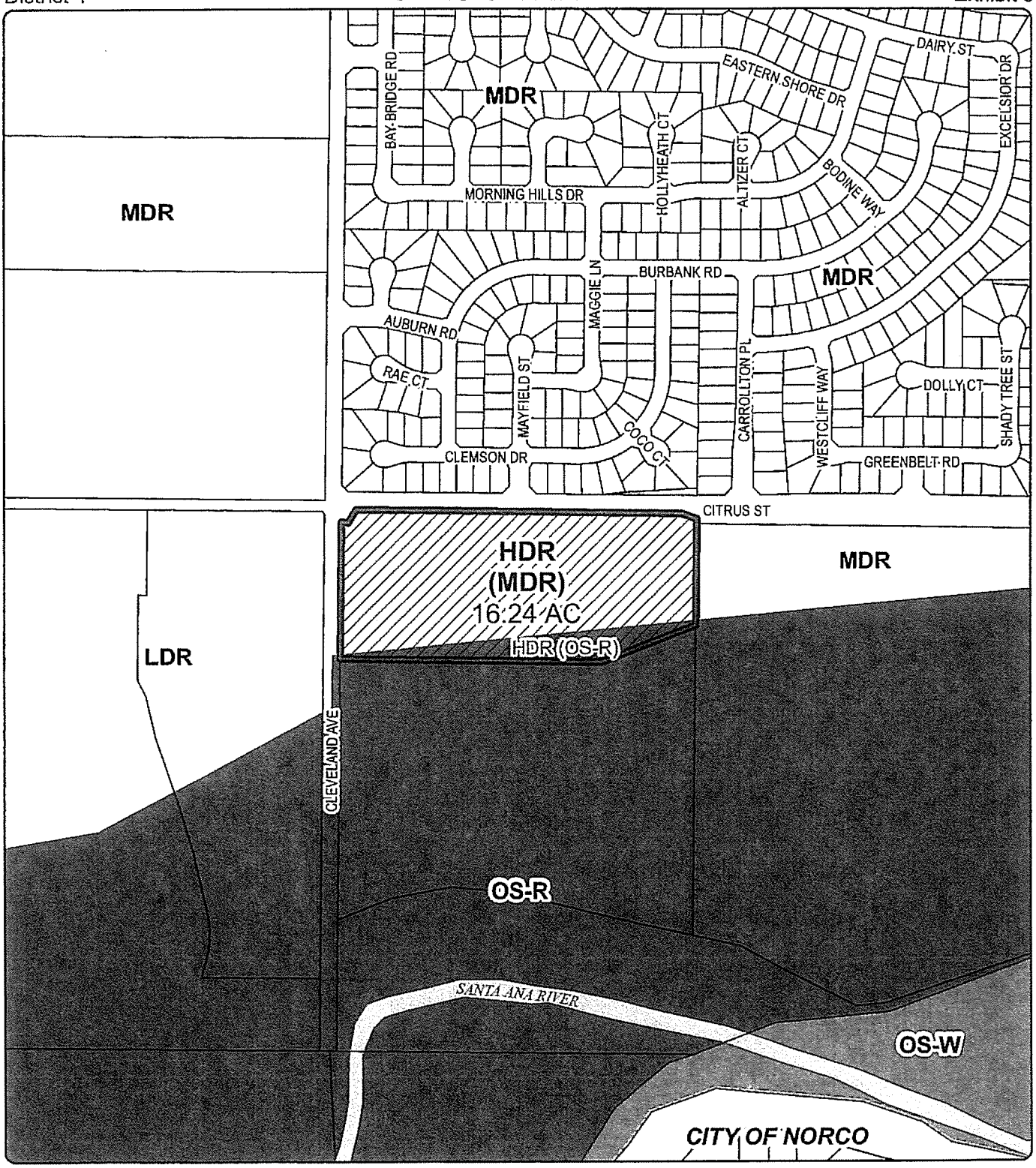
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Exhibit 5



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

N

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

0 250 500 1,000 1,500 Feet

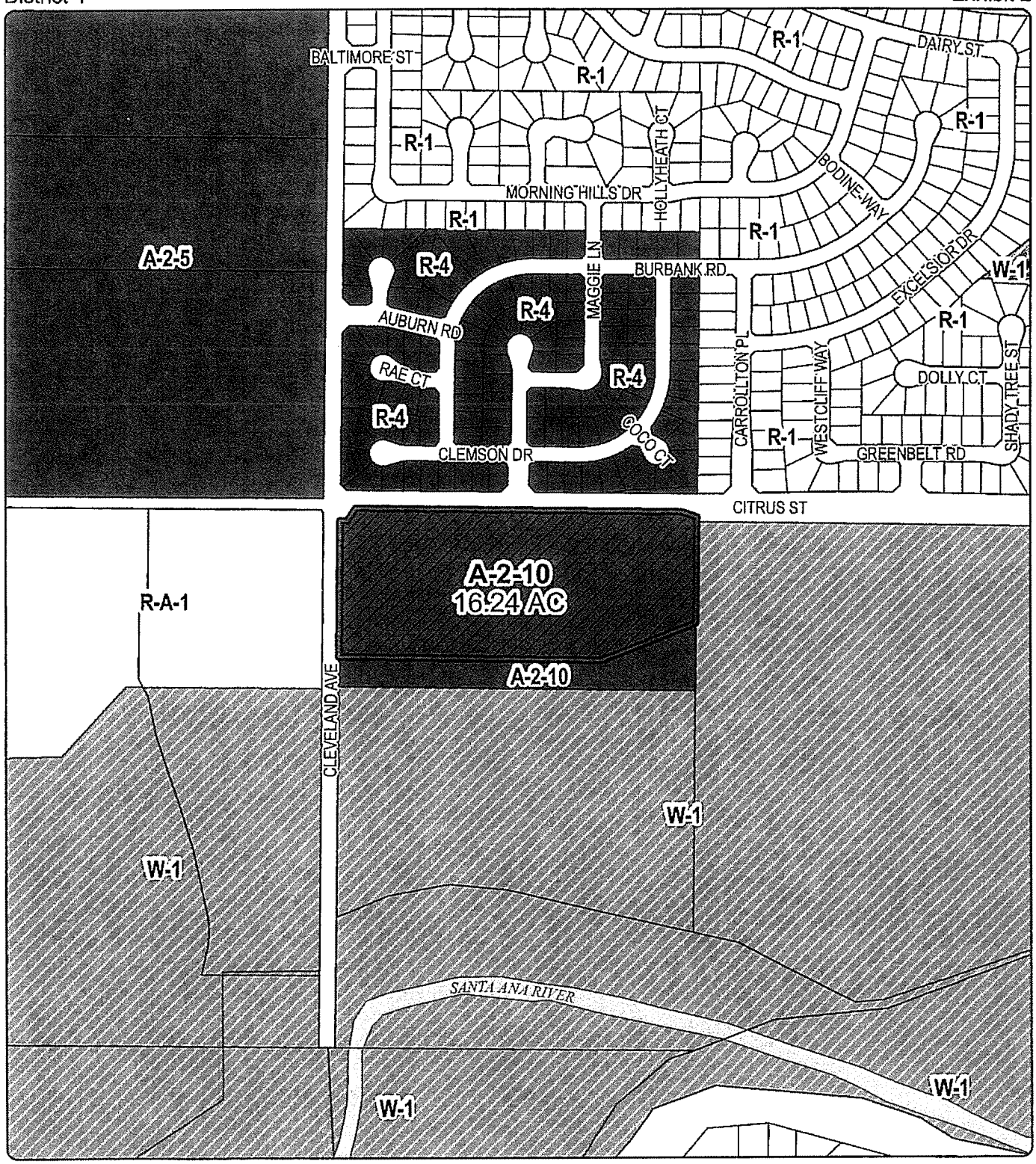
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

EXISTING ZONING

Supervisor Tavaglione
District 4

Date Drawn: 02/22/2010
Exhibit 2



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

N

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

0 250 500 1,000 1,500 Feet

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41740
Project Case Type (s) and Number(s): General Plan Amendment No. 918
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Adam Rush
Telephone Number: (951) 955-9076
Applicant's Name: William Van Leeuwen
Applicant's Address: 13000 Citrus Street, Corona, CA 92880
Engineer's Name: Albert A. Webb & Associates
Engineer's Address: 3788 McCray Street, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 16.24 gross acres

Residential Acres: 16.24	**Lots:** N/A	**Units:** Approx. 130 – 227 units	**Projected No. of Residents**
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

D. Assessor's Parcel No(s): 152-050-050

E. Street References: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 2 South, Range 7 West, Section 36

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Eastvale Area Plan of Western Riverside County. The project site currently contains a single family residence, agricultural production and vacant land. The majority of the site has been disturbed due to agricultural activities. The vegetation on the site consists of residential/urban/exotic vegetation in the proximity of the existing residence and field/croplands within the majority of the site. The project site is located to the north of the Santa Ana River and the flood plain of the river traverses the southern portion of the site. Riparian vegetation associated with the river abuts the southern portion of the site. The project site is also surrounded by residential uses to the north and beyond the river to the south. Property to the east and west of the site is currently vacant. Eleanor Roosevelt High School is located northwest of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated for Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) and Open Space: Recreation (OS: R). The project proposes a General Plan Amendment to alter the land use designations of the site to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre). Any subsequent development application would have to conform to the Community Development: High Density Residential land use policies of the General Plan.

2. **Circulation:** Access to the project site is provided by Hamner Avenue, Cleveland Avenue and Citrus Street. Hamner Avenue is designated as a Major Highway with a 118 foot ultimate right-of-way. Both Cleveland Avenue and Citrus Street are designated as Secondary Highways with a 100 foot ultimate right-of-way. Adequate access is present to accommodate a High Density Residential Development and Recreational uses.

3. **Multipurpose Open Space:** The project site is located with a Multi-Species Habitat Conservation Cell (Cell No. 786). HANS 1917 was submitted and reviewed by the Environmental Programs Department (EPD). It was determined that the project site does not contain riparian or riverine resources, no suitable habitat for narrow endemic plant species and no suitable habitat for the burrowing owl.

4. **Safety:** The project site is not located within a fault zone or high fire area. The project site is located within a flood plain; however, the portion of the site that is within the floodway will be designated for Open Space: Recreation. Housing will not be placed within the floodway. Standard mitigation measures with respect to grading and, if necessary, removing the project from flood plain boundaries, will be applied to the design and construction of this project. The project site is also within an area that is subject to liquefaction and subsidence. Implementing projects will be reviewed by the County Geologist and conditioned as appropriate. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. Any subsequent development shall comply with all applicable policies of the safety element.

5. **Noise:** The proposed project shall alter the land use designation of the site to allow for High Density Residential Development. Construction of the project has the potential to raise the ambient noise level surrounding the project site. However, implementing projects will be required to incorporate noise buffers such as setbacks, landscaping or block walls into the design and construction of the project in order to achieve acceptable noise levels described in Ordinance 847. This project complies with all applicable policies of the noise element.

6. **Housing:** The general plan amendment will possibly result in additional dwelling units within the project site. The project complies with all applicable policies of the housing element.

7. **Air Quality:** The general plan amendment will increase the density of approximately 16.24 acres of the site from 2-5 dwelling units per acre to 8-14 dwelling units per acre. The general plan amendment will result in additional vehicle trips in the vicinity of the project; however, the project is for residential and recreational uses and is not a substantial point

source emitter. The project shall comply with all applicable policies of the air quality element.

B. **General Plan Area Plan(s):** Eastvale

C. **Foundation Component(s):** Community Development and Open Space

D. **Existing Land Use Designation(s):** Medium Density Residential (MDR) (2-5 dwelling units per acre) and Recreation (R).

E. **Overlay(s), if any:** Eastvale Neighborhood Preservation Overlay

F. **Policy Area(s), if any:** Santa Ana River Policy Area

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Eastvale to the north, south, east and west

2. **Foundation Component(s):** Community Development to the north, east and west, Open Space to the south

3. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5) dwelling units per acre to the north and east, Recreation (R) to the south, and Low Density Residential (1/2 Acre Minimum) to the west.

4. **Overlay(s) and Policy Area(s), if any:** Santa Ana River Policy Area to the south, east and west.

H. **Adopted Specific Plan Information:**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Heavy Agriculture – 10 Acre Minimum (A-2-10)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Planned Residential (R-4) to the north, Watercourse, Watershed & Conservation Areas (W-1) to the east and south and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☒ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☐ Hydrology/Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☒ Cultural Resources	☐ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible

would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Becky Brewington
Signature

4/20/10
Date

Becky Brewington
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:
a) The project site is located west of Interstate 15. However, Interstate 15 is not considered a scenic highway and is not eligible for scenic highway status. Therefore, the impact is considered less than significant.

b) The project site is currently being used for agricultural purposes and does not contain significant rock outcroppings, vegetation or unique landmark features. Development of the project site as high density residential has the potential to obstruct a prominent scenic vista or view open to the public. However, the project would be conditioned to comply with the County's design guidelines and landscaping requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Source: RCLIS, Ord. No. 655 (Regulating Light Pollution)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project site is 57.05 miles away from the Mt. Palomar Observatory. No special requirements contained in Ordinance 655 will apply to this project. Therefore, the Mt. Palomar Observatory will not be impacted by the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues	☐	☐	☒	☐
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Description

Findings of Fact:
a) The proposed land use designation of Community Development: High Density Residential (CD:HDR)(8-14 dwelling units per acre) could create a new source of light which would accompany any new residential development. Lighting would be required to be shielded and hooded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces shall be minimized in construction of the development which would limit the potential for substantial glare created by the project. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The amount of light that will be created is consistent with levels found in typical residential developments. There are existing residences to the north of the project site. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with County requirements to prevent spillover onto adjacent properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project				
4. Agriculture	☐	☐	☒	☐
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS and Project Application Materials.

Findings of Fact:
a) The project site is designated as Farmland of Local Importance, Farmland of Statewide Importance and Prime Farmland. The project site currently contains a single family residence, agricultural production and vacant land. The project will convert 16.24 acres to allow for high density residential uses. The remaining portion of the site, about 61 acres, will remain as Open Space-Recreation. The surrounding area consists of single family residential to the north and west and vacant land to the east and south.

b) The project site is not located with an Agricultural Preserve.

c) The project would result in the creation of high density residential uses within 300 feet of property zoned for Agricultural uses. The parcel to the northwest of the site is zoned Heavy Agriculture – 5 Acre Minimum (A-2-5); however, it does not contain active agricultural uses, but has been fully developed as a school campus.

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential and vacant land. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☒	☐
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan land use designation of the site from Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre. Approval of the general plan amendment to high density residential will ultimately result in an increase the population for the project site; however, the increase does not exceed the number of dwelling units identified for multiple family dwellings in Table 6-2 of the SCAQMD CEAQ Air Quality Handbook. Therefore, the impact is considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may

occur. In accordance with standard requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. The project will be required to provide water efficient landscaping and irrigation, bicycle racks, and pedestrian walkways per standard County requirements. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors include residential uses to the north and west of the site. Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. However, due to the temporary nature of the project construction, activities are anticipated to produce less than significant impacts. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. The proposed residential uses would not create substantial point source emissions. Therefore, the impact is considered less than significant.

e) The proposed project may result in the development of high density residential uses. Residential uses are considered a sensitive receptor; however, there are no existing substantial point source emitters within one-mile of the project site. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in or create objectionable odors. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	☐	☐	☒	☐
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☒	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Source: RCLIS, WRCMSHCP, On-site Inspection

Findings of Fact:
a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); it is also located within Cell Number 786. A Habitat and Negotiation Strategy (HANS) application was submitted on the site (HANS01917) in 2008 and reviewed by the Environmental Program Department. The result of this review was that no conservation on the project site was required. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.

c) The project site has been disturbed by previous agricultural activity. It is not anticipated that the project will have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project site is located in an area that has been disturbed by agricultural uses in the past. The site is primarily devoid of wildlife habitat. Although wildlife currently can move freely throughout the site, this parcel is not considered a corridor or constrained linkage area. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) HANS 1917 was submitted and reviewed by the Environmental Programs Department. The biological report prepared by AMEC dated October 14, 2009, concluded that there are no riparian or riverine resources located on the project site. In addition, no fairy shrimp habitat, or suitable burrowing owl habitat or narrow endemic plant species was indentified. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) HANS 1917 was submitted and reviewed by the Environmental Programs Department. The biological report prepared by AMEC dated October 14, 2009, concluded that there are no vernal pools present on site. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) The project site does not contain any oak trees or other protected resources. Therefore, the project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project				
7. Historic Resources a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact:
a) The project site does not contain any historical structures. Therefore, no impacts are anticipated.

b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒	☐

Source: Project Application Materials, SB 18 Consultations

Findings of Fact:
a-b) The project site does not contain any known archeological sites or resources. Developers of implementing projects will be required to notify proper authorities should inadvertent archaeological finds be discovered during ground disturbance activities. This is a standard requirement and not considered mitigation pursuant to CEQA.

c) No human remains are known to be within the project site. Developers of implementing projects will be required to notify proper authorities should human remains be encountered during project construction. This is a standard requirement and not considered mitigation pursuant to CEQA.

d) There are no known existing religious or sacred uses within the project site. No impacts are anticipated to religious or sacred uses as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project site is located within an area that is classified as having both a Low Potential and High Sensitivity (High A) potential for paleontological resources. Prior to issuance of a grading permit for the site, the developer would have to do the following: 1. Retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

Mitigation: Prior to issuance of a grading permit for any implementing projects, the applicant will be required to obtain a Paleontologist to monitor grading activities and prepare a Paleontological Resource Impact Mitigation Program.

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☒	☐
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS

Findings of Fact:
a-b) The project site is not located within a known fault zone or within ½ mile of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project site is located in an area of high to very high liquefaction potential. Implementing projects would be subject to review and comment by the County Geologist. Construction of implementing projects will be required to comply with California Building Code (CBC) requirements pertaining to high density residential development, which will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: The project site is not located in an area subject to "Earthquake-Induced Slope Instability". However, it is located in an area of Very High General Ground Shaking Risk. The site is likely to be subjected to earthquake induced ground shaking during the expected life span of the project. There are no known faults within the project site, or within ½ mile of the project site. California Building Code (CBC) requirements pertaining to high density residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☒	☐

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse or rock fall hazards. In addition, the project site in not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring measures are required.

14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☒	☐

Source: RCLIS

Findings of Fact: The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to high density residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: There are no active volcanoes in Southern California. The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

Source: Project Application Materials

Findings of Fact:
a) The project site is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes will be reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. The applicant will be

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

required to design the project to protect the health, safety and welfare of the public. Standard conditions of approval will be issued regarding slopes that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project site is relatively flat and it is not anticipated to propose slopes greater than 2:1 or higher than 10 feet.

c) Sewer hook-up will be required for the development of this project. There will be no use of subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils	☐	☐	☒	☐
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐

Source: Project Application Materials, On-site Inspection

Findings of Fact:
a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval will be issued regarding soil erosion that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	☐	☐	☒	☐
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Project Application Materials, RCLIS

Findings of Fact:
a) There are no rivers, streams or lakebeds within 1,000' of the project site. It is not anticipated that any changes to deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake will take place in the development of this project. Therefore, the impact is considered less than significant.

b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate to high area of wind erosion. The project will decrease the amount of exposed dirt which is subject to wind erosion with the incorporation of concrete, asphalt and landscaping. The project will be conditioned to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:
a) The project proposes high density residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the impact from hazardous materials is considered less than significant.

b) The project proposes high density residential land uses; however, it may result in the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with the residential uses would not present the potential to create a significant public or environmental hazard.

Additionally, as a result of agricultural uses on the project site, development of the proposed project may result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. A Phase II Environmental Assessment is required to be completed to determine amounts of pesticides or other hazardous materials used on the property.

c) The project will provide adequate access to the proposed high density residential land use and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) There is a school site approximately 300' to the northwest of the project site. However, the project does not propose emission or handling of hazardous materials, substances or wastes. Therefore, the impact is considered less than significant.

e) The project site is not located on a known site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment. Therefore, there is no impact.

Mitigation: Prior to the recordation or grading of an implementing project, A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria.

Monitoring: Environmental Health Department during Final Map Recordation processing.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," RCLIS

Findings of Fact:
a-b) The project site is not located within an Airport Master Plan, and will not be subject to review by the Airport Land Use Commission. There will be no impact as a result of this project.

c-d) The project site is not located within two miles of a public airport or public use airport, or a private airstrip or heliport. Development of the project will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," RCLIS

Findings of Fact: The project site is not located within a high fire area. The surrounding parcels do not contain wildlands. It is not likely that people or structures would be exposed to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☒	☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:
Flood plain review is required on a majority of the site. The site is also located within the Santa Ana River Corridor Policy Area (SAPA). Of particular relevance here is the fact that the proposal to increase the height of the Prado Dam would cause inundation of land below an elevation of 566 feet in this area and much of the site lies between the 560 and 580 elevation contours. Among SAPA policies relevant to the site are the following: (1) protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood & Inundation Hazards section of the Safety Element, the MSHCP section of the Multipurpose Open Space Element, and the Open Space, Habitat & Natural Resource Preservation section of the Land Use Element; (2) require development, where allowable, to be set back an appropriate distance from the top of bluffs, to protect the natural and recreation values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods; (3) minimize the disruption of sensitive vegetation and species, especially, in and near the 566-foot elevation contour; and (4) preserve areas subject to erosive flooding in a natural state.

a) The proposed high density residential uses have the potential to alter the existing drainage pattern of the site or area. However, grading of implementing projects will be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions. Substantial erosion or siltation on- or off-site is not anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

b) The proposed high density residential uses will not violate any water quality standards or waste discharge requirements. Therefore, the impact is considered less than significant.

c) Jurupa Community Services District will provide water during construction, and after construction to the residential development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff will be required to filtrate and should contribute to recharge groundwater. Implementing projects are not anticipated to create or contribute runoff water that would exceed the capacity of existing stormwater or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

d) The proposed project high density residential uses are not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) A portion of the project site lies within a floodplain. Implementing projects will be designed so that no housing is placed in the floodway area. Flood flows will not be impeded or redirected as a part of this project.

g) The proposed project of high density residential development is not anticipated to otherwise degrade water quality. Therefore, the impact is considered less than significant.

h) The proposed project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☒

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☒	☐
d) Changes in the amount of surface water in any	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water body?				

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS

Findings of Fact:
a) The proposed high density residential uses have the potential to alter the existing drainage pattern of the site or area. However, grading of implementing projects will be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions. There are no rivers, streams or lakebeds within 1,000' of the project site. Construction of implementing projects is not anticipated to result in a substantial increase in the amount of surface runoff in that would result in flooding on- or off-site.

b) Construction of implementing projects will be required to submit improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations to Flood Control for review and approval.

c) Implementing projects will be designed so that no housing is placed in a floodway. The project site is not within a dam inundation area. Construction of implementing projects is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

d) There are no rivers, streams or lakebeds within 1,000' of the project site. Changes in the amount of surface water in any water body are not anticipated as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
25. Land Use a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, RCLIS, Project Application Materials

Findings of Fact:
a) The existing land use of the project site is primarily residential with a small amount of open space on the southern portion. This project is simply a proposal to increase the density from 2-5 dwelling units per acre to 8-14 dwelling units per acre. Based on an increase in urbanization with housing tracts and schools to the north of the project site, construction of implementing project will help attain one of the goals of the County's Housing Element, which is to provide a diverse mix of housing to the area.

b) The project site is not within a city sphere of influence and is not directly adjacent to a city or county boundary. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	☐	☐	☒	☐
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: Riverside County General Plan Land Use Element, Staff review, RCLIS

Findings of Fact:
a) The project site is currently zoned Heavy Agriculture (A-2-10) (10 Acre Minimum). An implementing project will be required to submit a change of zone application which shall be consistent with the proposed General Plan land use designation of Community Development: High Density Residential (CD:HDR)(8-14 dwelling units per acre).

b-c) Implementing projects will be required to submit a change of zone and a project that is consistent with the general plan land use designation.

d) The project site is not in a specific plan. Any proposed projects will be consistent with the proposed land use designations and with the policies of the Comprehensive General Plan.

e) The proposed high density residential development will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☒	☐
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:
a) The project site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.

b) The project site is not located within a known locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the impact is considered less than significant.

c) The project site is not located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise	☐	☐	☐	☒
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:
a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip. Therefore, no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts are expected to occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located approximately 1200 feet from Highway 15. The construction of the project would be conditioned to comply with acoustical studies and California Building Code (CBC) requirements. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, RCLIS

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:
a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

c) The proposed project will not expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
33. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:
a) The proposed project is for high density residential use; therefore the project will increase the housing within the area.

b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, the construction of the project will increase the number of available housing units and population in the area.

c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing. However, the development of the project will result in an increase in the number of available housing units in the area.

d) The proposed project is not within a County Redevelopment Area.

e-f) The proposed project will not cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Fire Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The project area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff's services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools	☐	☐	☒	☐

Source: RCLIS

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries	☐	☐	☒	☐

Source: RCIP

Findings of Fact: Library services for the existing residence on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The proposed residential uses will cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
39. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

Source: RCLIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: There is a planned regional park complex under the jurisdiction of the Jurupa Community Services District that is expected to open in the near future.

a) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) Construction of implementing projects are anticipated to include the use of existing neighborhood or regional parks or other recreational facilities planned for the adjacent property. However, it is not anticipated that substantial physical deterioration of the facility would occur or be accelerated by the construction of implementing projects.

c) The project site is not located within a C.S.A. However, there is a planned regional park complex under the jurisdiction of the Jurupa Community Services District that is expected to open in the near future.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Recreational Trails	☐	☐	☒	☐

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore, no recreational trails shall be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
41. Circulation a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Result in inadequate parking capacity?	☐	☐	☒	☐
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
e) Alter waterborne, rail or air traffic?	☐	☐	☒	☐
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☒	☐

Source: RCIP

Findings of Fact:

a) This project proposes to change the land use to High Density Residential (HDR) (8-14 dwelling units per acre) on a 16.4 acre site. Implementing projects have the potential to create 227 additional dwelling units. According to the Institute of Transportation Engineers Trip Generation Book (8th Edition), 227 units would result in 1,510 average daily trips.

b) Implementing projects will be required to provide adequate parking based upon the number of residential units. Construction of this project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.

c) This project proposes to change the land use to High Density Residential (HDR) (8-14 dwelling units per acre) on a 16.4 acre site. Through design and construction of implementing projects, a level of service standard established by the county congestion management agency for designated road or highways, is not anticipated to be exceeded, either individually or cumulatively.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

d) There is no airport within close vicinity of the project site. Construction of implementing projects will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

e) The proposed project will not alter waterborne, rail or air traffic.

f-g) Approval of this project will no substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), or cause an effect upon, or a need for new or altered maintenance of roads. Design and construction of implementing projects will be subject review and requirements of Ordinance No. 461 – Road Improvement Standards and Specifications (Transportation Department).

h) Approval of this project will not cause an effect upon circulation during the construction of implementing project. Implementing projects will be subject to review and requirements of Ordinance No. 457 – Building codes and Fees (Building and Safety Department).

i) Approval of this project is not anticipated to result in inadequate emergency access or access to nearby uses. Implementing projects will be subject to review and requirements set forth in Ordinance No. 787 – Fire Code Standards.

j) Approval of this general plan amendment will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Transit facilities will be constructed as determined by RTA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails	☐	☐	☐	☒

Source: RCIP

Findings of Fact: There are no General Plan designated bike trails adjacent to the project site. Therefore, no bike trails are proposed or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
new or expanded entitlements needed?				

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Jurupa Community Services District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Jurupa Community Services District prior to submission of the first implementing project. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source: Department of Environmental Health Review

Findings of Fact: Implementing projects with a density of 8-14 units per acre will be required to hook up to a sewer system.

a) Approval of this project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) Approval of this project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Implementing projects will be subject to review by the Department of Environmental Health and Jurupa Community Services District.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact: Approval of the general plan land use to High Density Residential will not impact utilities. Implementing projects will be transmitted to appropriate utilities for their comments, and conditioned as necessary.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
eliminate important examples of the major periods of California history or prehistory?				

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	☐	☐	☒	☐

Source: Staff review, Project Application Materials
Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00918 DATE SUBMITTED: 2-4-08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: William A. Van Leeuwen E-Mail:

Mailing Address: 13000 Citrus Street (Street)

Corona, (City) CA (State) 92880 (ZIP)

Daytime Phone No: (951) 734-2401 Fax No: ( )

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: flo.smith@webbassociate

Mailing Address: 3788 McCray Street (Street)

Riverside (City) CA (State) 92506 (ZIP)

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: William & Delores VanLeeuwen E-Mail:

Mailing Address: 13000 Citrus Street (Street)

Corona (City) CA (State) 92880 (ZIP)

Daytime Phone No: (951) 734-5714 Fax No: ( )

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Ea 41740 CFG 05089

$9.95

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

William A, Van Leeuwen — *PRINTED NAME OF APPLICANT*

William A Van Leeuwen — *SIGNATURE OF APPLICANT*

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

William A. Van Leeuwen, Trustee — *PRINTED NAME OF PROPERTY OWNER(S)*

William A Van Leeuwen, TTE — *SIGNATURE OF PROPERTY OWNER(S)*

Delores M. Van Leeuwen, Trusteee — *PRINTED NAME OF PROPERTY OWNER(S)*

Delores M. Van Leeuwen TTE — *SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 152-050-35, 039, 040

Section: 36 Township: 2 S Range: 7 W

Approximate Gross Acreage: 91.85 acres

General location (nearby or cross streets): North of Santa Ana River, South of Citrus Street, East of Cleveland Avenue, West of Hamner Avenue.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 713, D-2

Existing Zoning Classification(s): A-2-10 and W-1

Existing Land Use Designation(s): OS-R and MDR

Proposal (describe the details of the proposed general plan amendment):

Foundation Component Amendment to change approximately 24.84 acres of the site from MDR to HDR and 4.00 from OS-R to HDR, with the remaining portion staying MDR and OS-R

Related cases filed in conjunction with this request:

N/A

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☑ No ☐

Case Nos. PP18948, CZ06734

E.A. Nos. (if known) 37149 E.I.R. Nos. (if applicable):

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site? Yes	No
Electric Company	So. California Edison	✓	
Gas Company	So. California Gas	✓	
Telephone Company	AT&T	✓	
Water Company/District	Jurupa Community Services District	✓	
Sewer District	Jurupa Community Services District	✓	

Is water service available at the project site: Yes ☑ No ☐

If "No," how far away are the nearest available water line(s)? (No of feet/miles)

Is sewer service available at the site? Yes ☑ No ☐

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles)

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☑ No ☐

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☑

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

☑ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☑ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) F Smith Date 2/4/08

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Eastvale

EXISTING DESIGNATION(S): MDR and OS-R

PROPOSED DESIGNATION(S): HDR, MDR, and OS-R

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The existing General Plan allows residential development of MDR on most of the area that we are requesting a higher density (HDR). The proposed HDR area is established per the FEMA floodway map that allows grading and placement of fill on these areas. A portion of the proposed HDR area is currently designated OS-R and requires a Foundation Component Amendment. It is our opinion that since the area to the north of the site is developed with R-4 and R-2 zoning, and with the remaining area to the south as an open space, the proposed site with a General Plan designation of HDR is justified.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre). (Legislative)

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	July 14, 2010
PLACE OF HEARING:	RIVERSIDE COUNTY PLANNING COMMISSION EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CALIFORNIA 92572

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/2/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers GPA00918 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

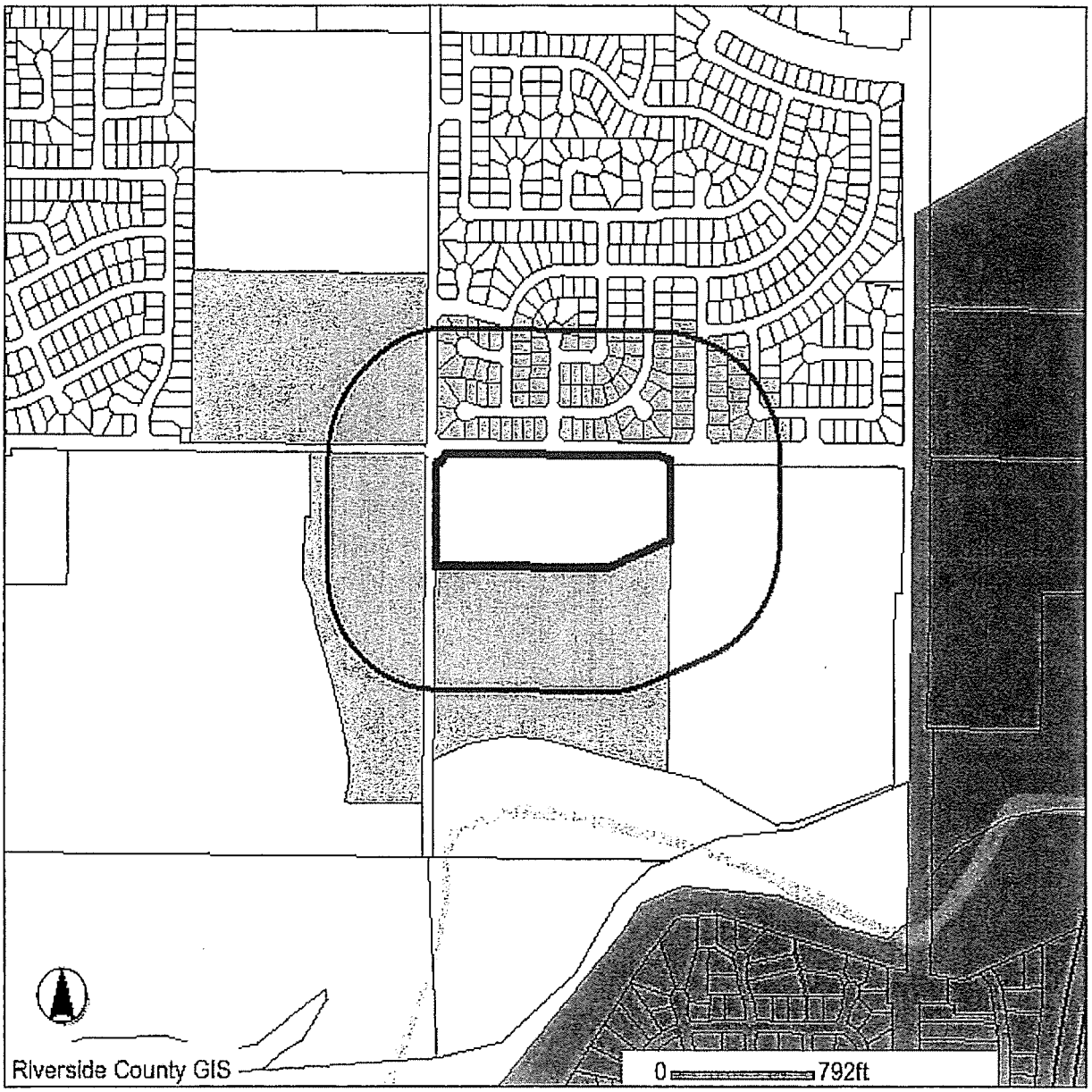
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

3/3/2010

EXPIRES: 9/2/2010

600 feet buffer



Selected parcel(s):

152-040-012 152-040-035 152-050-035 152-430-011 152-430-012 152-431-002 152-431-003
152-431-004 152-431-005 152-431-006 152-431-007 152-431-008 152-431-009 152-431-010
152-431-012 152-431-013 152-431-014 152-431-015 152-431-016 152-431-017 152-431-018
152-432-001 152-432-002 152-432-003 152-432-004 152-432-005 152-432-006 152-432-007
152-432-008 152-432-009 152-480-001 152-480-002 152-480-003 152-480-004 152-480-005
152-480-006 152-480-007 152-480-008 152-480-009 152-480-010 152-480-011 152-480-012
152-480-013 152-480-014 152-480-015 152-480-016 152-480-017 152-480-018 152-480-019
152-480-020 152-480-021 152-480-022 152-480-023 152-480-024 152-481-005 152-481-006
152-481-007 152-481-008 152-481-009 152-481-010 152-481-011 152-481-012 152-481-013
152-481-014 152-481-015 152-481-016 152-481-017 152-481-018 152-481-019 152-481-020
152-482-001 152-482-002 152-482-003 152-482-004 152-482-005 152-482-006 152-482-007
152-482-008 152-482-009 152-482-010 152-482-019 152-482-020 152-482-021 152-482-022
152-482-023 152-482-024 152-482-025 152-483-001 152-483-002 152-483-005 152-483-006
152-483-007 152-483-008 152-483-009 152-483-010 152-483-011 152-483-012 152-483-013
152-483-014 152-483-015 152-483-016 152-483-017 152-483-027 152-483-028

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/2/2010

APN: 152040012 ASMT: 152040012
CORONA NORCO UNIFIED SCHOOL DIST
C/O TED E ROZZI
2820 CLARK AVE
NORCO CA 92860

APN: 152040035 ASMT: 152040035
ALTFILLISCH CONST CO
13200 CITRUS ST
CORONA CA 92880

APN: 152050035 ASMT: 152050035
WILLIAM A VANLEEUWEN
DELORES M VANLEEUWEN
13000 CITRUS AVE
CORONA CA 92880

APN: 152430011 ASMT: 152430011
MARK F KELLER
CHRISTINA M KELLER
7476 WESTCLIFF WAY
CORONA CA. 92880

APN: 152430012 ASMT: 152430012
AHSAN HAQ
SHIBLI NOMANI
7486 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431002 ASMT: 152431002
NAE JIN KANG
JI YOUN KWON
12685 GREENBELT RD
CORONA CA. 92880

APN: 152431003 ASMT: 152431003
ROBERT A HERRERA
CHRISTINA C HERRERA
12695 GREENBELT RD
CORONA CA. 92880

APN: 152431004 ASMT: 152431004
ALFRED SIXTOS
CYNTHIA SIXTOS
12705 GREENBELT RD
CORONA CA. 92880

APN: 152431005 ASMT: 152431005
GEORGE LEDESMA
ROSALINDA LEDESMA
12715 GREENBELT RD
CORONA CA. 92880

APN: 152431006 ASMT: 152431006
BRANDON VARGAS
TONYA WESTWOOD VARGAS
7489 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431007 ASMT: 152431007
DAVID SANCHEZ
TINA JASPER
7479 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431008 ASMT: 152431008
TSU H TSAI
TERRI SHUMIN TSAI
7469 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431009 ASMT: 152431009
STEVEN OLAGUE
LENA OLAGUE
7459 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431010 ASMT: 152431010
LEON WANG
CONNIE F WANG
7449 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431012 ASMT: 152431012
TRACEY SPIKER
ADAM SPIKER
7434 CARROLLTON PL
CORONA CA. 92880

APN: 152431013 ASMT: 152431013
ALBERTO A MENDOZA
ADRIANA ARVILLA TORRES
7444 CARROLLTON PL
CORONA CA. 92880

APN: 152431014 ASMT: 152431014
THAI SUN
JERSEY M SUN
C/O WEI WANG
1704 DERINGER LN
DIAMOND BAR CA 91765

APN: 152431015 ASMT: 152431015
VIJAY K PURUSOTHAMAN
SHAM K PURUSOTHAMAN
7464 CARROLLTON PL
CORONA CA. 92880

APN: 152431016 ASMT: 152431016
SHUFENG MI
MING JIE XI
C/O MING JIE XI
7474 CARROLLTON PL
CORONA CA. 92880

APN: 152431017 ASMT: 152431017
NAM DANG
7484 CARROLLTON PL
CORONA CA. 92880

APN: 152431018 ASMT: 152431018
ROSEMARIE S GUILLEN
7494 CARROLLTON PL
CORONA CA. 92880

APN: 152432001 ASMT: 152432001
TUAN T KHUU
ANH N LUU
7497 CARROLLTON PL
CORONA CA 92880

APN: 152432002 ASMT: 152432002
WEICHAO LI
XIAOLAN CHEN
5512 SARA MAR LN
TEMPLE CITY CA 91780

APN: 152432003 ASMT: 152432003
AMELIA D ORTIZ
7477 CARROLLTON PL
CORONA CA. 92880

APN: 152432004 ASMT: 152432004
LIN I TSEN
LIN I CHIH
995 E GREEN ST NO 312
PASADENA CA 91106

APN: 152432005 ASMT: 152432005
TIMOTHY C CRANEY
PENNY M CRANEY
7457 CARROLLTON PL
CORONA CA. 92880

APN: 152432006 ASMT: 152432006
LUIS A LOPEZ
MARIA DALIA LOPEZ
7447 CARROLLTON PL
CORONA CA. 92880

APN: 152432007 ASMT: 152432007
STEVE KWON
JEANINE BAINES KWON
7437 CARROLLTON PL
CORONA CA. 92880

APN: 152432008 ASMT: 152432008
THI MAI NGUYEN
P O BOX 10367
WESTMINSTER CA 92685

APN: 152432009 ASMT: 152432009
CHRISTOPHER M BUENO
TERRI A BUENO
7417 CARROLLTON PL
CORONA CA. 92880

APN: 152480001 ASMT: 152480001
JOSE ANGEL BARRAGAN
TERESA ANN BARRAGAN
12917 CLEMSON DR
CORONA CA. 92880

APN: 152480002 ASMT: 152480002
ASHOK PATEL
4433 PACIFIC AVE
FOREST GROVE OR 97116

APN: 152480003 ASMT: 152480003
SONIA LIZETTE LEAL
12937 CLEMSON DR
CORONA CA. 92880

APN: 152480004 ASMT: 152480004
HUANJUN LIU
HONGTAO LIU
C/O HONGTAO LIU
16156 LAKE PADDEN LN
FONTANA CA 92336

APN: 152480005 ASMT: 152480005
JANE DA
7181 LEMON GRASS AVE
CORONA CA 92880

APN: 152480006 ASMT: 152480006
WANDA L WEST
CYNTHIA A JOLIVET
12967 CLEMSON DR
CORONA CA. 92880

APN: 152480007 ASMT: 152480007
MARCO ALDAVE
12977 CLEMSON DR
CORONA CA. 92880

APN: 152480008 ASMT: 152480008
JORGE NILA
KRISTI L ROBLES
12987 CLEMSON DR
CORONA CA. 92880

APN: 152480009 ASMT: 152480009
JESS GOMEZ
MERCEDES GOMEZ
12997 CLEMSON DR
CORONA CA. 92880

APN: 152480010 ASMT: 152480010
FERDINAND D BARIN
MARIA VERONICA BARIN
12992 CLEMSON DR
CORONA CA. 92880

APN: 152480011 ASMT: 152480011
CRISTINA ORTEGA
ADEL BOTROS
12982 CLEMSON DR
CORONA CA. 92880

APN: 152480012 ASMT: 152480012
DAVID DAI NGUYEN
HANH MINDY NGUYEN
12972 CLEMSON DR
CORONA CA. 92880

APN: 152480013 ASMT: 152480013
XIAOQING WANG
305 ALSTER AVE
ARCADIA CA 91006

APN: 152480014 ASMT: 152480014
MARINA VERONICA VERGARA
12952 CLEMSON DR
CORONA CA. 92880

APN: 152480015 ASMT: 152480015
ARLEN G CLEMONS
ANDREA HERRERA CLEMONS
12951 RAE CT
CORONA CA. 92880

APN: 152480016 ASMT: 152480016
RICARDO G HAAG
GABRIELA GUTIERREZ
12961 RAE CT
CORONA CA. 92880

APN: 152480017 ASMT: 152480017
WENDY PAN
3906 W LEHNHARDT AVE
SANTA ANA CA 92704

APN: 152480018 ASMT: 152480018
FEDERICO HERNANDEZ
12981 RAE CT
CORONA CA. 92880

APN: 152480019 ASMT: 152480019
NATHANEL RODRIGUEZ
RUTH RODRIGUEZ
MYRIAM ESCORCIA
12991 RAE CT
CORONA CA. 92880

APN: 152480020 ASMT: 152480020
DENISE H TROSTLE
12996 RAE CT
CORONA CA. 92880

APN: 152480021 ASMT: 152480021
FRANK CARDONA
GRACE CARDONA
12986 RAE CT
CORONA CA. 92880

APN: 152480022 ASMT: 152480022
KYLE ALBERS
JULIE ALBERS
12976 RAE CT
CORONA CA. 92880

APN: 152480023 ASMT: 152480023
TIMOTHY S HERTER
STACEY L HERTER
11 FONTAIRE
CORO DE CAZA CA 92679

APN: 152480024 ASMT: 152480024
RICHARD STEPHEN TALLEY
LLORENA TAMAYO TALLEY
12956 RAE CT
CORONA CA. 92880

APN: 152481005 ASMT: 152481005
GARY CUMMINS
KIRAN CUMMINS
12797 CLEMSON DR
CORONA CA. 92880

APN: 152481006 ASMT: 152481006
RAYMOND LIN
12807 CLEMSON DR
CORONA CA. 92880

APN: 152481007 ASMT: 152481007
JIANHONG TANG
QUNYING HE
12817 CLEMSON DR
CORONA CA. 92880

APN: 152481008 ASMT: 152481008
JAMES R HAMRICK
VERONICA D TOKARZ
12827 CLEMSON DR
CORONA CA. 92880

APN: 152481009 ASMT: 152481009
HENRY KHOA HO
XANH THI HO
16579 MT MICHAELIS CIR
FOUNTAIN VALLEY CA 92708

APN: 152481010 ASMT: 152481010
STEVEN A COWLES
DEBBIE A COWLES
C/O DEBORAH A COWLES
7480 COCO CT
CORONA CA. 92880

APN: 152481011 ASMT: 152481011
GUADALUPE QUIROZ
7490 COCO CT
CORONA CA. 92880

APN: 152481012 ASMT: 152481012
GARY SHAWN BATTS
7495 COCO CT
CORONA CA. 92880

APN: 152481013 ASMT: 152481013
KIMBERLY K TRAN
TIMOTHY T LE
P O BOX 291
HUNTINGTON BEACH CA 92648

APN: 152481014 ASMT: 152481014
HAROLD BRAUNSTEIN
MARY L BRAUNSTEIN
7475 COCO CT
CORONA CA. 92880

APN: 152481015 ASMT: 152481015
MATTHEW KESSLER
MARYAM KESSLER
12857 CLEMSON DR
CORONA CA. 92880

APN: 152481016 ASMT: 152481016
RONNIE J CALHOUN
12867 CLEMSON DR
CORONA CA. 92880

APN: 152481017 ASMT: 152481017
CHIOU LEE
SHUN LEE
12877 CLEMSON DR
CORONA CA. 92880

APN: 152481018 ASMT: 152481018
FAZLE H HYDERI
NASREEN HYDERI
12887 CLEMSON DR
CORONA CA. 92880

APN: 152481019 ASMT: 152481019
EMI TAKAHARI
MASSAKI TAKAHARI
12897 CLEMSON DR
CORONA CA. 92880

APN: 152481020 ASMT: 152481020
NORTH CORONA 119 AF XXXII
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 152482001 ASMT: 152482001
LOUIS LARA
12892 CLEMSON DR
CORONA CA. 92880

APN: 152482002 ASMT: 152482002
PAUL T LUU
3360 GOODMAN DR
SANTA ANA CA 92704

APN: 152482003 ASMT: 152482003
JOSE REYES
FRANCES TRUESDALE REYES
12872 CLEMSON DR
COORNA CA 92880

APN: 152482004 ASMT: 152482004
SCOTT A SMITH
TERI ECKMAN
12862 CLEMSON DR
CORONA CA. 92880

APN: 152482005 ASMT: 152482005
PAUL E VEGA
LETICIA VEGA
12852 CLEMSON DR
CORONA CA. 92880

APN: 152482006 ASMT: 152482006
ALAN G ROSS
12842 CLEMSON DR
CORONA CA. 92880

APN: 152482007 ASMT: 152482007
JOSE M HERRERA
MAYRA Z HERRERA
12832 CLEMSON DR
CORONA CA. 92880

APN: 152482008 ASMT: 152482008
SALVADOR JIMENEZ
CARMEN E MOLINA
12822 CLEMSON DR
CORONA CA. 92880

APN: 152482009 ASMT: 152482009
SUHAIL GHORI
12812 CLEMSON DR
CORONA CA. 92880

APN: 152482010 ASMT: 152482010
GUILLERMO ZARATE
MARISOL OCAMPO
12802 CLEMSON DR
CORONA CA. 92880

APN: 152482019 ASMT: 152482019
A BLAINE CALLISTER
VICKIE M CALLISTER
7418 MAGGIE LN
CORONA CA. 92880

APN: 152482020 ASMT: 152482020
MARGARET T TERINATE
DENNY TERINATE
SHERLY TERINATE
PAUL TERINATE
7428 MAGGIE LN
CORONA CA. 92880

APN: 152482021 ASMT: 152482021
LIVIO CENTANARO
7438 MAGGIE LN
CORONA CA. 92880

APN: 152482022 ASMT: 152482022
ANGEL JACK
7448 MAGGIE LN
CORONA CA. 92880

APN: 152482023 ASMT: 152482023
BIAO YANG
JIN GUAN
7458 MAGGIE LN
CORONA CA. 92880

APN: 152482024 ASMT: 152482024
MARTIN M MEDINA
MARGARITA MEDINA
7468 MAGGIE LN
CORONA CA. 92880

APN: 152482025 ASMT: 152482025
DAVID TIANDE CAI
SHUXIANG SUE ZHANG
758 MAROON PEAK CIR
SUPERIOR CO 80027

APN: 152483001 ASMT: 152483001
DAVID W SCHNEIDER
SHANNON SCHNEIDER
7426 MAYFIELD ST
CORONA CA. 92880

APN: 152483002 ASMT: 152483002
ERNESTO ALFREDO MORENO
419 N LELAND AVE
WEST COVINA CA 91790

APN: 152483005 ASMT: 152483005
WILLIAM J BEARDSLEY
BARBARA A BEARDSLEY
7421 MAYFIELD ST
CORONA CA. 92880

APN: 152483006 ASMT: 152483006
HARVINDER SINGH DUA
GARVINDER KAUR DUA
7431 MAYFIELD ST
CORONA CA. 92880

APN: 152483007 ASMT: 152483007
ALICIA MOLOY
7441 MAYFIELD ST
CORONA CA. 92880

APN: 152483008 ASMT: 152483008
ROBERT GLENN THOMAS
DIANA DONG XIA THOMAS
716 STONE RIDGE DR
SANTA ANA CA 92704

APN: 152483009 ASMT: 152483009
RICHARD RODRIGUEZ
LYNNE RODRIGUEZ
7461 MAYFIELD ST
CORONA CA. 92880

APN: 152483010 ASMT: 152483010
JOE N RUSH
LENA M RUSH
P O BOX 1441
CORONA CA 92878

APN: 152483011 ASMT: 152483011
MARK YANG
7494 WAKE FOREST DR
CORONA CA. 92880

APN: 152483012 ASMT: 152483012
JAMES TURNER
7484 WAKE FOREST DR
CORONA CA. 92880

APN: 152483013 ASMT: 152483013
CRISTOBAL M GONZALEZ
ELIZABETH GONZALES
7474 WAKE FOREST DR
CORONA CA. 92880

APN: 152483014 ASMT: 152483014
THELMA ANDERSON
KESHA MCCOY
7464 WAKE FOREST DR
CORONA CA. 92880

APN: 152483015 ASMT: 152483015
RASESH KOTAK
7454 WAKE FOREST DR
CORONA CA. 92880

APN: 152483016 ASMT: 152483016
JEFF KIRK
KATRINA MARIE KIRK
7444 WAKE FOREST DR
CORONA CA. 92880

APN: 152483017 ASMT: 152483017
NOHEMI LUNA
JOSE BACA
7434 WAKE FOREST DR
CORONA CA. 92880

APN: 152483027 ASMT: 152483027
NIXON SY
7413 MAGGIE LN
CORONA CA. 92880

APN: 152483028 ASMT: 152483028
ALEXANDER GONZALEZ
KARLA VANESSA GONZALEZ
7423 MAGGIE LN
CORONA CA. 92880

Applicant/Owner:
William Van Leeuwen
13000 Citrus Street
Corona, CA 92880

Engineer/Representative:
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 918 and Environmental Assessment No. 41740
Project Title/Case Numbers

Adam Rush
County Contact Person

951-955-6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Albert A. Webb Associates
Project Applicant

3788 McCray Street, Riverside, CA 92506
Address

Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street and westerly of Hamner Avenue
Project Location

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($2,010.25 + $64.00).
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

_____	_____	_____
Signature	*Title*	*Date*

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41740 ZCFG05089 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA 41740, General Plan Amendment No. 918

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Principal Planner Date: March 2, 2010

Applicant/Project Sponsor: Albert A. Webb Associates Date Submitted: February 4, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Adam Rush at 951-955-3200.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\GPA00918\MND form.doc

Please charge deposit fee case#: ZEA41740 ZCFG05089

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE F* REPRINTED * R0801200
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 694-5242	38686 El Cerrito Rd Indio, CA 92211 (760) 863-8271

****
****

Received from: MID-HILL PLACE $64.00
paid by: CK 19272
CALIFORNIA FISH AND GAME FOR EA41740
paid towards: CFG05089 CALIF FISH & GAME: DOC FEE
at parcel: 12758 DAIRY ST COR
appl type: CFG3

By_____ Feb 04, 2008 15:19
MBRASWEL posting date Feb 04, 2008

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$64.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

221B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2010

SUBJECT: RESOLUTION NO. 2010-253 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN-THIRD CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2010 (GPA Nos. 815, 918, and 1095).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2010-253 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 815, 918, and 1095.

BACKGROUND: The General Plan Amendments comprising the third cycle of 2010 were

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL/ar

(Continued on page 2)

FINANCIAL DATA				
	Current F.Y. Total Cost:	$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	☐
Requires 4/5 Vote	☐

C.E.O. RECOMMENDATION:

APPROVE
BY: Tina Grande
Tina Grande

County Executive Office Signature

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: TIFFANY N. NORTH 9/16/10

Dep't Recomm.: ☐ Consent ☒ Policy
Per Exec. Ofc.: ☐ Consent ☒ Policy

Prev. Agn. Ref. 16.1 of 06/22/10; 16.1 of 08/10/10; & 16.2 of 07/27/10 | **District:** ALL | **Agenda Number:** 3.74

considered by the Board of Supervisors in the following public hearings: GPA 815 was heard on June 22, 2010 as agenda item 16.1; GPA 918 was heard on August 10, 2010 as agenda item 16.1; and GPA 1095 was heard on July 27, 2010 as agenda item 16.2. They include amendments to the Eastvale Area Plan, Temescal Canyon Area Plan, Jurupa Area Plan of the Riverside County General Plan.

Board of Supervisors Resolution No. 2010-253 for the third General Plan Amendment Cycle of 2010 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District.

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGE NO.	LETTER
First	Temescal Canyon Area Plan	GPA No. 815	1	A
Second	Eastvale Area Plan	GPA No. 918	5	B
Second	Jurupa Area Plan	GPA No. 1095	8	C

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the third cycle of 2010 are described below:

GPA No. 815 affects the Temescal Canyon Area Plan, and amends the designation on approximately 489.28 gross acres located easterly of Interstate 15, northeasterly of Temescal Canyon Road, and southerly of Clay Canyon Road from Community Development: Light Industrial (LI) and Community Development: Community Center (CC) to Specific Plan No. 353-Serrano Commerce Center Specific Plan as reflected on the Specific Plan Land Use Plan and amend the text of the Temescal Canyon Area Plan and Figure 4 "Policy Areas".

GPA No. 918 affects the Eastvale Area Plan, and amends the designation on approximately 16.24 gross acres located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street and westerly of Hamner Avenue from Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) and Open Space: Recreation (OS-R) to Community Development: High Density Residential (CD:HDR) (8-14 dwelling units per acre).

GPA No. 1095 affects the Jurupa Area Plan, and amends the designation on approximately 0.41 gross acres located southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard from Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 dwelling units per acre).

Van Leeuwen Property

CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 8.1

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **CRAIG BRADSHAW, SUPERVISING ENGINEER**

SUBJECT: **CONTRACT AWARD FOR TRAFFIC SIGNAL INSTALLATION – SUMNER AVENUE AND 65TH STREET – PROJECT NO. 92007**

RECOMMENDATION:

(1) APPROVE A CONTRACT WITH ELECNOR BELCO ELECTRIC, INC., THE LOWEST RESPONSIBLE BIDDER, IN ACCORDANCE WITH THE LUMP SUM BID PRICE OF $286,785, PLUS A 10% CONTINGENCY IN THE AMOUNT OF $28,678, FOR TRAFFIC SIGNAL INSTALLATION – SUMNER AVENUE AND 65TH STREET PROJECT;

(2) UTILIZE BUDGETED MEASURE A FUND IN AN AMOUNT OF $286,785, PLUS A 10% CONTINGENCY OF $28,578;

(3) AUTHORIZE THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS

BACKGROUND

The installation of a traffic signal at the intersection of Sumner Avenue and 65th Street is one of the projects that is currently in Fiscal Year2016/17 Capital Improvement Program Budget. The installation of the traffic signal features at the location of Sumner Avenue and 65th Street has been a priority to help facilitate the movement of traffic and pedestrians. This location meets the warrants (requirements) for traffic signal installation as outlined in the Manual for Uniform Traffic Control Devices (MUTCD).

DISCUSSION

This project includes the installation of a fully signalized intersection at Sumner Avenue and 65th Street. The signalized intersection includes the upgrading of all pedestrian features, signal safety lights, illuminated street name signs, countdown pedestrian indicators, and the latest audible pedestrian push buttons.

Plans and specifications for the project were completed in early November 2016. The bid documents and project plans were distributed utilizing Questcdn.com, an on-line electronic plan and specification platform. Three (3) bid plan rooms pulled bidding information, notices were sent to contractors on the City's interest list and the project was posted on the City's website from November 8, 2016 thru November 29, 2016. Bids were opened on November 29, 2016 and bid results are as follows:

Contractors requesting bidding documents:	8
Total Bids received:	6
Total Non-Responsive Bids received:	0

Bid Results Summary:

Name of Bidder	City	Bid Amount
Elecnor Belco Electric, Inc.	Chino	$286,785.00
DBX, Inc.	Temecula	$299,311.00
International Line Builders	Riverside	$298,000.00
California Professional Engineering, Inc.	La Puente	$316,102.00
PTM General Engineering Services, Inc.	Riverside	$324,024.00
Crosstown Electrical and Data, Inc.	Irwindale	$324,932.00

A total of six bids were received and all were responsive. The lowest bid was submitted by Elecnor Belco Electric, Inc., of Chino in the amount of $286,785.00.

In accordance with the California Environmental Quality Act, the proposed project is exempt from future review. A Notice of Exemption (NOE) was filed for the project.

FISCAL IMPACT

The Project Cost Analysis, determined that the total funds needed to deliver this project is $315,463 which includes construction cost and a 10% contingency. This is less than the $320,000 that was budgeted for the traffic signal installation. There is $350,000 of Measure A funds budgeted for this project. There are adequate budgeted funds to cover construction administration and inspection.

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 8.1

STRATEGIC PLAN IMPACT

Objective 4.5 – Improve traffic circulation through street design, policies, and procedures

ATTACHMENT

Agreement Between the City of Eastvale and Elecnor Belco Electric, Inc.

Prepared by: Craig Bradshaw, Supervising Engineer
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

CONTRACT AGREEMENT
BETWEEN
THE CITY OF EASTVALE
AND

ELECNOR BELCO ELECTRIC, INC.

This Agreement for Construction Services ("Agreement"), is made and entered into this 5th day of December 2016, by and between the City of Eastvale, a California general municipal corporation organized under the laws of the State of California with its principal place of business at 12363 Limonite Ave., Suite 910, Eastvale, California ("City") and Elecnor Belco Electric, Inc., a California Corporation ("Contractor").

SECTION 1. RECITALS

A. City is a municipal corporation organized under the laws of the State of California, with power to contract for services necessary to achieve its purpose.

B. Contractor is a professional contractor, experienced in providing solar powered radar speed signs and other general contracting serivces and is familiar with the plans of the City.

C. City desires to engage Contractor to construct public improvements associated with the **Intersection Improvement Traffic Signal Installation-Sumner Avenue and 65th Street** as set forth herein

D. Contractor has obtained, and delivers concurrently herewith, **PERFORMANCE BOND, PAYMENT BOND, INSURANCE DOCUMENTS AND OTHER CERTIFICATIONS** as required by the Contract.

SECTION 2. INCORPORATION OF DOCUMENTS

This Contract includes and hereby incorporates in full by reference the following documents, including all exhibits, drawings, specifications and documents therein, and attachments and addenda thereto: as shown in attached Exhibits.

SECTION 3. SCOPE OF WORK

A. Contractor's Basic Obligation; Scope of Work. Contractor promises and agrees, at its own cost and expense, to furnish to the Owner all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately complete the **Intersection Improvement Traffic Signal Installation-Sumner Avenue and 65th Street**, including all structures and facilities necessary for the Project or described in the Contract (hereinafter the "Work" or "Project"), for a Total Contract Price as specified pursuant to this Contract. All Work shall be subject to, and performed in accordance with the above referenced documents, as well as the exhibits attached hereto and incorporated herein by reference. The plans and specifications for the Work are further described in the Exhibits attached hereto and incorporated herein by this

reference. Special conditions, if any, relating to the Work are described in the Exhibits attached hereto and incorporated herein by this reference.

B. Change in Scope of Work Any change in the scope of the Work, method of performance, nature of materials or price thereof, or any other matter materially affecting the performance or nature of the Work shall not be paid for or accepted unless such change, addition or deletion is approved in advance and in writing by a valid change order executed by the City.

SECTION 4. PERIOD OF PERFORMANCE AND LIQUIDATED DAMAGES

Contractor shall perform and complete all Work under this Contract within **90 working days**, beginning the effective date of the Notice to Proceed ("Contract Time"). Contractor shall perform ```milestones developed by the City. Contractor agrees that if such Work is not completed within the aforementioned Contract Time and/or pursuant to any such completion schedule, construction schedule or project milestones developed pursuant to provisions of the Contract, it is understood, acknowledged and agreed that the City will suffer damage. Since it is impractical and infeasible to determine the amount of actual damage, it is agreed that the Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum of **Five Hundred Dollars ($500) per day** for each and every calendar day of delay beyond the Contract Time or beyond any completion schedule, construction schedule or Project milestones established pursuant to the Contract.

SECTION 5. STANDARD OF PERFORMANCE

Contractor shall perform all Work under this Contract in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Work. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Work assigned to them. Finally, Contractor represents that it, its employees and its subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Work, and that such licenses and approvals shall be maintained throughout the term of this Contract. Any employee who is determined by the City to be uncooperative, incompetent, a threat to the safety of persons or the Work, or any employee who fails or refuses to perform the Work in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed on the Work.

SECTION 6. CONTROL AND PAYMENT OF SUBORDINATES; CONTRACTUAL RELATIONSHIP

City retains Contractor on an independent contractor basis and Contractor is not an employee of City. Any additional personnel performing the work governed by this Contract on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance under this Contract and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, and workers' compensation insurance.

SECTION 7. CITY'S BASIC OBLIGATION

City agrees to engage and does hereby engage Contractor as an independent contractor to furnish all materials and to perform all Work according to the terms and conditions herein contained for the sum set forth above. Except as otherwise provided in the Contract, the City shall pay to Contractor, as full consideration for the satisfactory performance by the Contractor of the services and obligations required by this Contract, the above referenced compensation in accordance with compensation provisions set forth in the Contract.

SECTION 8. COMPENSATION AND PAYMENT

A. Amount of Compensation. As consideration for performance of the Work required herein, City agrees to pay Contractor the Total Contract Price **of Two Hundred Eighty Six Thousand Seven Hundred Eighty Five Dollars** and **No** Cents ($286,785.00) ("Total Contract Price") provided that such amount shall be subject to adjustment pursuant to the applicable terms of this Contract or written change orders approved and signed in advance by the City.

B. Payment of Compensation. If the Work is scheduled for completion in thirty (30) or less calendar days, City will arrange for payment of the Total Contract Price upon completion and approval by City of the Work. If the Work is scheduled for completion in more than thirty (30) calendar days, City will pay Contractor on a monthly basis as provided for herein. On or before the fifth (5th) day of each month, Contractor shall submit to the City an itemized application for payment in the format supplied by the City indicating the amount of Work completed since commencement of the Work or since the last progress payment. These applications shall be supported by evidence which is required by this Contract and such other documentation as the City may require. The Contractor shall certify that the Work for which payment is requested has been done and that the materials listed are stored where indicated. Contractor may be required to furnish a detailed schedule of values upon request of the City and in such detail and form as the City shall request, showing the quantities, unit prices, overhead, profit, and all other expenses involved in order to provide a basis for determining the amount of progress payments.

City shall review and pay all progress payment requests in accordance with the provisions set forth in Section 20104.50 of the California Public Contract Code. No progress payments will be made for Work not completed in accordance with this Contract.

SECTION 9. CONTRACT RETENTIONS

From each approved progress estimate, five percent (5%) will be deducted and retained by the City, and the remainder will be paid to Contractor. All Contract retainage shall be released and paid to the Contractor and subcontractors pursuant to California Public Contract Code Section 7107.

SECTION 10. OTHER RETENTIONS

In addition to Contract retentions, the City may deduct from each progress payment an amount necessary to protect City from loss because of: (1) liquidated damages which have accrued as of the date of the application for payment; (2) any sums expended by the City in performing any of Contractor's obligations under the Contract which Contractor has failed to perform or has performed inadequately; (3) defective Work not remedied; (4) stop notices as allowed by state law;

(5) reasonable doubt that the Work can be completed for the unpaid balance of the Total Contract Price or within the scheduled completion date; (6) unsatisfactory prosecution of the Work by Contractor; (7) unauthorized deviations from the Contract; (8) failure of the Contractor to maintain or submit on a timely basis, proper and sufficient documentation as required by the Contract or by City during the prosecution of the Work; (9) erroneous or false estimates by the Contractor of the value of the Work performed; (10) any sums representing expenses, losses, or damages as determined by the City, incurred by the City for which Contractor is liable under the Contract; and (11) any other sums which the City is entitled to recover from Contractor under the terms of the Contract or pursuant to state law, including Section 1727 of the California Labor Code. The failure by the City to deduct any of these sums from a progress payment shall not constitute a waiver of the City's right to such sums.

SECTION 11. SUBSTITUTIONS FOR CONTRACT RETENTIONS

In accordance with California Public Contract Code Section 22300, the City will permit the substitution of securities for any monies withheld by the City to ensure performance under the Contract. At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the City, or with a state or federally chartered bank in California as the escrow agent, and thereafter the City shall then pay such monies to the Contractor as they come due. Upon satisfactory completion of the Contract, the securities shall be returned to the Contractor. For purposes of this Section and Section 22300 of the Public Contract Code, the term "satisfactory completion of the contract" shall mean the time the City has issued written final acceptance of the Work and filed a Notice of Completion as required by law and provisions of this Contract. The Contractor shall be the beneficial owner of any securities substituted for monies withheld and shall receive any interest thereon. The escrow agreement used for the purposes of this Section shall be in the form provided by the City.

SECTION 12. PAYMENT TO SUBCONTRACTORS

Contractor shall pay all subcontractors for and on account of work performed by such subcontractors in accordance with the terms of their respective subcontracts and as provided for in Section 10262 of the California Public Contract Code. Such payments to subcontractors shall be based on the measurements and estimates made and progress payments provided to Contractor pursuant to this Contract.

SECTION 13. TITLE TO WORK

As security for partial, progress, or other payments, title to Work for which such payments are made shall pass to the City at the time of payment. To the extent that title has not previously been vested in the City by reason of payments, full title shall pass to the City at delivery of the Work at the destination and time specified in this Contract. Such transferred title shall in each case be good, and free and clear from any and all security interests, liens, or other encumbrances. Contractor promises and agrees that it will not pledge, hypothecate, or otherwise encumber the items in any manner that would result in any lien, security interest, charge, or claim upon or against said items. Such transfer of title shall not imply acceptance by the City, nor relieve Contractor from the responsibility to strictly comply with the Contract, and shall not relieve Contractor of responsibility for any loss of or damage to items.

SECTION 14. DISPUTE RESOLUTION

Any separate demand by Contractor for the payment of money or damages shall be resolved in accordance with Public Contract Code Sections 20104 et seq., if applicable.

SECTION 15. TERMINATION

This Contract may be terminated by City at any time by giving Contractor three (3) days advance written notice. In the event of termination by City for any reason other than the fault of Contractor, City shall pay Contractor for all Work performed up to that time as provided herein. In the event of breach of the Contract by Contractor, City may terminate the Contract immediately without notice, may reduce payment to the Contractor in the amount necessary to offset City's resulting damages, and may pursue any other available recourse against Contractor. Contractor may not terminate this Contract except for cause.

In the event this Contract is terminated in whole or in part as provided, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated. Further, if this Contract is terminated as provided, City may require Contractor to provide all finished or unfinished documents, data, diagrams, drawings, materials or other matter prepared or built by Contractor in connection with its performance of this Contract.

SECTION 16. COMPLETION OF WORK

When the Contractor determines that it has completed the Work required herein, Contractor shall so notify City in writing and shall furnish all labor and material releases required by this Contract. City shall thereupon inspect the Work. If the Work is not acceptable to the City, the City shall indicate to Contractor in writing the specific portions or items of Work which are unsatisfactory or incomplete. Once Contractor determines that it has completed the incomplete or unsatisfactory Work, Contractor may request a re-inspection by the City. Once the Work is acceptable to City, City shall pay to Contractor the Total Contract Price remaining to be paid, less any amount which City may be authorized or directed by law to retain. Payment of retention proceeds due to Contractor shall be made in accordance with Section 7107 of the California Public Contract Code.

SECTION 17. CITY'S REPRESENTATIVE

The City hereby designates the **City Engineer**, or his or her designee, to act as its representative for the performance of this Contract ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Contractor shall not accept direction or orders from any person other than the City's Representative or his or here designee.

SECTION 18. CONTRACTOR'S REPRESENTATIVE

Before starting the Work, Contractor shall submit in writing the name, qualifications and experience of its proposed representative who shall be subject to the review and approval of the City ("Contractor's Representative"). Following approval by the City, the Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Contract. The Contractor's Representative shall supervise and direct the Work, using his best skill and attention, and shall be responsible for all construction means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the

Work under this Contract. Contractor's Representative shall devote full time to the Project and either he or his designee, who shall be acceptable to the City, shall be present at the Work site at all times that any Work is in progress and at any time that any employee or subcontractor of Contractor is present at the Work site. Arrangements for responsible supervision, acceptable to the City, shall be made for emergency Work which may be required. Should Contractor desire to change its Contractor's Representative, Contractor shall provide the information specified above and obtain the City's written approval.

SECTION 19. CONTRACT INTERPRETATION

Should any question arise regarding the meaning or import of any of the provisions of this Contract or written or oral instructions from City, the matter shall be referred to City's Representative, whose decision shall be binding upon Contractor.

SECTION 20. LOSS AND DAMAGE

Contractor shall be responsible for all loss and damage which may arise out of the nature of the Work agreed to herein, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the Work until the same is fully completed and accepted by City. However, Contractor shall be responsible for damage proximately caused by Acts of God, within the meaning of Section 4150 of the Government Code, only to the extent of five percent (5%) of the Total Contract Price as specified herein. In the event of damage proximately caused by "Acts of God," the City may terminate this Contract upon three (3) days advanced written notice.

SECTION 21. INDEMNIFICATION

A. Indemnification. Contractor shall defend, indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and attorneys fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its directors, officials officers, employees, agents or volunteers.

B. General Indemnification. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the

performance of this Agreement. In the event Contractor fails to obtain such indemnity obligations from others are required here, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth here is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

SECTION 22. INSURANCE

Prior to the beginning of and throughout the duration of the Work, Contractor will maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Contractor agrees to amend, supplement or endorse the existing coverage to do so. Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds in excess of the limits and coverage required in this Agreement and which are applicable to a given loss, will be available to the City. Contractor shall provide the following types and amounts of insurance:

A. Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than $1,000,000 per occurrence for all covered losses and no less than $2,000,000 general aggregate.

1. The insured shall Name the City of Eastvale, and their respective officials, officers, employees, agents, and consultants as insured with respect to performance of the services on the Project and shall contain no special limitations on the scope of coverage or the protection afforded to these insured.
2. Be primary with respect to any insurance or self-insurance programs covering the City of Eastvale, and/or their respective officials, officers, employees, agents, and consultants; and
3. Contain standard separation of insured provisions.

B. Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than $1,000,000 per accident. If Contractor owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way on this project, Contractor shall provide evidence of personal auto liability coverage for each such person.

C. Workers Compensation on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than $1,000,000 per accident or disease.

D. Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages.

Any such coverage provided under an umbrella liability policy shall include a drop down provision providing primary coverage above a maximum $25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. Policy shall contain a provision obligating insurer at the time insured's liability is determined, not requiring actual payment by the insured first. There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of Contractor, subcontractors or others involved in the Work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein. Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the State of California and with an A.M. Best rating of A or better and a minimum financial size VII.

E. General conditions pertaining to provision of insurance coverage by Contractor. Contractor and City agree to the following with respect to insurance provided by Contractor:

(1) Contractor agrees to have its insurer endorse the third party general liability coverage required herein to include as additional insureds City, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition prior to 1992. Contractor also agrees to require all contractors, and subcontractors to do so likewise.

(2) No liability insurance coverage provided to comply with this Agreement shall prohibit Contractor, or Consultant's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all contractors and subcontractors to do likewise.

(3) All insurance coverage and limits provided by Contractor and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.

(4) None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved in writing.

(5) No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or any contractor or subcontractor.

(6) All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. Contractor shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.

(7) Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured

endorsement to Contractor's general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Contractor or deducted from sums due Contractor, at City option.

(8) Certificate(s) are to reflect that the insurer will provide 30 days notice to City of any cancellation of coverage. Contractor agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will "endeavor" (as opposed to being required) to comply with the requirements of the certificate.

(9) It is acknowledged by the parties of this Agreement that all insurance coverage required to be provided by Contractor or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self insurance available to City.

(10) Contractor agrees to ensure that subcontractors, and any other party involved with the project that is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.

(11) Contractor agrees not to self-insure or to use any self-insured retention's or deductibles on any portion of the insurance required herein except as disclosed to and approved by the City and further agrees that it will not allow any contractor, subcontractor, Architect, Engineer or other entity or person in any way involved in the performance of work on the project contemplated by this Agreement to self-insure its obligations to City. City expressly approves maintenance by the Contractor of a $100,000 deductible on its current Professional Liability insurance policy.

(12) The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City will negotiate additional compensation proportional to the increased benefit to City.

(13) For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.

(14) Contractor acknowledges and agrees that any actual or alleged failure on the part of City to inform Contractor of non-compliance with any insurance requirement in no way

imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.

(15) Contractor will renew the required coverage annually as long as City, or its employees or agents face an exposure from operations of any type pursuant to this Agreement. This obligation applies whether or not the Agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.

(16) Contractor shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from Contractor's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.

(17). The provisions of any workers' compensation or similar act will not limit the obligations of Contractor under this Agreement. Contractor expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.

(18) Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue, and is not intended by any party or insured to be limiting or all-inclusive.

(19) These insurance requirements are intended to be separate and distinct from any other provision in this Agreement and are intended by the parties here to be interpreted as such.

(20). The requirements in this Section supersede all other sections and provisions of this Agreement, except Exhibit "D" "Modifications to Contract Documents", to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

(21) Contractor agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Contractor for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

(22) Contractor agrees to provide immediate notice to City of any claim or loss against Contractor arising out of the work performed under this Agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

SECTION 23. BONDS

A. Performance Bond. If specifically requested by City in the Bidding Documents, attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Performance Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

B. Payment Bond. If required by law or otherwise specifically requested by City in the Bidding Documents, attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Payment Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

C. Bond Provisions. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this Section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the Agreement, the Contractor shall, upon request of the City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety. If the Contractor fails to furnish any required bond, the City may terminate this Agreement for cause.

D. Surety Qualifications. Only bonds executed by an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, shall be accepted. The surety must be a California-admitted surety with a current A.M. Best's rating no less than A:VIII and satisfactory to the City. If a California-admitted surety insurer issuing bonds does not meet these requirements, the insurer will be considered qualified if it is in conformance with Section 995.660 of the California Code of Civil Procedure, and proof of such is provided to the City.

SECTION 24. SAFETY

Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. Contractor shall comply with the requirements of the specifications relating to safety measures applicable in particular operations or kinds of work. In carrying out its Work, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the Work and the conditions under which the Work is to be performed. Safety precautions as applicable shall include, but shall not be limited to, adequate life protection

and life saving equipment; adequate illumination for underground and night operations; instructions in accident prevention for all employees, such as machinery guards, safe walkways, scaffolds, ladders, bridges, gang planks, confined space procedures, trenching and shoring, fall protection and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and adequate facilities for the proper inspection and maintenance of all safety measures. Furthermore, Contractor shall prominently display the names and telephone numbers of at least two medical doctors practicing in the vicinity of the Project, as well as the telephone number of the local ambulance service, adjacent to all telephones at the Project site.

SECTION 25. WARRANTY

Contractor warrants all Work under the Contract (which for purposes of this Section shall be deemed to include unauthorized work which has not been removed and any non-conforming materials incorporated into the Work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in the Contract or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the Work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) Days after being notified in writing by the City of any defect in the Work or non-conformance of the Work to the Contract, commence and prosecute with due diligence all Work necessary to fulfill the terms of the warranty at his sole cost and expense. Contractor shall act sooner as requested by the City in response to an emergency. In addition, Contractor shall, at its sole cost and expense, repair and replace any portions of the Work (or work of other contractors) damaged by its defective Work or which becomes damaged in the course of repairing or replacing defective Work. For any Work so corrected, Contractor's obligation hereunder to correct defective Work shall be reinstated for an additional one year period, commencing with the date of acceptance of such corrected Work. Contractor shall perform such tests as the City may require verifying that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the Work, whether express or implied, are deemed to be obtained by Contractor for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Contractor fails to perform its obligations under this Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non-conforming Work and any work damaged by such work or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

SECTION 26. LAWS AND REGULATIONS

Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Contract or the Work, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Work. If the Contractor

observes that the drawings or specifications are at variance with any law, rule or regulation, it shall promptly notify the City in writing. Any necessary changes shall be made by written change order. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, the Contractor shall be solely responsible for all costs arising there from. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Contract, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

SECTION 27. PERMITS AND LICENSES

Contractor shall be responsible for securing, at its own expense, and paying for all permits and licenses necessary to perform the Work described herein.

SECTION 28. TRENCHING WORK

If the Total Contract Price exceeds $25,000 and if the Work governed by this Contract entails excavation of any trench or trenches five (5) feet or more in depth, Contractor shall comply with all applicable provisions of the Labor Code, including Section 6705. To this end, Contractor shall submit for City's review and approval a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

SECTION 29. HAZARDOUS MATERIALS AND DIFFERING CONDITIONS

As required by Public Contract Code Section 7104, if this Contract involves digging trenches or other excavations that extend deeper than four (4) feet below the surface, Contractor shall promptly, and prior to disturbance of any conditions, notify City of: (1) any material discovered in excavation that Contractor believes to be a hazardous waste that is required to be removed to a Class I, Class II or Class III disposal site; (2) subsurface or latent physical conditions at the site differing from those indicated by City; and (3) unknown physical conditions of an unusual nature at the site, significantly different from those ordinarily encountered in such contract work. Upon notification, City shall promptly investigate the conditions to determine whether a change order is appropriate. In the event of a dispute, Contractor shall not be excused from any scheduled completion date and shall proceed with all Work to be performed under the Contract, but shall retain all rights provided by the Contract or by law for making protests and resolving the dispute.

SECTION 30. UNDERGROUND UTILITY FACILTIES

To the extent required by Section 4215 of the Government Code, City shall compensate Contractor for the costs of: (1) locating and repairing damage to underground utility facilities not caused by the failure of Contractor to exercise reasonable care; (2) removing or relocating underground utility facilities not indicated in the construction drawings; and (3) equipment necessarily idled during such work. Contractor shall not be assessed liquidated damages for delay caused by failure of City to provide for removal or relocation of such utility facilities.

SECTION 32. APPRENTICEABLE CRAFTS

When Contractor employs workmen in an apprenticed craft or trade, Contractor shall comply with the provisions of Section 1777.5 of the Labor Code with respect to the employment of properly registered apprentices upon public works. The primary responsibility for compliance with said section for all apprenticed occupations shall be with Contractor.

SECTION 33. HOURS OF WORK

Contractor is advised that eight (8) hours labor constitutes a legal day's work. Pursuant to Section 1813 of the Labor Code, Contractor shall forfeit a penalty of $25.00 per worker for each day that each worker is permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week, except when payment for overtime is made at not less than one and one-half (1-1/2) times the basic rate for that worker.

SECTION 34. PAYROLL RECORDS

In accordance with the requirements of Labor Code Section 1776, Contractor shall keep accurate payroll records which are either on forms provided by the Division of Labor Standards Enforcement or which contain the same information required by such forms. Responsibility for compliance with Labor Code Section 1776 shall rest solely with Contractor, and Contractor shall make all such records available for inspection at all reasonable hours.

SECTION 35. CONTRACTOR'S LABOR CERTIFICATION

By its signature hereunder, Contractor certifies that he is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Work. A certification form for this purpose, which is attached to this Contract as Exhibit "C" and incorporated herein by reference, shall be executed simultaneously with this Contract.

SECTION 36. LABOR AND MATERIAL RELEASES

Contractor shall furnish City with labor and material releases from all subcontractors performing work on, or furnishing materials for, the work governed by this Contract prior to final payment by City.

SECTION 37. EQUAL OPPORTUNITY EMPLOYMENT

Contractor represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the state or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

SECTION 38. ANTI-TRUST CLAIMS

This provision shall be operative if this Contract is applicable to California Public Contract Code Section 7103.5. In entering into this Contract to supply goods, services or materials, the Contractor hereby offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the

Cartwright Act (Chapter 2, commencing with Section 16700, of Part 2 of Division 7 of the Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time the City tender final payment to the Contractor, without further acknowledgment by the parties.

SECTION 39. NOTICES

All notices hereunder and communications regarding interpretation of the terms of the Contract or changes thereto shall be provided by the mailing thereof by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

CITY	CONTRACTOR
City of Eastvale 12363 Limonite Ave., Suite 910 Eastvale, CA 91752 Attn: Joe Indrawan, City Engineer	Eleenor Belco Electric, Inc. 4331 Schaefer Avenue Chino, CA 91710 Attn: John Wong, Vice President

Any notice so given shall be considered received by the other party three (3) days after deposit in the U.S. Mail as stated above and addressed to the party at the above address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

SECTION 40. ENTIRE CONTRACT; MODIFICATION

This Agreement, including the attached Exhibits "A" through "G", the advertised bid documents, associated addendas, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreement or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of the agreement. No prior statements, representations or other agreements, whether oral or written, made by any parties which are not embodied herein shall be valid and binding. No amendment to this Agreement shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 41. TIME IS OF THE ESSENCE

Time is of the essence in the performance of this Contract.

SECTION 42. ASSIGNMENT FORBIDDEN

Contractor shall not, either voluntarily or by action of law, assign or transfer this Contract or any obligation, right, title or interest assumed by Contractor herein without the prior written consent of City. If Contractor attempts an assignment or transfer of this Contract or any obligation, right, title or interest herein, City may, at its option, terminate and revoke the Contract and shall thereupon be relieved from any and all obligations to Contractor or its assignee or transferee.

SECTION 43. GOVERNING LAW

This Contract shall be governed by the laws of the State of California.

SECTION 44. COUNTERPARTS

This Contract may be executed in counterparts, each of which shall constitute an original.

SECTION 45. SUCCESSORS

The parties do for themselves, their heirs, executors, administrators, successors, and assigns agree to the full performance of all of the provisions contained in this Contract.

SECTION 46. ATTORNEYS' FEES

If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Contract, the prevailing party in such action shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

SECTION 47. CLAIMS OF $375,000 OR LESS

Notwithstanding any other provision herein, claims of $375,000 or less shall be resolved pursuant to the alternative dispute resolution procedures set forth in Public Contracts Code 20104, et seq.

SECTION 48. PROHIBITED INTERESTS

A. Solicitation. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, City shall have the right to terminate this Contract without liability.

B. Conflict of Interest. For the term of this Contract, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Contract, or obtain any present or anticipated material benefit arising there from.

SECTION 49. CERTIFICATION OF LICENSE

Contractor certifies that as of the date of execution of this Contract, Contractor has a current contractor's license of the classification indicated below under Contractor's signature.

IN WITNESS WHEREOF, each of the parties has caused this Contract to be executed on the day and year first above written.

CITY OF EASTVALE

By: _____
Signature

_____
Name

_____
Title

Attest:

_____
City Clerk

ELECNOR BELCO ELECTRIC, INC.

By: _____
Signature

Alberto Garcia
Name

Exec. Vice President
Title

Attest:

_____
Secretary

_____
Classification of Contractor's License

_____
Contractor's License Number

EXHIBIT "A" PLANS AND SPECIFICATIONS

The following plans and specifications are incorporated into this Contract herein by this reference:

The work for which this proposal is submitted is for construction in conformance with the project plans described below, including any addenda thereto, the contract annexed hereto, and also in conformance with the Riverside County Road Improvement Standards and Specifications, dated December 20, 2007 (herein referred to as the Standard Construction Specifications), California Department of Transportation Standard Plans, dated 2010, the Standard Specifications, dated 2010 (herein referred to as the State Standard Specifications), and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished.

The Plans and Specifications for the work are as follows:

- **Advertised bid documents for: Intersection Improvement Traffic Signal Installation-Sumner Avenue and 65th Street**

EXHIBIT "B" BID PROPOSAL

The following Bid Proposal from Elecnor Belco are incorporated into this Contract.

SECTION C. BIDDER'S PROPOSAL

BIDDER SHALL SUBMIT ALL FORMS UNDER SECTION C. BIDDER'S PROPOSAL AS PART OF THE BID. FAILURE TO DO SO WILL RESULT IN A NON-RESPONSIVE BID.

For the: **Intersection Improvement Traffic Signal Installation-Sumner Avenue and 65th Street**

From:

NAME OF BIDDER Elechor Belco Electric, Inc.

BUSINESS P.O. BOX _____

CITY, STATE, ZIP _____

BUSINESS STREET ADDRESS 4331 Schaefer Ave.
(Please include even if P.O. Box used)

CITY, STATE, ZIP Chino, CA 91710

TELEPHONE NO: **AREA CODE** (909) 993-5470

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) No. 1000004804

Proposal To: Proposal To:The Honorable Mayor and City Council

City of Eastvale

Eastvale, California

The undersigned, as bidder, declares that he has carefully examined the location of the proposed work as described, examined the Plans, Specifications, Special Provisions, and other contract documents, together with all Addenda issued by the City of Eastvale, read the Instructions to Bidders, and is familiar with all proposal requirements, and hereby proposed and agrees, if the proposal is accepted, to complete the said construction in accordance with the Contract Documents, in the time stated herein, for the unit price or lump sum given on the following pages of this proposal, amounting to a base bid total of:

Two Hundred Eighty Six Thousand Seven Hundred Eighty Five (JW) Dollars and zero cents. — $286,785.00

Words — Figures

Said amount to include and cover all taxes, the furnishing of all materials, the performing of all the labor requisite or proper and the providing of all necessary machinery, tools, apparatus, and

other means of construction; also, the performance and completion of all the work in the manner set forth, described and shown in the Specifications or the drawings for the work.

If the contract is awarded, the undersigned agrees to enter into a contract with the City of Eastvale and to commence work within fifteen (15) calendar days from the date of issuance of the Notice to Proceed and to diligently prosecute the work to completion before the expiration of Ninety (90) Working Days

All bids are to be computed on the basis of the given Estimated Quantities of Work, as indicated in this proposal, times the unit prices as submitted by the bidders. In case of discrepancy between words and figures, the words shall prevail. In case of discrepancy between unit prices and the extension thereof, the unit price shall prevail and bids will be computed as indicated above and compared on the basis of corrected totals, given solely as a basis for comparison of bids. It is understood that the City does not expressly, nor by implication, agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any item or portion of the work or to omit portions of the work as may be deemed expedient by the Engineer.

It is also understood by Bidder that the City of Eastvale has the right to reject this proposal or to award a contract to the undersigned at the prices stipulated. If the proposal is rejected, then any check or cashier's check shall be returned to the undersigned within thirty (30) days. No bid bonds will be returned. If the proposal is accepted and the undersigned fails to enter into a contract within fifteen (15) days after the agreement is delivered to him for signature, or within such further time as may be granted by the Members of the City Council, then said check shall be cashed or said bond declared forfeit and an amount equal to the difference between the lowest bid and the next lowest bid who will execute a contract shall be paid into the treasury of the City of City of Eastvale as liquidated damages for the failure of the undersigned to comply with the terms of this proposal.

Accompanying this proposal is 10% Bidder's Bond *(Insert "$_____ cash," cashier's check, certified check or bidder's bond forms included in these Contract Documents, as the case may be),* in an amount equal to at least ten percent (10%) of the total bid.

The following is the name and place of business of the surety company which will furnish the required bonds as surety if the work is awarded to the undersigned:

Zurich, Inc. – 777 S. Figueroa St. Ste 3900, Los Angeles, CA 90017

NOTICE - If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a copartnership, state true name of firm, also names of all individual copartners composing firm; if bidder or other interested person is an individual, state first and last names in full.

Eleanor Belco Electric, Inc. President - Juan Bravo; Secretary - Pedro Ennle; Treasurer - Jeromi Gervilla; Exec. V.P - Alberto Garcia; Vice President - John Wong

Licensed in accordance with an act providing for the registration of contractors:

License No. 738518 Classification(s) A, B, C-10.

ADDENDA - This Proposal is submitted with respect to the changes to the contract included in addenda number/s: #1

(*Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.*)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106; and the Title 49 Code of Federal Regulations, Part 29 Debarment and Suspension Certification are true and correct.

Date: 11/29/16.

Sign Here

John Wong

Vice President

Signature and Title of Bidder
Signatures shall be notarized

Business Address 4331 Schaefer Ave. Chino, CA 91710

Place of Business Chino, CA

Place of Residence Rowland Heights, CA

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Bernardino }

On November 29, 2016 before me, Olivia Chea, Notary Public,
(Here insert name and title of the officer)

personally appeared John Wong,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

NCC1 **OLIVIA CHEA** NCC1
Commission No. 2107474
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires APRIL 18, 2019

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

p.14
(Title or description of attached document)
City of Eastvale Bld
(Title or description of attached document continued)

Number of Pages _____ Document Date_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  Vice President
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknolwedgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple

2015 Version www.NotaryClasses.com 800-873-9865

ADDENDUM # 1

Date of Addendum: November 22, 2016

NOTICE TO ALL BIDDERS AND PLANHOLDERS

The Contract Documents for the above-referenced Project are modified as set forth in this Addendum. The original Contract Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the Contract Documents. Bidder shall take this Addendum into consideration when preparing and submitting a bid, and shall acknowledge receipt of this Addendum in the space provided on the Bid Form and submit with bid.

LIQUIDATED DAMAGES

Section B-20, shall be replaced with the following wording to provide for liquidated damages. See below:

B-20. Time of Completion

The time of completion of the work to be performed hereunder is the essence of this Contract. Delays and extensions of time may be allowed in accordance with the provisions of the Agreement for Construction Services. **The time allowed for the completion of work is ninety (90) working days. The Contractor shall pay to the City, the sum of $500 per working day for every working day of delay beyond the Contract Time or beyond any completion schedule, construction schedule or Project milestones established pursuant to the Contract.**

CITY OF EASTVALE

Date: 11/22/16

By: _____
Joe Indrawan, PE, City Engineer
12363 Limonite Ave., Suite 910
Eastvale, California, 91752

Contractor Acknowledgement of Addendum

_____ 11/28/16
SIGNATURE **DATE**

END OF ADDENDUM

LUMP SUM BID

Full compensation for transporting and furnishing materials and equipment; installing the complete and operational traffic signal and lighting system, including foundations; providing product warranties and documentations; programming and testing equipment; including all labor, equipment, materials and incidentals involved as specified in the special provisions, elsewhere in the Standard Specifications and the Revised Standard Specifications; the project plans and the Standard Plans shall be included in the lump sum price paid for Traffic Signal Installation, and no additional compensation shall be allowed therefore.

Full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the work involved in removing and furnishing and installing all traffic striping, curb and pavement markings and pavement markers, including adhesives and establishing alignment for traffic striping and pavement markers, as shown on the Plans, and as specified in the Standard Specifications and Special Provisions, and as directed by the Engineer, shall be included in the contract Lump Sum price for Traffic Signal Installation.

Payment for preparation of Traffic Control and Implementation, including all labor, materials, equipment, tools and incidentals for doing all the work involved shall be included in the Lump Sum bid price for Traffic Signal Installation.

Full compensation for preparation of the SWPPP, revisions to the SWPPP, and all other related costs shall be considered as included in the Lump Sum bid price for Traffic Signal Installation.

Full compensation for Implementation and Maintenance of BMPs, including the construction, removal, and the furnishing of all necessary labor, equipment, and materials, shall be considered as included in the Lump sum bid price for Traffic Signal Installation.

The Bidder agrees to perform all of the work contained in these contract documents for a Lump Sum Total Bid Base of:

Two Hundred Eighty Six Thousand Seven Hundred Eighty Five Hundred Dollars and zero cents $ 286,785.00

Words **Figures**

The above price shall include all labor, materials, bailing, shoring, removal, overhead, profit, insurance, etc., to cover the finished work of the complete project.

BID BOND

We, Elecnor Belco Electric, Inc. as Principal, and Fidelity and Deposit Company of Maryland as Surety are bound unto the City/County of Eastvale, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally.

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for

Intersection Improvement Project at Sumner Avenue and 65th Street, Project No. 92007

(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at 12363 Limonite Ave., * on November 29, 2016

(Insert place where bids will be opened) *(Insert date of bid opening)*

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: November 29, 2016

Elecnor Belco Electric, Inc.

John Wong, Vice President

Principal

Fidelity and Deposit Company of Maryland

Surety

By Nicole Ann Clark

Nicole Ann Clark, *Attorney-in-fact*

All Signatures above needs to be NOTARIZED and submitted with Bid Bond

CERTIFICATE OF ACKNOWLEDGEMENT

State of ~~California~~ Connecticut

City/County of Hartford SS

On this 29th day of November in the year 2016 before me Adam Martin, personally appeared Nicole Ann Clark, *Attorney-in-fact*, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(SEAL)

Notary Public

* Suite 910, Eastvale, CA 91752

ADAM MARTIN
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 2021

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Bernardino }

On November 29, 2016 before me, Olivia Chea, Notary Public,
(Here insert name and title of the officer)

personally appeared John Wong,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

NCC1 OLIVIA CHEA NCC1
Commission No. 2107474
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires APRIL 18, 2019

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bid Bond
(Title or description of attached document)

City of Eastvale
(Title or description of attached document continued)

Number of Pages _____ Document Date_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  Vice President
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknolwedgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **GERALD F. HALEY, Vice President,** in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Nicole Ann CLARK, Jennifer M. GARTEN, Danielle D. JOHNSON, Aiza LOPEZ, Adam MARTIN, Michelle Anne McMAHON, Aimee R. PERONDINE, Brian PETERS and Donna M. PLANETA, all of Hartford, Connecticut, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 26th day of September, A.D. 2016.

ATTEST:

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Eric D. Barnes

Secretary
Eric D. Barnes

Gerald F. Haley

Vice President
Gerald F. Haley

State of Maryland
County of Baltimore

On this 26th day of September, A.D. 2016, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **GERALD F. HALEY, Vice President, and ERIC D. BARNES, Secretary,** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Maria D. Adamski

Maria D. Adamski, Notary Public
My Commission Expires: July 8, 2019

POA-F 063-9180A

NON-COLLUSION AFFIDAVIT
To the CITY OF EASTVALE

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

EXPERIENCE/QUALIFICATIONS STATEMENT

The bidder has been engaged in the contracting business, under the present business name for 4 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 4 years.

The bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to him, except as follows:

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
2014	Traffic Signal, Interconnect, Fiber optics	$1,278,432	City of Victorville Greg Heldreth 760-243-6360
2015	Traffic Signal	$316,285	City of Glendale Sarkis Uganesyan 818-548-3445
2015	Traffic Signal	$ 322,096	City of Orange Medel Llanes 714-744-5535
2015	Traffic Signals, Street Lighting, Interconnect	$557,097	City of Santa Ana Kurt Wiemann 714-647-5639

The following is a list of plant and equipment owned by the bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
1	20 TON CRANE	EXCELLENT	CHINO, CA
1	AERIAL BUCKET TRUCK	EXCELLENT	CHINO, CA

DESIGNATION OF SUBCONTRACTORS

The Bidder shall list the name, address and license number of each subcontractor to whom the Bidder proposes to subcontract portions of the work. It is understood and agreed that all those portions of the work called for in the contract documents for which a sub-contractor is not listed will be performed by the undersigned through his forces. If no sub-contractors are listed, all bonds and insurance will be written in the name of the general contractor only.

Subcontractor Name: SMITHSON ELECTRIC, INC.

Address: 1938 E. KATELLA AVE. ORANGE, CA 92867

License No. and Class: 614518 C-10

DIR No. 1000001610

Dollar Value and Percent of Total Contract: $2,600.00 .009%

Specific Items of Work: SIGNAL LOOPS

Subcontractor Name: ALL AMERICAN ASPHALT

Address: P.O. BOX 2229 CORONA, CA 92878

License No. and Class: 267073 A

DIR No. 1000001051

Dollar Value and Percent of Total Contract: $28,000.00 9.7%

Specific Items of Work: CONCRETE

Subcontractor Name: SUPERIOR PAVEMENT MARKINGS

Address: 5312 CYPRESS ST. CYPRESS, CA 90630

License No. and Class: 776306 C-32

DIR No. 1000001476

Dollar Value and Percent of Total Contract: $6,726.00 1.7%

Specific Items of Work: STRIPING

PUBLIC CONTRACT CODE

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has ___ , has not X been convicted

within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a checkmark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No X

If the answer is yes, explain the circumstances in the following space.

PUBLIC CONTRACT CODE 10232 STATEMENT

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two-year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

John Wong

EXHIBIT "C" SPECIAL CONDITIONS

Standard Erosion and Sediment Control Plan Notes:

1. Dust control shall conform to Section 10, "Dust Control", Section 7-1.01F, "Air Pollution Control", Section 17, "Watering", and Section 18 "Dust Palliative" of the State Standard Specifications, Rules no. 401, 402, 403 and 403.1 of the South Coast Air Quality Management District (AQMD), Riverside County Code, Chapter 8.52, "Fugitive Dust Reduction Program For Coachella Valley", all other applicable Federal and State laws, and the requirements set forth herein.
2. The Contractor is cautioned that failure to control fugitive dust may result in fines being levied by the South Coast Air Quality Management District to both the Contractor and the City of Eastvale, as owner. The Contractor shall be fully responsible for payment of all fines pertaining to air pollution control violations, resulting from Contractor's operations related to the construction contract, which may be levied against both the Contractor and the City of Eastvale by the AQMD or other regulatory agencies. The Contractor's attention is directed to Section 7-1.01, "Laws to be Observed" of the State Standard Specifications. The cost of all fines levied against the City of Eastvale will be deducted from any moneys due or which may become due to the Contractor, unless other payment arrangements are made by the Contractor.
3. Dust control of all of the contractor's operations is required 24 hours per day, 7 days a week for the duration of the contract, and until the disturbed soil is permanently stabilized. The Contractor shall take every precaution to prevent emissions of fugitive dust from the project site, from locations of stockpiled materials, from unpaved driving surfaces, from haul vehicles, from inactive construction areas, and from all other operations of the Contractor. The Contractor shall plan for and carry out proper and efficient measures to prevent his operations from producing dust in amounts damaging to property or which constitute a public nuisance, or which cause harm to person living or working in the vicinity of the work. Of particular concern are emissions of PM10 particles, which are fine particulate matter of 10 microns or less and which are associated with sickness and death from respiratory disease.
4. The Contractor shall respond to complaints by mobilizing equipment and personnel at the construction site within 2 hours of each complaint to control fugitive dust.
5. Attention is directed to AQMD Rule 403.1, which applies to all contracts within the City of Eastvale. That AQMD Rule requires the Contractor to take specified dust control actions when prevailing wind speeds exceed 25 miles per hour. Wind forecasts, AQMD Rules and other related information are provided by AQMD at 1-800-CUT-SMOG and at www.aqmd.gov.
6. The Contractor shall utilize the "Best Available Control Measures" of controlling fugitive dust, as prepared by the AQMD. However, if fugitive dust crosses the project boundary, more effective control measures, including the "Best Available Control Measures" shall be implemented.
7. A site specific fugitive dust control plan shall be submitted to the City Engineer for review and approval at least 10 days prior to the start of construction.
8. The fugitive dust control plan shall include the "Reasonably Available Control Measures" and "Best Available Control Measures" of controlling fugitive dust, as may be appropriate

and necessary, including by not limited to watering, application of chemical dust suppressants, wind fencing, covering of haul vehicles, haul vehicle bed-liners, grading, planting of vegetation, the use of a 24 hour environmental observer, and track-out controls at locations where unpaved construction accesses intersect with paved roads. The use of chemical stabilizers, which are approved by all environmental regulatory agencies, and the use of reclaimed water is encouraged. If water is intended as a primary dust control tool, the dust control plan shall provide for at least one 2,000 gallon water truck for every 4 acres of disturbed soil, unless otherwise approved by the City Engineer.

9. If the Project Inspector determines that the project scope and the forecasted weather conditions are such that the Contractor's work is unlikely to be a source of dust emissions, the Construction Engineer has the authority to waive the requirements for submittal of a dust control plan and for placement of the dust control signs described herein. However, the Contractors responsibilities for the control of fugitive dust and the other requirements of this section may not be waived.
10. A completion notice will not be filled, and the final payment will not be made to the Contractor until the areas of disturbed soil on the construction site, including roadway shoulders, are suitable stabilized for long term control of fugitive dust.
11. This signature of the Contractor on the Proposal constitutes acknowledgement by the Contractor of the dust control enforceability of those requirements.
12. Full compensation for conformance with these dust abatement requirements, including lab equipment and materials, developing water supply and incidentals, shall be considered as included in items of work, and no additional compensation will be allowed therefore.
13. The successful Contractor shall attend an AQMD PM10 Dust Control Program training session, and furnish evidence of attendance to the City Engineer. Attendance at AQMD training seminars can be scheduled the AQMD at 1-866-861-DUST or by email to dustcontrol@aqmd.gov. Current AQMD certification of previous attendance will be accepted. At that training session, the successful Contractor will be furnished with the AQMD prepared Rule 403 and Rule 403.1 implementation handbooks, which include the Best Available Control Measures" and "Reasonably Available Control Measures", and other associated information, including a listing of suggested dust control related to devices, material and chemicals.
14. Any days on which the Contractor is prevented from working, due to the requirements of AQMD Rules, will be considered as non-working days, in accordance with Section 8-1.06, "Time of Completion" of the State Standard Specification.

EXHIBIT "D" CERTIFICATION LABOR CODE-SECTION 1861

I, the undersigned Contractor, am aware of the provisions of Section 3700 et seq. of the Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of the Code, and I, the undersigned Contractor, agree to and will comply with such provisions before commencing the performance of the Work on this Contract.

ELECNOR BELCO ELECTRIC, INC.

By:_____

~~John Wong~~ Alberto Garcia
~~Vice President~~ Exec. Vice President

EXHIBIT "E" CONTRACT MODIFICATIONS

None

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 8.2

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **CRAIG BRADSHAW, SUPERVISING ENGINEER**

SUBJECT: **CONTRACT AWARD FOR RADAR SPEED SIGN INSTALLATION PROJECT – PROJECT NO. 92009**

RECOMMENDATION:

(1) APPROVE A CONTRACT WITH SIEMENS INDUSTRY, INC., THE LOWEST RESPONSIBLE BIDDER, IN ACCORDANCE WITH UNIT BID PRICES IN THE AMOUNT OF $102,950, PLUS 10% CONTINGENCY IN THE AMOUNT OF $10,295, FOR THE RADAR SPEED SIGN INSTALLATION PROJECT;

(2) UTILIZE THE BEYOND GRANT FUNDING OF $83,549 FROM THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS (WRCOG) AND ALLOCATE MEASURE A FUNDS OF $29,696;

(3) AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS

BACKGROUND

Western Riverside Council of Governments (WRCOG) has allocated $1.8 million for use by WRCOG member agencies through its BEYOND Framework Fund Program. BEYOND is an economic development and sustainability local assistance funding program intended to help member agencies develop and implement projects that can improve the quality of life in Western Riverside County by addressing critical growth components such as economy, water, education, environment, health, and transportation.

As a result of having several discussions with the Sheriff Department, the School District and School Principals, City staff has elected to utilize the fund to purchase and install approximately twelve Speed Advisory Signs within the highly travelled streets in the vicinity of our schools.

This election meets the intent of the Safe Route to Schools initiative, and is in compliance with the guidelines of the program set by WRCOG.

On October 14, 2015 the City Council authorized staff to pursue and file an application for the BEYOND Framework Fund Program/Initiative by the WRCOG. WRCOG approved the application and prepared a funding agreement in the amount of $83,549, which the City Council approved at their April 13, 2016 meeting. This amount is reimbursable at the completion of the project and does not need to be repaid to WRCOG.

DISCUSSION

The project was previously bid and due to a change in the scope of work, it was determined to reject all bids at the October 12, 2016 City Council meeting. Attachment No. 4 shows the change in scope of work incorporating school zone specific signage at ten (10) of the twelve (12) locations. The project was repackaged and the City went out to bid from October 26, 2016 to November 15, 2016. The bid documents and project plans were distributed utilizing Questcdn.com, an on-line electronic plan and specification platform. Two plan rooms also pulled the bids for their clients. In addition, notices were sent to contractors on the City's interest list and the project was posted on the City's website. Bids were opened on November 15, 2016 and bid results are as follows:

Contractors requesting bidding documents: 14
Total Bids received: 9
Total Non-Responsive Bids received: 0

Bid Results Summary:

Name of Bidder	City	Bid Amount
Siemens Industry, Inc.	Riverside	$102,950.00
LA Traffic Signal Transportation, Inc.	Pasadena	$103,550.00
Pelagic Engineering	Oxnard	$115,882.00
Sierra Pacific Electrical	Riverside	$116,158.00
PTM General Engineering Services, Inc.	Riverside	$129,129.00
Foddrill Construction Corp.	Chino	$129,912.97
Macadee Electrical Construction, Inc.	Chino	$138,130.00
DBX, Inc.	Temecula	$165,360.00
Atom Engineering Construction, Inc.	Hemet	$172,398.00

A total of nine bids were received and all were responsive. The lowest bid was submitted by Siemens Industry, Inc. of Riverside in the amount of $102,950, which was 20% under the Engineer's estimate of $130,000.

In accordance with the California Environmental Quality Act, the proposed project is exempt from future review. A Notice of Exemption (NOE) was filed for the project.

FISCAL IMPACT

The Project Cost Analysis, determined that the total funds needed to deliver this project is $113,245, which includes construction cost and a 10% contingency. There is adequate WRCOG Beyond Funds ($83,549) and Measure A Funds ($29,696) for this project. There are also adequate funds in the Measure A funds to cover construction administration and inspection.

STRATEGIC PLAN IMPACT

Objective 4.5 – Improve traffic circulation through street design, policies, and procedures

ATTACHMENTS

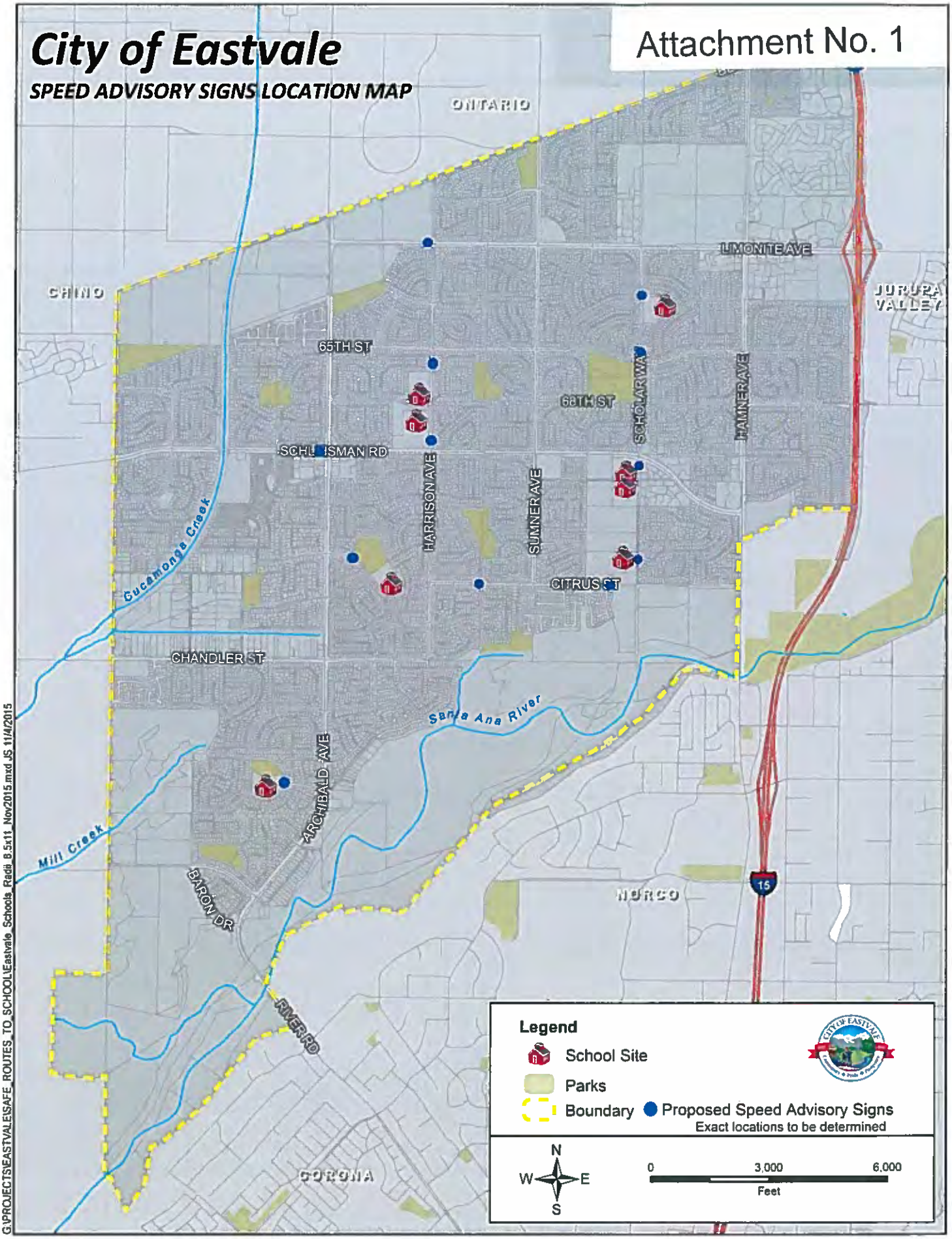
1. Location Map
2. Agreement Between the City of Eastvale and Siemens Industry, Inc.
3. Budget Adjustment
4. School Zone Specific Sign Details

Prepared by: Craig Bradshaw, Supervising Engineer
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

City of Eastvale

SPEED ADVISORY SIGNS LOCATION MAP

Attachment No. 1



G:\PROJECTS\EASTVALE\SAFE_ROUTES_TO_SCHOOL\Eastvale_Schools_Radii_8.5x11_Nov2015.mxd JS 11/4/2015

Attachment No. 2

CONTRACT AGREEMENT
BETWEEN
THE CITY OF EASTVALE
AND

SIEMENS INDUSTRY, INC.

This Agreement for Construction Services ("Agreement"), is made and entered into this 7th day of December, 2016, by and between the City of Eastvale, a California general municipal corporation organized under the laws of the State of California with its principal place of business at 12363 Limonite Ave., Suite 910, Eastvale, California ("City") and Siemens Industry, Inc. a California Corporation ("Contractor").

SECTION 1. RECITALS

A. City is a municipal corporation organized under the laws of the State of California, with power to contract for services necessary to achieve its purpose.

B. Contractor is a professional contractor, experienced in providing solar powered radar speed signs and other general contracting services and is familiar with the plans of the City.

C. City desires to engage Contractor to construct public improvements associated with the **Radar Display Sign Installation Project** as set forth herein

D. Contractor has obtained, and delivers concurrently herewith, **PERFORMANCE BOND, PAYMENT BOND, INSURANCE DOCUMENTS AND OTHER CERTIFICATIONS** as required by the Contract.

SECTION 2. INCORPORATION OF DOCUMENTS

This Contract includes and hereby incorporates in full by reference the following documents, including all exhibits, drawings, specifications and documents therein, and attachments and addenda thereto: as shown in attached Exhibits.

SECTION 3. SCOPE OF WORK

A. Contractor's Basic Obligation: Scope of Work. Contractor promises and agrees, at its own cost and expense, to furnish to the Owner all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately complete the **Radar Speed Sign Installation Project**, including all structures and facilities necessary for the Project or described in the Contract (hereinafter the "Work" or "Project"), for a Total Contract Price as specified pursuant to this Contract. All Work shall be subject to, and performed in accordance with the above referenced documents, as well as the exhibits attached hereto and incorporated herein by reference. The plans and specifications for the Work are further described in the Exhibits attached hereto and incorporated herein by this reference. Special conditions, if any, relating to the Work are described in the Exhibits attached hereto and incorporated herein by this reference.

B. Change in Scope of Work Any change in the scope of the Work, method of performance, nature of materials or price thereof, or any other matter materially affecting the performance or nature of the Work shall not be paid for or accepted unless such change, addition or deletion is approved in advance and in writing by a valid change order executed by the City.

SECTION 4. PERIOD OF PERFORMANCE AND LIQUIDATED DAMAGES

Contractor shall perform and complete all Work under this Contract within **50 working days**, beginning the effective date of the Notice to Proceed ("Contract Time"). Contractor shall perform its Work in strict accordance with any completion schedule, construction schedule or project milestones developed by the City. Contractor agrees that if such Work is not completed within the aforementioned Contract Time and/or pursuant to any such completion schedule, construction schedule or project milestones developed pursuant to provisions of the Contract, it is understood, acknowledged and agreed that the City will suffer damage. Since it is impractical and infeasible to determine the amount of actual damage, it is agreed that the Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum of **Two hundred fifty Dollars ($250) per day** for each and every calendar day of delay beyond the Contract Time or beyond any completion schedule, construction schedule or Project milestones established pursuant to the Contract.

SECTION 5. STANDARD OF PERFORMANCE

Contractor shall perform all Work under this Contract in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Work. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Work assigned to them. Finally, Contractor represents that it, its employees and its subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Work, and that such licenses and approvals shall be maintained throughout the term of this Contract. Any employee who is determined by the City to be uncooperative, incompetent, a threat to the safety of persons or the Work, or any employee who fails or refuses to perform the Work in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed on the Work.

SECTION 6. CONTROL AND PAYMENT OF SUBORDINATES; CONTRACTUAL RELATIONSHIP

City retains Contractor on an independent contractor basis and Contractor is not an employee of City. Any additional personnel performing the work governed by this Contract on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance under this Contract and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, and workers' compensation insurance.

SECTION 7. CITY'S BASIC OBLIGATION

City agrees to engage and does hereby engage Contractor as an independent contractor to furnish all materials and to perform all Work according to the terms and conditions herein contained for the sum set forth above. Except as otherwise provided in the Contract, the City shall pay to

Contractor, as full consideration for the satisfactory performance by the Contractor of the services and obligations required by this Contract, the above referenced compensation in accordance with compensation provisions set forth in the Contract.

SECTION 8. COMPENSATION AND PAYMENT

A. Amount of Compensation. As consideration for performance of the Work required herein, City agrees to pay Contractor the Total Contract Price of **One Hundred Two Thousand Nine Hundred Fifty** Dollars and **No** Cents ($102,950.00) ("Total Contract Price") provided that such amount shall be subject to adjustment pursuant to the applicable terms of this Contract or written change orders approved and signed in advance by the City.

B. Payment of Compensation. If the Work is scheduled for completion in thirty (30) or less calendar days, City will arrange for payment of the Total Contract Price upon completion and approval by City of the Work. If the Work is scheduled for completion in more than thirty (30) calendar days, City will pay Contractor on a monthly basis as provided for herein. On or before the fifth (5th) day of each month, Contractor shall submit to the City an itemized application for payment in the format supplied by the City indicating the amount of Work completed since commencement of the Work or since the last progress payment. These applications shall be supported by evidence which is required by this Contract and such other documentation as the City may require. The Contractor shall certify that the Work for which payment is requested has been done and that the materials listed are stored where indicated. Contractor may be required to furnish a detailed schedule of values upon request of the City and in such detail and form as the City shall request, showing the quantities, unit prices, overhead, profit, and all other expenses involved in order to provide a basis for determining the amount of progress payments.

City shall review and pay all progress payment requests in accordance with the provisions set forth in Section 20104.50 of the California Public Contract Code. No progress payments will be made for Work not completed in accordance with this Contract.

SECTION 9. CONTRACT RETENTIONS

From each approved progress estimate, five percent (5%) will be deducted and retained by the City, and the remainder will be paid to Contractor. All Contract retainage shall be released and paid to the Contractor and subcontractors pursuant to California Public Contract Code Section 7107.

SECTION 10. OTHER RETENTIONS

In addition to Contract retentions, the City may deduct from each progress payment an amount necessary to protect City from loss because of: (1) liquidated damages which have accrued as of the date of the application for payment; (2) any sums expended by the City in performing any of Contractor's obligations under the Contract which Contractor has failed to perform or has performed inadequately; (3) defective Work not remedied; (4) stop notices as allowed by state law; (5) reasonable doubt that the Work can be completed for the unpaid balance of the Total Contract Price or within the scheduled completion date; (6) unsatisfactory prosecution of the Work by Contractor; (7) unauthorized deviations from the Contract; (8) failure of the Contractor to maintain or submit on a timely basis, proper and sufficient documentation as required by the Contract or by City during the prosecution of the Work; (9) erroneous or false estimates by the Contractor of the value of the Work performed; (10) any sums representing expenses, losses, or

damages as determined by the City, incurred by the City for which Contractor is liable under the Contract; and (11) any other sums which the City is entitled to recover from Contractor under the terms of the Contract or pursuant to state law, including Section 1727 of the California Labor Code. The failure by the City to deduct any of these sums from a progress payment shall not constitute a waiver of the City's right to such sums.

SECTION 11. SUBSTITUTIONS FOR CONTRACT RETENTIONS

In accordance with California Public Contract Code Section 22300, the City will permit the substitution of securities for any monies withheld by the City to ensure performance under the Contract. At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the City, or with a state or federally chartered bank in California as the escrow agent, and thereafter the City shall then pay such monies to the Contractor as they come due. Upon satisfactory completion of the Contract, the securities shall be returned to the Contractor. For purposes of this Section and Section 22300 of the Public Contract Code, the term "satisfactory completion of the contract" shall mean the time the City has issued written final acceptance of the Work and filed a Notice of Completion as required by law and provisions of this Contract. The Contractor shall be the beneficial owner of any securities substituted for monies withheld and shall receive any interest thereon. The escrow agreement used for the purposes of this Section shall be in the form provided by the City.

SECTION 12. PAYMENT TO SUBCONTRACTORS

Contractor shall pay all subcontractors for and on account of work performed by such subcontractors in accordance with the terms of their respective subcontracts and as provided for in Section 10262 of the California Public Contract Code. Such payments to subcontractors shall be based on the measurements and estimates made and progress payments provided to Contractor pursuant to this Contract.

SECTION 13. TITLE TO WORK

As security for partial, progress, or other payments, title to Work for which such payments are made shall pass to the City at the time of payment. To the extent that title has not previously been vested in the City by reason of payments, full title shall pass to the City at delivery of the Work at the destination and time specified in this Contract. Such transferred title shall in each case be good, and free and clear from any and all security interests, liens, or other encumbrances. Contractor promises and agrees that it will not pledge, hypothecate, or otherwise encumber the items in any manner that would result in any lien, security interest, charge, or claim upon or against said items. Such transfer of title shall not imply acceptance by the City, nor relieve Contractor from the responsibility to strictly comply with the Contract, and shall not relieve Contractor of responsibility for any loss of or damage to items.

SECTION 14. DISPUTE RESOLUTION

Any separate demand by Contractor for the payment of money or damages shall be resolved in accordance with Public Contract Code Sections 20104 et seq., if applicable.

SECTION 15. TERMINATION

This Contract may be terminated by City at any time by giving Contractor three (3) days advance written notice. In the event of termination by City for any reason other than the fault of Contractor, City shall pay Contractor for all Work performed up to that time as provided herein. In the event of breach of the Contract by Contractor, City may terminate the Contract

immediately without notice, may reduce payment to the Contractor in the amount necessary to offset City's resulting damages, and may pursue any other available recourse against Contractor. Contractor may not terminate this Contract except for cause.

In the event this Contract is terminated in whole or in part as provided, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated. Further, if this Contract is terminated as provided, City may require Contractor to provide all finished or unfinished documents, data, diagrams, drawings, materials or other matter prepared or built by Contractor in connection with its performance of this Contract.

SECTION 16. COMPLETION OF WORK

When the Contractor determines that it has completed the Work required herein, Contractor shall so notify City in writing and shall furnish all labor and material releases required by this Contract. City shall thereupon inspect the Work. If the Work is not acceptable to the City, the City shall indicate to Contractor in writing the specific portions or items of Work which are unsatisfactory or incomplete. Once Contractor determines that it has completed the incomplete or unsatisfactory Work, Contractor may request a re-inspection by the City. Once the Work is acceptable to City, City shall pay to Contractor the Total Contract Price remaining to be paid, less any amount which City may be authorized or directed by law to retain. Payment of retention proceeds due to Contractor shall be made in accordance with Section 7107 of the California Public Contract Code.

SECTION 17. CITY'S REPRESENTATIVE

The City hereby designates the **City Engineer**, or his or her designee, to act as its representative for the performance of this Contract ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Contractor shall not accept direction or orders from any person other than the City's Representative or his or here designee.

SECTION 18. CONTRACTOR'S REPRESENTATIVE

Before starting the Work, Contractor shall submit in writing the name, qualifications and experience of its proposed representative who shall be subject to the review and approval of the City ("Contractor's Representative"). Following approval by the City, the Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Contract. The Contractor's Representative shall supervise and direct the Work, using his best skill and attention, and shall be responsible for all construction means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Work under this Contract. Contractor's Representative shall devote full time to the Project and either he or his designee, who shall be acceptable to the City, shall be present at the Work site at all times that any Work is in progress and at any time that any employee or subcontractor of Contractor is present at the Work site. Arrangements for responsible supervision, acceptable to the City, shall be made for emergency Work which may be required. Should Contractor desire to change its Contractor's Representative, Contractor shall provide the information specified above and obtain the City's written approval.

SECTION 19. CONTRACT INTERPRETATION

Should any question arise regarding the meaning or import of any of the provisions of this Contract or written or oral instructions from City, the matter shall be referred to City's

Representative, whose decision shall be binding upon Contractor.

SECTION 20. LOSS AND DAMAGE

Contractor shall be responsible for all loss and damage which may arise out of the nature of the Work agreed to herein, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the Work until the same is fully completed and accepted by City. However, Contractor shall be responsible for damage proximately caused by Acts of God, within the meaning of Section 4150 of the Government Code, only to the extent of five percent (5%) of the Total Contract Price as specified herein. In the event of damage proximately caused by "Acts of God," the City may terminate this Contract upon three (3) days advanced written notice.

SECTION 21. INDEMNIFICATION

A. Indemnification. Contractor shall defend, indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and attorneys fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its directors, officials officers, employees, agents or volunteers.

B. General Indemnification. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement. In the event Contractor fails to obtain such indemnity obligations from others are required here, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth here is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

SECTION 22. INSURANCE

Prior to the beginning of and throughout the duration of the Work, Contractor will maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Contractor agrees to amend, supplement or endorse the existing coverage to do so. Contractor acknowledges that the insurance coverage and policy limits set

forth in this section constitute the minimum amount of coverage required. Any insurance proceeds in excess of the limits and coverage required in this Agreement and which are applicable to a given loss, will be available to the City. Contractor shall provide the following types and amounts of insurance:

A. Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than $1,000,000 per occurrence for all covered losses and no less than $2,000,000 general aggregate.

1. The insured shall Name WROCG and the City of Eastvale, and their respective officials, officers, employees, agents, and consultants as insured with respect to performance of the services on the Project and shall contain no special limitations on the scope of coverage or the protection afforded to these insured.
2. Be primary with respect to any insurance or self-insurance programs covering WRCOG and the City of Eastvale, and/or their respective officials, officers, employees, agents, and consultants; and
3. Contain standard separation of insured provisions.

B. Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than $1,000,000 per accident. If Contractor owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way on this project, Contractor shall provide evidence of personal auto liability coverage for each such person.

C. Workers Compensation on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than $1,000,000 per accident or disease.

D. Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a drop down provision providing primary coverage above a maximum $25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. Policy shall contain a provision obligating insurer at the time insured's liability is determined, not requiring actual payment by the insured first. There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of Contractor, subcontractors or others involved in the Work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein. Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the State of California and with an A.M. Best rating of A or better and a minimum financial size VII.

E. General conditions pertaining to provision of insurance coverage by Contractor. Contractor and City agree to the following with respect to insurance provided by Contractor:

(1) Contractor agrees to have its insurer endorse the third party general liability coverage required herein to include as additional insureds City, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition prior to 1992. Contractor also agrees to require all contractors, and subcontractors to do so likewise.

(2) No liability insurance coverage provided to comply with this Agreement shall prohibit Contractor, or Consultant's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all contractors and subcontractors to do likewise.

(3) All insurance coverage and limits provided by Contractor and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.

(4) None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved in writing.

(5) No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or any contractor or subcontractor.

(6) All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. Contractor shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.

(7) Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured endorsement to Contractor's general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Contractor or deducted from sums due Contractor, at City option.

(8) Certificate(s) are to reflect that the insurer will provide 30 days notice to City of any cancellation of coverage. Contractor agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will "endeavor" (as opposed to being required) to comply with the requirements of the certificate.

(9) It is acknowledged by the parties of this Agreement that all insurance coverage required to be provided by Contractor or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self insurance available to City.

(10) Contractor agrees to ensure that subcontractors, and any other party involved with the project that is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.

(11) Contractor agrees not to self-insure or to use any self-insured retention's or deductibles on any portion of the insurance required herein except as disclosed to and approved by the City and further agrees that it will not allow any contractor, subcontractor, Architect, Engineer or other entity or person in any way involved in the performance of work on the project contemplated by this Agreement to self-insure its obligations to City. City expressly approves maintenance by the Contractor of a $100,000 deductible on its current Professional Liability insurance policy.

(12) The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City will negotiate additional compensation proportional to the increased benefit to City.

(13) For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.

(14) Contractor acknowledges and agrees that any actual or alleged failure on the part of City to inform Contractor of non-compliance with any insurance requirement in no way imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.

(15) Contractor will renew the required coverage annually as long as City, or its employees or agents face an exposure from operations of any type pursuant to this Agreement. This obligation applies whether or not the Agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.

(16) Contractor shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from Contractor's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.

(17). The provisions of any workers' compensation or similar act will not limit the obligations of Contractor under this Agreement. Contractor expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.

(18) Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue, and is not intended by any party or insured to be limiting or all-inclusive.

(19) These insurance requirements are intended to be separate and distinct from any other provision in this Agreement and are intended by the parties here to be interpreted as such.

(20). The requirements in this Section supersede all other sections and provisions of this Agreement, except Exhibit "D" "Modifications to Contract Documents", to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

(21) Contractor agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Contractor for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

(22) Contractor agrees to provide immediate notice to City of any claim or loss against Contractor arising out of the work performed under this Agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

SECTION 23. BONDS

A. Performance Bond. If specifically requested by City in the Bidding Documents, attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Performance Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

B. Payment Bond. If required by law or otherwise specifically requested by City in the Bidding Documents, attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Payment Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

C. Bond Provisions. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this Section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the

Agreement, the Contractor shall, upon request of the City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety. If the Contractor fails to furnish any required bond, the City may terminate this Agreement for cause.

D. Surety Qualifications. Only bonds executed by an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, shall be accepted. The surety must be a California-admitted surety with a current A.M. Best's rating no less than A:VIII and satisfactory to the City. If a California-admitted surety insurer issuing bonds does not meet these requirements, the insurer will be considered qualified if it is in conformance with Section 995.660 of the California Code of Civil Procedure, and proof of such is provided to the City.

SECTION 24. SAFETY

Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. Contractor shall comply with the requirements of the specifications relating to safety measures applicable in particular operations or kinds of work. In carrying out its Work, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the Work and the conditions under which the Work is to be performed. Safety precautions as applicable shall include, but shall not be limited to, adequate life protection and life saving equipment; adequate illumination for underground and night operations; instructions in accident prevention for all employees, such as machinery guards, safe walkways, scaffolds, ladders, bridges, gang planks, confined space procedures, trenching and shoring, fall protection and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and adequate facilities for the proper inspection and maintenance of all safety measures. Furthermore, Contractor shall prominently display the names and telephone numbers of at least two medical doctors practicing in the vicinity of the Project, as well as the telephone number of the local ambulance service, adjacent to all telephones at the Project site.

SECTION 25. WARRANTY

Contractor warrants all Work under the Contract (which for purposes of this Section shall be deemed to include unauthorized work which has not been removed and any non-conforming materials incorporated into the Work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in the Contract or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the Work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) Days after being notified in writing by the City of any defect in the Work or non-conformance of the Work to the Contract, commence and prosecute with due diligence all Work necessary to fulfill the terms of the warranty at his sole cost and expense. Contractor shall act sooner as requested by the City in response to an emergency. In addition, Contractor shall, at its sole cost and expense, repair and replace any portions of the Work (or work of other contractors) damaged by its defective Work or which becomes damaged in the course of repairing or replacing defective Work. For any Work so corrected, Contractor's obligation hereunder to correct defective Work shall be reinstated for an additional one year period, commencing with the date of acceptance of such

corrected Work. Contractor shall perform such tests as the City may require verifying that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the Work, whether express or implied, are deemed to be obtained by Contractor for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Contractor fails to perform its obligations under this Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non-conforming Work and any work damaged by such work or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

SECTION 26. LAWS AND REGULATIONS

Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Contract or the Work, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Work. If the Contractor observes that the drawings or specifications are at variance with any law, rule or regulation, it shall promptly notify the City in writing. Any necessary changes shall be made by written change order. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, the Contractor shall be solely responsible for all costs arising there from. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Contract, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

SECTION 27. PERMITS AND LICENSES

Contractor shall be responsible for securing, at its own expense, and paying for all permits and licenses necessary to perform the Work described herein.

SECTION 28. TRENCHING WORK

If the Total Contract Price exceeds $25,000 and if the Work governed by this Contract entails excavation of any trench or trenches five (5) feet or more in depth, Contractor shall comply with all applicable provisions of the Labor Code, including Section 6705. To this end, Contractor shall submit for City's review and approval a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

SECTION 29. HAZARDOUS MATERIALS AND DIFFERING CONDITIONS

As required by Public Contract Code Section 7104, if this Contract involves digging trenches or other excavations that extend deeper than four (4) feet below the surface, Contractor shall promptly, and prior to disturbance of any conditions, notify City of: (1) any material discovered in excavation that Contractor believes to be a hazardous waste that is required to be removed to a

Class I, Class II or Class III disposal site; (2) subsurface or latent physical conditions at the site differing from those indicated by City; and (3) unknown physical conditions of an unusual nature at the site, significantly different from those ordinarily encountered in such contract work. Upon notification, City shall promptly investigate the conditions to determine whether a change order is appropriate. In the event of a dispute, Contractor shall not be excused from any scheduled completion date and shall proceed with all Work to be performed under the Contract, but shall retain all rights provided by the Contract or by law for making protests and resolving the dispute.

SECTION 30. UNDERGROUND UTILITY FACILTIES

To the extent required by Section 4215 of the Government Code, City shall compensate Contractor for the costs of: (1) locating and repairing damage to underground utility facilities not caused by the failure of Contractor to exercise reasonable care; (2) removing or relocating underground utility facilities not indicated in the construction drawings; and (3) equipment necessarily idled during such work. Contractor shall not be assessed liquidated damages for delay caused by failure of City to provide for removal or relocation of such utility facilities.

SECTION 32. APPRENTICEABLE CRAFTS

When Contractor employs workmen in an apprenticed craft or trade, Contractor shall comply with the provisions of Section 1777.5 of the Labor Code with respect to the employment of properly registered apprentices upon public works. The primary responsibility for compliance with said section for all apprenticed occupations shall be with Contractor.

SECTION 33. HOURS OF WORK

Contractor is advised that eight (8) hours labor constitutes a legal day's work. Pursuant to Section 1813 of the Labor Code, Contractor shall forfeit a penalty of $25.00 per worker for each day that each worker is permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week, except when payment for overtime is made at not less than one and one-half (1-1/2) times the basic rate for that worker.

SECTION 34. PAYROLL RECORDS

In accordance with the requirements of Labor Code Section 1776, Contractor shall keep accurate payroll records which are either on forms provided by the Division of Labor Standards Enforcement or which contain the same information required by such forms. Responsibility for compliance with Labor Code Section 1776 shall rest solely with Contractor, and Contractor shall make all such records available for inspection at all reasonable hours.

SECTION 35. CONTRACTOR'S LABOR CERTIFICATION

By its signature hereunder, Contractor certifies that he is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Work. A certification form for this purpose, which is attached to this Contract as Exhibit "C" and incorporated herein by reference, shall be executed simultaneously with this Contract.

SECTION 36. LABOR AND MATERIAL RELEASES

Contractor shall furnish City with labor and material releases from all subcontractors performing

work on, or furnishing materials for, the work governed by this Contract prior to final payment by City.

SECTION 37. EQUAL OPPORTUNITY EMPLOYMENT

Contractor represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the state or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

SECTION 38. ANTI-TRUST CLAIMS

This provision shall be operative if this Contract is applicable to California Public Contract Code Section 7103.5. In entering into this Contract to supply goods, services or materials, the Contractor hereby offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2, commencing with Section 16700, of Part 2 of Division 7 of the Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time the City tender final payment to the Contractor, without further acknowledgment by the parties.

SECTION 39. NOTICES

All notices hereunder and communications regarding interpretation of the terms of the Contract or changes thereto shall be provided by the mailing thereof by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

CITY	CONTRACTOR
City of Eastvale 12363 Limonite Ave., Suite 910 Eastvale, CA 91752 Attn: Joe Indrawan, City Engineer	Siemens Industry, Inc. 2250 Business Way Riverside, CA 92501 Attn: Michael J. Hutchens, Area Operations Manager

Any notice so given shall be considered received by the other party three (3) days after deposit in the U.S. Mail as stated above and addressed to the party at the above address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

SECTION 40. ENTIRE CONTRACT; MODIFICATION

This Agreement, including the attached Exhibits "A" through "G", the advertised bid documents, associated addendas, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreement or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of the agreement. No prior statements, representations or other agreements, whether oral or written, made by any parties which are not embodied herein shall be valid and binding. No amendment to this Agreement shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 41. TIME IS OF THE ESSENCE

Time is of the essence in the performance of this Contract.

SECTION 42. ASSIGNMENT FORBIDDEN

Contractor shall not, either voluntarily or by action of law, assign or transfer this Contract or any obligation, right, title or interest assumed by Contractor herein without the prior written consent of City. If Contractor attempts an assignment or transfer of this Contract or any obligation, right, title or interest herein, City may, at its option, terminate and revoke the Contract and shall thereupon be relieved from any and all obligations to Contractor or its assignee or transferee.

SECTION 43. GOVERNING LAW

This Contract shall be governed by the laws of the State of California.

SECTION 44. COUNTERPARTS

This Contract may be executed in counterparts, each of which shall constitute an original.

SECTION 45. SUCCESSORS

The parties do for themselves, their heirs, executors, administrators, successors, and assigns agree to the full performance of all of the provisions contained in this Contract.

SECTION 46. ATTORNEYS' FEES

If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Contract, the prevailing party in such action shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

SECTION 47. CLAIMS OF $375,000 OR LESS

Notwithstanding any other provision herein, claims of $375,000 or less shall be resolved pursuant to the alternative dispute resolution procedures set forth in Public Contracts Code 20104, et seq.

SECTION 48. PROHIBITED INTERESTS

A. Solicitation. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, City shall have the right to terminate this Contract without liability.

B. Conflict of Interest. For the term of this Contract, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Contract, or obtain any present or anticipated material benefit arising there from.

SECTION 49. CERTIFICATION OF LICENSE

Contractor certifies that as of the date of execution of this Contract, Contractor has a current contractor's license of the classification indicated below under Contractor's signature.

IN WITNESS WHEREOF, each of the parties has caused this Contract to be executed on the day and year first above written.

CITY OF EASTVALE

By: _____
Signature

_____
Name

_____
Title

Attest:

_____
City Clerk

SIEMENS INDUSTRY, INC.

By: _____
Signature

Michael J. Hutchens
Name

Area Operations Manager
Title

Attest: _____
Secretary

A, B & C10
Classification of Contractor's License

758796
Contractor's License Number

EXHIBIT "A" PLANS AND SPECIFICATIONS

The following plans and specifications are incorporated into this Contract herein by this reference:

The work for which this proposal is submitted is for construction in conformance with the project plans described below, including any addenda thereto, the contract annexed hereto, and also in conformance with the Riverside County Road Improvement Standards and Specifications, dated December 20, 2007 (herein referred to as the Standard Construction Specifications), California Department of Transportation Standard Plans, dated 2010, the Standard Specifications, dated 2010 (herein referred to as the State Standard Specifications), and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished.

The Plans and Specifications for the work are as follows:

- **Advertised bid documents for: Radar Speed Sign Installation Project**

EXHIBIT "B" BID PROPOSAL

The following Bid Proposal from Siemens Industry, Inc. are incorporated into this Contract.

SECTION C. BIDDER'S PROPOSAL

BIDDER SHALL SUBMIT ALL FORMS UNDER SECTION C. BIDDER'S PROPOSAL AS PART OF THE BID. FAILURE TO DO SO WILL RESULT IN A NON-RESPONSIVE BID.

For the: **Radar Speed Sign Installation Project**

From:

NAME OF BIDDER Siemens Industry, Inc.

BUSINESS P.O. BOX N/A

CITY, STATE, ZIP _____

BUSINESS STREET ADDRESS 2250 Business Way
(Please include even if P.O. Box used)

CITY, STATE, ZIP Riverside, CA 92501

TELEPHONE NO: AREA CODE ( ) (714)456-9902

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) No. 1000002447

Proposal To: The Honorable Mayor and City Council

City of Eastvale

Eastvale, California

The undersigned, as bidder, declares that he has carefully examined the location of the proposed work as described, examined the Plans, Specifications, Special Provisions, and other contract documents, together with all Addenda issued by the City of Eastvale, read the Instructions to Bidders, and is familiar with all proposal requirements, and hereby proposed and agrees, if the proposal is accepted, to complete the said construction in accordance with the Contract Documents, in the time stated herein, for the unit price or lump sum given on the following pages of this proposal, amounting to a base bid total of:

One Hundred Two Thousand Nine Hundred Fifty Dollars	$ 102,950.00
Words	Figures

Said amount to include and cover all taxes, the furnishing of all materials, the performing of all the labor requisite or proper and the providing of all necessary machinery, tools, apparatus, and other means of construction; also, the performance and completion of all the work in the manner set forth, described and shown in the Specifications or the drawings for the work.

If the contract is awarded, the undersigned agrees to enter into a contract with the City of Eastvale and to commence work within fifteen (15) calendar days from the date of issuance of the Notice to Proceed and to diligently prosecute the work to completion before the expiration of Fifty (50) Working Days

All bids are to be computed on the basis of the given Estimated Quantities of Work, as indicated in this proposal, times the unit prices as submitted by the bidders. In case of discrepancy between words and figures, the words shall prevail. In case of discrepancy between unit prices and the extension thereof, the unit price shall prevail and bids will be computed as indicated above and compared on the basis of corrected totals, given solely as a basis for comparison of bids. It is understood that the City does not expressly, nor by implication, agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any item or portion of the work or to omit portions of the work as may be deemed expedient by the Engineer.

It is also understood by Bidder that the City of Eastvale has the right to reject this proposal or to award a contract to the undersigned at the prices stipulated. If the proposal is rejected, then any check or cashier's check shall be returned to the undersigned within thirty (30) days. No bid bonds will be returned. If the proposal is accepted and the undersigned fails to enter into a contract within fifteen (15) days after the agreement is delivered to him for signature, or within such further time as may be granted by the Members of the City Council, then said check shall be cashed or said bond declared forfeit and an amount equal to the difference between the lowest bid and the next lowest bid who will execute a contract shall be paid into the treasury of the City of City of Eastvale as liquidated damages for the failure of the undersigned to comply with the terms of this proposal.

Accompanying this proposal is A Bid Bond *(Insert "$_____ cash," cashier's check, certified check or bidder's bond forms included in these Contract Documents, as the case may be)*, in an amount equal to at least ten percent (10%) of the total bid.

The following is the name and place of business of the surety company which will furnish the required bonds as surety if the work is awarded to the undersigned:

Marsh Morristown, 445 South Street, Morristown, NJ 07962

NOTICE - If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a copartnership, state true name of firm, also names of all individual copartners composing firm; if bidder or other interested person is an individual, state first and last names in full.

Licensed in accordance with an act providing for the registration of contractors:

License No. ~~780756~~ 758796 Classification(s) A, B, C10 & C16.

ADDENDA - This Proposal is submitted with respect to the changes to the contract included in addenda number/s: None .....

(Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106, are true and correct.

Date: November 15th, 2016

Sign here

Michael J. Hutchens
Area Operations Manager

Signature and Title of Bidder
Signatures shall be notarized

Business Address 2250 Business Way

Place of Business Riverside, CA 92501

Place of Residence Chino, CA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Riverside

On November 15th, 2016 (Date), before me, Candace Gallaher - Notary Public (Here Insert Name and Title of the Officer)

personally appeared Michael Hutchens (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

CANDACE GALLAHER
Commission # 2117338
Notary Public - California
Orange County
My Comm. Expires Jul 24, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Candace Gallaher
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5907

BID SCHEDULE

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion as deemed necessary or advisable by the City Engineer. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

Radar Speed Sign Installation Project					
Item No.	**Description**	**Units**	**Est. Quantity**	**Unit Price**	**Total Price**
1	Solar Powered Speed Awareness Sign	EA	2	$ 4,800.00	$ 9,600.00
2	Solar Powered School / Speed Awareness Sign	EA	10	$ 5,600.00	$ 56,000.00
3	Type 1-B Poles	EA	12	$ 2,500.00	$ 30,000.00
4	Traffic Data Collection Software	EA	12	$ 250.00	$ 3,000.00
5	R2-1 Regulatory Speed Limit Sign (24" x 30")	EA	12	$ 150.00	$ 1,800.00
6	S4-3P School Sign (24" x 8")	EA	10	$ 125.00	$ 1,250.00
7	S4-2P When Children Are Present Sign (24" x 10")	EA	10	$ 130.00	$ 1,300.00

Total Bid Amount

One Hundred Two Thousand Nine Hundred Fifty Dollars $ 102,950.00

Words **Figures**

BID BOND

We, See Attached _____ as Principal, and _____ as Surety are bound unto the City/County of _____, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for _____

_____

(Copy here the exact description of work, including location as it appears on the proposal)

_____

for which bids are to be opened at _____ on _____
(Insert place where bids will be opened) *(Insert date of bid opening)*

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: _____ , 2016

_____
Principal

_____
Surety

By _____
Attorney-in-fact

All Signatures above needs to be NOTARIZED and submitted with Bid Bond

CERTIFICATE OF ACKNOWLEDGEMENT

State of California
City/County of _____ SS

On this _____ day of _____ in the year 20 ____ before me

_____, personally appeared _____ ,
Attorney-in-fact

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(SEAL)

_____
Notary Public

Bond Number: 79434433-CHU-16-205

BID BOND

We, Siemens Industry Inc. as Principal, and Federal Insurance Company as Surety are bound unto the City/County of Eastvale, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for Radar Speed Sign Installation Project Furnish and Install Radar Speed Signs Near School Areas

(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at Eastvale, California on November 15th, 2016

(Insert place where bids will be opened) *(Insert date of bid opening)*

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: November 15th, 2016

Siemens Industry Inc.

Michael J. Hutchens Area OPS manager

Federal Insurance Company

Surety

By Sandra L. Ham

Sandra L. Ham, *Attorney-in-fact*

Signatures above needs to be NOTARIZED and submitted with Bid Bond

CERTIFICATE OF ACKNOWLEDGEMENT

State of Missouri
City/County of St. Louis SS

On this 15th day of November in the year 20 16 before me Federal Insurance Company, personally appeared Sandra L. Ham, *Attorney-in-fact*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(SEAL)

Brittany D. Clavin

Notary Public Brittany D. Clavin

BRITTANY D CLAVIN
Notary Public Notary Seal
State of Missouri
St Louis County
Commission # 15638336
My Commission Expires September 16, 2019

FEDERAL INSURANCE COMPANY

STATEMENT OF ASSETS, LIABILITIES AND SURPLUS TO POLICYHOLDERS

Statutory Basis

DECEMBER 31, 2015

(in thousands of dollars)

ASSETS		*LIABILITIES AND SURPLUS TO POLICYHOLDERS*	
Cash and Short Term Investments	$ 687,917	Outstanding Losses and Loss Expenses	$ 12,174,848
United States Government, State and Municipal Bonds	9,544,097	Unearned Premiums	3,726,665
Other Bonds	4,491,238	Dividends Payable to Stockholder	1,400,000
Stocks	692,901	Ceded Reinsurance Premiums Payable	329,694
Other Invested Assets	2,187,839	Provision for Reinsurance	35,560
		Other Liabilities	1,295,093
TOTAL INVESTMENTS	17,603,992	TOTAL LIABILITIES	18,961,860
Investments in Affiliates:			
Chubb Investment Holdings, Inc.	3,679,770	Capital Stock	20,980
Pacific Indemnity Company	2,930,246	Paid-In Surplus	3,106,809
Executive Risk Indemnity Inc.	1,267,144	Unassigned Funds	10,150,916
Chubb Insurance Investment Holdings Ltd.	1,020,650		
CC Canada Holdings Ltd.	590,955		
Great Northern Insurance Company	469,230	SURPLUS TO POLICYHOLDERS	13,278,705
Chubb Insurance Company of Australia Ltd.	404,845		
Vigilant Insurance Company	306,232		
Chubb European Investment Holdings SLP	294,200		
Other Affiliates	566,480		
Premiums Receivable	1,659,749		
Other Assets	1,447,072		
TOTAL ADMITTED ASSETS	$ 32,240,565	TOTAL LIABILITIES AND SURPLUS TO POLICYHOLDERS	$ 32,240,565

Investments are valued in accordance with requirements of the National Association of Insurance Commissioners. At December 31, 2015, investments with a carrying value of $546,611,273 were deposited with government authorities as required by law.

State, County & City of New York, — ss:

Dawn M. Chloros, Assistant Secretary of the Federal Insurance Company being duly sworn, deposes and says that the foregoing Statement of Assets, Liabilities and Surplus to Policyholders of said Federal Insurance Company on December 31, 2015 is true and correct and is a true abstract of the Annual Statement of said Company as filed with the Secretary of the Treasury of the United States for the 12 months ending December 31, 2015.

Subscribed and sworn to before me
this March 11, 2016.

Jeanette Shipsey
Notary Public

JEANETTE SHIPSEY
Notary Public, State of New York
No. 02SH5074142
Qualified in Nassau County
Commission Expires March 10, 2019

Dawn M. Chloros
Assistant Secretary

Form 15-10-0313A (Rev. 3/16)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Riverside

On November 1st, 2016 (Date) before me, Candace Gallaher-Notary Public (Here Insert Name and Title of the Officer)

personally appeared Michael Hutchens (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

CANDACE GALLAHER
Commission # 2117338
Notary Public - California
Orange County
My Comm. Expires Jul 24, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

© 2010 National Notary Association • NationalNotary.org • 1-800 US NOTARY (1-800-876-6827)

Item #5907

NON-COLLUSION AFFIDAVIT
To the CITY OF EASTVALE

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has ___ , has not X been convicted

within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a checkmark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No X

If the answer is yes, explain the circumstances in the following space.

PUBLIC CONTRACT CODE 10232 STATEMENT

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two-year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

EXPERIENCE/QUALIFICATIONS STATEMENT

The bidder has been engaged in the contracting business, under the present business name for 25 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 25 years.

The bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to him, except as follows:

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
1998 - Current	Traffic Signal Maintenance	$850,826.00	Irvine
2012 - Current	Traffic Signal Maintenance	$280,000.00	Chino
1998 - Current	Traffic Signal Maintenance	$788,000.00	Rancho Cucamonga
	Many more available upon request		

The following is a list of plant and equipment owned by the bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
26	Bucket Trucks	Excellent	Southern California
10	Flatbed/ Construction Trucks	Excellent	Southern California
2	Crane	Excellent	Southern California
1	Bobcat With Auger	Fair	Southern California
Many additional types of industry specific equipment available.			

DESIGNATION OF SUBCONTRACTORS

The Bidder shall list the name, address and license number of each subcontractor to whom the Bidder proposes to subcontract portions of the work. It is understood and agreed that all those portions of the work called for in the contract documents for which a sub-contractor is not listed will be performed by the undersigned through his forces. If no sub-contractors are listed, all bonds and insurance will be written in the name of the general contractor only.

Subcontractor Name: N/A

Address:

License No. and Class:

DIR No.

Dollar Value and Percent of Total Contract:

Specific Items of Work:

Subcontractor Name: N/A

Address:

License No. and Class:

DIR No.

Dollar Value and Percent of Total Contract:

Specific Items of Work:

Subcontractor Name: N/A

Address:

License No. and Class:

DIR No.

Dollar Value and Percent of Total Contract:

Specific Items of Work:

EXHIBIT "C" SPECIAL CONDITIONS

Standard Erosion and Sediment Control Plan Notes:

1. Dust control shall conform to Section 10, "Dust Control", Section 7-1.01F, "Air Pollution Control", Section 17, "Watering", and Section 18 "Dust Palliative" of the State Standard Specifications, Rules no. 401, 402, 403 and 403.1 of the South Coast Air Quality Management District (AQMD), Riverside County Code, Chapter 8.52, "Fugitive Dust Reduction Program For Coachella Valley", all other applicable Federal and State laws, and the requirements set forth herein.
2. The Contractor is cautioned that failure to control fugitive dust may result in fines being levied by the South Coast Air Quality Management District to both the Contractor and the City of Eastvale, as owner. The Contractor shall be fully responsible for payment of all fines pertaining to air pollution control violations, resulting from Contractor's operations related to the construction contract, which may be levied against both the Contractor and the City of Eastvale by the AQMD or other regulatory agencies. The Contractor's attention is directed to Section 7-1.01, "Laws to be Observed" of the State Standard Specifications. The cost of all fines levied against the City of Eastvale will be deducted from any moneys due or which may become due to the Contractor, unless other payment arrangements are made by the Contractor.
3. Dust control of all of the contractor's operations is required 24 hours per day, 7 days a week for the duration of the contract, and until the disturbed soil is permanently stabilized. The Contractor shall take every precaution to prevent emissions of fugitive dust from the project site, from locations of stockpiled materials, from unpaved driving surfaces, from haul vehicles, from inactive construction areas, and from all other operations of the Contractor. The Contractor shall plan for and carry out proper and efficient measures to prevent his operations from producing dust in amounts damaging to property or which constitute a public nuisance, or which cause harm to person living or working in the vicinity of the work. Of particular concern are emissions of PM10 particles, which are fine particulate matter of 10 microns or less and which are associated with sickness and death from respiratory disease.
4. The Contractor shall respond to complaints by mobilizing equipment and personnel at the construction site within 2 hours of each complaint to control fugitive dust.
5. Attention is directed to AQMD Rule 403.1, which applies to all contracts within the City of Eastvale. That AQMD Rule requires the Contractor to take specified dust control actions when prevailing wind speeds exceed 25 miles per hour. Wind forecasts, AQMD Rules and other related information are provided by AQMD at 1-800-CUT-SMOG and at www.aqmd.gov.
6. The Contractor shall utilize the "Best Available Control Measures" of controlling fugitive dust, as prepared by the AQMD. However, if fugitive dust crosses the project boundary, more effective control measures, including the "Best Available Control Measures" shall be implemented.
7. A site specific fugitive dust control plan shall be submitted to the City Engineer for review and approval at least 10 days prior to the start of construction.
8. The fugitive dust control plan shall include the "Reasonably Available Control Measures" and "Best Available Control Measures" of controlling fugitive dust, as may be appropriate and necessary, including by not limited to watering, application of chemical

dust suppressants, wind fencing, covering of haul vehicles, haul vehicle bed-liners, grading, planting of vegetation, the use of a 24 hour environmental observer, and track-out controls at locations where unpaved construction accesses intersect with paved roads. The use of chemical stabilizers, which are approved by all environmental regulatory agencies, and the use of reclaimed water is encouraged. If water is intended as a primary dust control tool, the dust control plan shall provide for at least one 2,000 gallon water truck for every 4 acres of disturbed soil, unless otherwise approved by the City Engineer.

9. If the Project Inspector determines that the project scope and the forecasted weather conditions are such that the Contractor's work is unlikely to be a source of dust emissions, the Construction Engineer has the authority to waive the requirements for submittal of a dust control plan and for placement of the dust control signs described herein. However, the Contractors responsibilities for the control of fugitive dust and the other requirements of this section may not be waived.
10. A completion notice will not be filled, and the final payment will not be made to the Contractor until the areas of disturbed soil on the construction site, including roadway shoulders, are suitable stabilized for long term control of fugitive dust.
11. This signature of the Contractor on the Proposal constitutes acknowledgement by the Contractor of the dust control enforceability of those requirements.
12. Full compensation for conformance with these dust abatement requirements, including lab equipment and materials, developing water supply and incidentals, shall be considered as included in items of work, and no additional compensation will be allowed therefore.
13. The successful Contractor shall attend an AQMD PM10 Dust Control Program training session, and furnish evidence of attendance to the City Engineer. Attendance at AQMD training seminars can be scheduled the AQMD at 1-866-861-DUST or by email to dustcontrol@aqmd.gov. Current AQMD certification of previous attendance will be accepted. At that training session, the successful Contractor will be furnished with the AQMD prepared Rule 403 and Rule 403.1 implementation handbooks, which include the Best Available Control Measures" and "Reasonably Available Control Measures", and other associated information, including a listing of suggested dust control related to devices, material and chemicals.
14. Any days on which the Contractor is prevented from working, due to the requirements of AQMD Rules, will be considered as non-working days, in accordance with Section 8-1.06, "Time of Completion" of the State Standard Specification.

EXHIBIT "D" CERTIFICATION LABOR CODE-SECTION 1861

I, the undersigned Contractor, am aware of the provisions of Section 3700 et seq. of the Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of the Code, and I, the undersigned Contractor, agree to and will comply with such provisions before commencing the performance of the Work on this Contract.

SIEMENS INDUSTRY, INC.

By:_____

Michael J. Hutchens
Area Operations Manager

EXHIBIT "E" CONTRACT MODIFICATIONS

None

Attachment No. 3

CITY OF EASTVALE
BUDGET AMENDMENT FORM

Date:	Requested By:
December 14, 2016	Craig Bradshaw, Supervising Engineer

TYPE OF BUDGET AMENDMENT REQUEST:

- ☐ Revenue Estimate Increase/Decrease
- ☐ Appropriation Transfer (no budget increase)
- ☐ Appropriation Increase to Operating Budget
- ☐ Transfer from Contingency
- ☐ Capital Improvement Transfer under $50,000
- ☐ Capital Improvement Transfer over $50,000
- ☒ Appropriation Increase to Capital Improvement Budget
- ☐ Other _____

BUDGET AMENDMENT REQUEST: (Revenues Negative/Expenditures Positive)

Fund:	Dept:	Acct:	Proj:	Current Budget:	Proposed Increase/Decrease:	Proposed New Budget:
210	510	6695	92009	$4,459	$25,237	$29,696
			Total			

Any net change in appropriations, transfer from contingency, or CIP over $50,000 requires City Council approval

JUSTIFICATION FOR CHANGE / FUNDING SOURCE:

Project 92009 Radar Display Signs - project funded by BEYOND grant $83,549; increase matching portion from Measure A to $29,696. Total project costs estimated at $113,245. Agenda item December 14, 2016

APPROVALS

DEPARTMENT HEAD:	DATE:	CITY MANAGER:	DATE:
FINANCE DEPT:	DATE:	CITY COUNCIL ACTION DATE (if applicable):	

Please attach relevant supporting documentation (grant approvals, staff reports, etc).

CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2016-2017 through 2020-2021
Capital Improvement Program

Radar Display Sign Installation at Schools

	Project Estimate	Expenditures To Date Thru June 30, 2016	Continuing Appropriations	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21
Resources Allocated								
Design/Engineering	$ 6,008	$ -	$ -	$ 6,008	$ -	$ -	$ -	$ -
Construction	82,000	-	-	82,000	-	-	-	-
Total	$ 88,008	$ -	$ -	$ 88,008	$ -	$ -	$ -	$ -
Program Financing								
Beyond Grant	$ 83,549	$ -	$ -	$ 83,549	$ -	$ -	$ -	$ -
Measure A	4,459	-	-	4,459	-	-	-	-
Total Financing	$ 88,008	$ -	$ -	$ 88,008	$ -	$ -	$ -	$ -

Project Name: **Radar Display Sign Installation at Schools**
Program: **Roadway Safety/Traffic Improvements**
Project Number: **92009**
Account Number: **210-510-6695-92009 Measure A**
240-510-6695-92009 Beyond Grant
Program Year Initiated: FY 2016-17
Construction Year: FY 2016-17

Project Description: Install radar display signs at various locations near schools throughout the City.

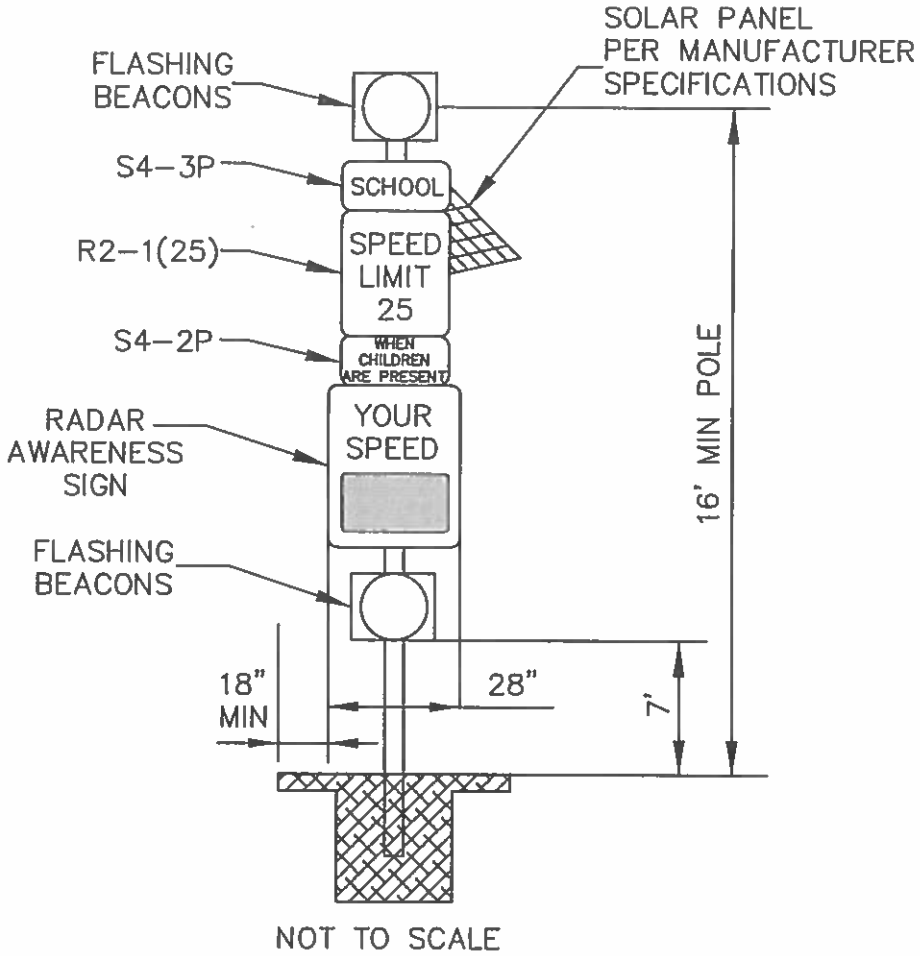
Total Project Estimate: $ 88,008
Expenditures to Date: $ -
Continuing Appropriations $ -
FY 2016-2017 Budget: $ 88,008

Funding Source: Beyond Grant/Measure A
Funding to Date: $ 88,008

SCHOOL ZONE SPECIFIC SIGNS

School Zone
Safety System

Attachment No. 4



NOT TO SCALE

DETAIL B: SOLAR POWERED SCHOOL/SPEED AWARENESS SIGN

TYPE 1-B POLE
FOUNDATION AND BASE PLATE PER
CALTRANS STANDARD
PLAN ES-7B

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 8.3

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **JOE INDRAWAN, CITY ENGINEER**

SUBJECT: **AB 2766/MSRC LOCAL GOVERNMENT MATCH PROGRAM CONTRACT – ELECTRIC VEHICLE CHARGING INFRASTRUCTURE**

RECOMMENDATION:

1. **APPROVE AB 2766/MRSC LOCAL GOVERNMENT MATCH PROGRAM CONTRACT WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) – PROJECT #95002;**
2. **AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS**

BACKGROUND

Following the City Council's approval on August 26, 2015, staff had applied for 'Electric Vehicle Charging Infrastructure' grant under the 2015 Local Government Match Program of the MSRC (Mobile Source Air Pollution Reduction Review Committee) Clean Transportation Funding.

In November 2015, MSRC on behalf of the South Coast Air Quality Management District (SCAQMD) awarded the grant to the City of Eastvale for a total of six (6) charging stations.

DISCUSSION

The City proposes to install a total of six (6) Electric Vehicle Charging (EVC) stations at two locations due to the increased demand of electric and hybrid electric vehicles. Two (2) will be placed at the Fire Station No. 31, servicing up to four (4) vehicles and four (4) will be placed at the future City Hall, servicing up to eight (8) vehicles. The total project cost is estimated to be $220,000.

The grant allows up to 50% match from the City's current unused AB 2766 fund balance. Upon reviewing the City Capital Improvement Program Budget for Fiscal Year 16/17, staff finds that there will be an adequate AB 2766 available to fund the City's 50% share of $110,000.

The grant also allows sixty-six (66) months to complete the project from the time of contract execution. Therefore, staff recommends the City Council to approve the contract with SCAQMD, which has been reviewed and approved by the City Attorney.

FISCAL IMPACT

There is sufficient amount in the AB 2766 Fund for Fiscal Year 2016/2017 budget for project match.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

None.

Prepared by: Joe Indrawan, City Engineer
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 8.4

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **CHRISTINE JAMORALIN, WRCOG FELLOW**

SUBJECT: **URGENCY TREE ORDINANCE**

RECOMMENDATION:
THAT THE CITY COUNCIL ADOPT AN URGENCY ORDINANCE ESTABLISHING A CITY TREE BOARD AND ADOPTING REGULATIONS FOR THE PLANTING AND MAINTENANCE OF TREES WITHIN THE CITY

BACKGROUND

Staff introduced a Tree Ordinance to City Council on October 26, 2016. City Council reviewed the ordinance, then provided feedback and comments to bring back the ordinance at the next City Council meeting. During the second reading of the ordinance at the November 9, 2016, City Council meeting, Council requested the Tree Ordinance be brought back with specific language regarding trees in current and future right of ways.

City staff is in the application process for the Tree City USA designation for the City of Eastvale. The Arbor Day Foundation awards this designation to communities who show great care for their public trees. One of the requirements for the application is to have an adopted City Tree Care Ordinance that provides guidance for planting, maintaining, and removing trees. The application is due on December 31, 2016. Because the application is due on December 21, 2016, it is necessary for the City Council to adopt the proposed Tree Ordinance as an urgency measure so that it will have already been adopted prior to the deadline.

DISCUSSION

Jurupa Community Services District (JCSD) and Jurupa Area Recreation and Park District (JARPD) currently maintain the City's public trees. A tree ordinance through the City will help to keep all organizations in general agreement in regards to tree care and maintenance requirements. Staff has been in communication with both agencies and Eastvale's Landscape Architect, Laurie Levine, to draft the ordinance to ensure it fits the needs of the City.

At the request of Council, staff has added a section to the Tree Ordinance to address development approvals made prior to enactment of the Tree Ordinance. The section states that any previously approved development project that includes a condition of approval requiring to remove and/or relocate an existing tree that is either currently in the public right of way or will be in a future public right of way will not be superseded by any provisions of the new Tree

Ordinance. Any amendment to such condition of approval must be obtained through consent of the applicant and approved by the City Council.

The proposed ordinance will work in conjunction with the existing Tree Management Policy adopted by Council in August 2014.

IMPLEMENTATION

This ordinance will be implemented by JCSD, JARPD, Planning, and Public Works department.

FISCAL IMPACT

None

STRATEGIC PLAN IMPACT

4.2.3 - Meet with entities (such as JCSD and school district) planning and building all types of infrastructure projects in the City to better coordinate on projects

ATTACHMENTS

1. Urgency Tree Ordinance
2. A-24 Tree Management Policy

Prepared by: Christine Jamoralin, WRCOG Fellow
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

ORDINANCE NO. 2016-XX

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ESTABLISHING A CITY TREE BOARD AND ADOPTING REGULATIONS FOR THE PLANTING AND MAINTENANCE OF TREES WITHIN THE CITY

WHEREAS, Tree ordinances are adopted by communities striving to attain a healthy, vigorous and well-managed urban forest; and

WHEREAS, this Tree ordinance shall include the authorization, regulations, penalties, liabilities, and policy necessary to consistently and objectively manage urban forest; and

WHEREAS, the City of Eastvale ("City") is in the application process for the Tree City USA designation for the City. The Arbor Day Foundation awards this designation to communities who show great care for their public trees. One of the requirements for the application is to have an adopted City Tree Care Ordinance that provides guidance for planting, maintaining, and removing trees. The application is due on December 31, 2016. Because the application is due on December 21, 2016, it is necessary for the City Council to adopt the proposed Tree Ordinance as an urgency measure so that it will have already been adopted prior to the deadline.

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

SECTION 1. Definitions

"Park trees" are herein defined as trees in public parks having individual names, or to which the public has free access as a park.

"Parkway trees" are herein as trees planted in residential or commercial areas located between the curb and the sidewalk.

"Public-Right-of-Way trees" are herein defined as trees located on major arterial and secondary roadways which are the responsibility of the City.

"Topping", "stubbing", or "pollarding" is herein defined as the removal of a branch to a stub, bud or lateral branch not large enough to assume a terminal role which produces less desirable results than more moderate pruning with respect to the natural form of the tree and which is generally hazardous to the overall health and stability of the tree. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

SECTION 2. Establishment Of A City Tree Board

There is hereby created and established a City Tree Board for the City of Eastvale ("Board") which shall consist of one (1) representative from each of the following: (1) Jurupa Community Services District (JCSD), (2) Jurupa Area Recreation and Park District (JARPD), (3) the City of Eastvale's Public Works Department, and (4) the City of Eastvale's Planning Department. Board members will serve without compensation.

A. Duties & Responsibilities of City Tree Board

It shall be the responsibility of the Board to study, investigate, counsel and develop and/or update, and administer a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees along streets and in other public areas. Such plan will be presented to the City Council when proposed changes are made, and upon the acceptance and approval from City Council shall constitute the official comprehensive City Tree Plan for the City of Eastvale.

The Board, when requested by the City Council or Planning Commission, shall consider, investigate, make finding, report and recommend upon any special matter of question coming within the scope of its work.

B. Operation

The Board shall choose its own officers, make its own rules and regulations and keep a journal of its proceedings. A majority of the members shall be a quorum for the transaction of business. The Board will meet annually. The Board shall comply with all requirements of the Ralph M. Brown Act.

SECTION 3. Maintenance

Trees on a public street, sidewalk, or right-of way that abuts a residential property shall be maintained by the adjoining property owner, unless it is maintained through another public agency such as a Community Facilities District or Landscape Maintenance District.

SECTION 4. Authorized Tree Species for Planting

Trees that are indigenous to the area, and/or suitable for the local climate as determined by the Planning Director and/or Landscape Architect, should be used. Site layout shall take into consideration Eastvale's climate by including trees, landscaping and architectural elements to provide shade, as appropriate for the available root and tree canopy space.

SECTION 5. Spacing of Trees

A variety of design techniques are encouraged to be used to create safe, inviting, and functional pedestrian and cyclist environments in residential developments, including street trees planted to provide shade on pedestrian paths, sidewalks, and walkways.

SECTION 6. Public Tree Care

Public right-of-way and park trees shall be maintained by the maintenance entity charged with ensuring maintenance of those trees in perpetuity.

The City, Jurupa Community Services District (JCSD) and Jurupa Area Recreation and Park District (JARPD) shall have the right to plant, prune, maintain and remove public trees, as may be necessary to insure public safety or to preserve or enhance the symmetry and beauty of such public grounds. The City Tree Board may cause to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is damaging to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any fungus, insect or other pest.

SECTION 7. Staking & Tying

All nursery stakes and ties shall be removed at the time of planting. Stakes and ties are to be inspected to prevent rubbing and girdling that causes bark wounds. All trees shall be re-staked, realigned, or retied as necessary and per the approved landscape plans to aid and promote proper growth. Cinch ties shall be used to prevent bruising.

SECTION 8. Tree Topping

It shall be unlawful for any person to top any Street Tree, Park Tree, or other tree on public property. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be subject to Tree Topping at the discretion of the Board.

SECTION 9. Pruning, Corner Clearance

All trees should be pruned, trimmed, and thinned as deemed necessary, depending on the person or public agency responsible for the maintenance of the trees.

All tree pruning shall be done in accordance with ANSI A300 Standards and per International Society of Arboriculture recommendations.

The initial step of pruning shall be the removal of all dead wood and weak, diseased, insect infested and damaged limbs. Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet (8') to ten feet (10’) above the surface of the street or sidewalk, at the discretion of the agency responsible for the tree. All branches overhanging the curb line on roadways shall have a fourteen (14) foot minimum clearance.

All trees shall be thinned of smaller limbs to distribute the foliage evenly. All trees shall be trimmed and shaped to provide a symmetrical appearance typical of the species. All suckers and sprouts shall be cut flush with the trunk or limb. All crossed or rubbing limbs shall be removed unless removal

will result in large gaps in the general outline. Limbs should extend alternately from the trunk on 12" to 24" spacing.

The City shall have the right to prune any tree located on private property, but which encroaches on the public right of way.

SECTION 10. Dead and Damaged Trees/Branches

All persons or public agencies responsible for the maintenance and care of trees shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a nuisance to the safety of the public. Removal shall be completed as soon as practical upon discovery. Removal of dead trees shall be accomplished as soon as feasible unless located within a conservation area.

All trees less than 25' which are downed by either natural or unnatural causes shall be removed and disposed of off-site. Where possible, stumps shall be ground to 12" below grade, wood chips raked level to fill hole.

All trees greater than 25' which are down or all trees which are still standing, but must be removed for other reasons, shall be handled by property owner or responsible agency.

SECTION 11. Conformance to the City's Tree Management Policy

All persons or public agencies shall comply with the provisions of the City of Eastvale's Tree Management Policy adopted on August 27, 2014 and any amendments thereto.

SECTION 12. Appeal to City Council

The City Council shall have the right to review the conduct, acts and decisions of the City Tree Board. Any person may appeal from any ruling or order of the City Tree Board to the Parks Commission first, then to the City Council who may hear the matter and make final decision.

SECTION 13. Penalty for Vandalism to Street or Park Tree

It is unlawful for any person to vandalize, damage, or violate any provision contained in this ordinance to any parkway tree, public-right-of-way tree, or park tree . This shall be punishable by a fine not to exceed $1,000.00.

SECTION 14. Development Approvals Prior to Enactment of Tree Ordinance

Any previously approved development project which includes a condition of approval requiring to remove and/or relocate an existing tree that is either currently in the public right of way or will be in a future public right of way will not be superseded by any provisions of the new Tree Ordinance. Any amendment to such condition of approval must be obtained through consent of the applicant and approved by the City Council.

SECTION 15. The City Council finds the approval of this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c)(2)

(the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the City Council finds the approval of this ordinance is not a project under CEQA Regulation Section 15061(b)(3) because it has no potential for causing a significant effect on the environment.

SECTION 16. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses or phrases be declared, invalid or unconstitutional.

SECTION 17. **Effective Date.** The City Council hereby declares, on the basis of the findings set forth above, that an emergency exists and that this Ordinance is necessary to preserve the public, health and safety. Accordingly, this Ordinance is adopted as an urgency ordinance under California Government Code Section 36937and shall take effect and be in force immediately upon its adoption.

PASSED, APPROVED AND ORDAINED this 14th day of December, 2016.

_____
Mayor

ATTEST:

_____
Steven Aguilar, Assistant City Clerk

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

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 2016-XX, was duly introduced and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 14th day of December, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steven D. Aguilar, Assistant City Clerk

CITY OF EASTVALE Administrative Policy	Policy No.: A-24
Subject **TREE MANAGEMENT POLICY**	Effective Date: 08/27/14
	Page 1 of 2

Purpose.

It is the purpose of this policy to provide for the protection and the administration of the City's urban forest and establish a process that allows for the management of trees within the City's purview.

Applicability.

This policy applies to all trees located within the City's public right-of-way in which the City is ultimately responsible for maintaining either by City staff or through a contract.

Process and Procedures.

The following provisions shall apply tree management within the City of Eastvale:

Parkway Trees
Parkway trees are defined as trees planted in residential or commercial areas located between the curb and the sidewalk.

a. These trees are the responsibility of the homeowner. The homeowner shall maintain trees with the parkway including watering, trimming and maintenance to insure the long term health of the tree.

Public Right-of-Way
Trees in the public right-of-way are defined as those trees located on major arterial and secondary roadways which are the responsibility of the City.

a. The City shall maintain said trees in the public right-of-way. This includes all major pruning/trimming or other tree surgery and control/treatment of insects, pests and disease.

Tree Removal
There are many reasons why trees need to be removed in the urban area and staff will evaluate each tree considered for removal on a case by case basis. The criteria listed below will be used when evaluating trees for possible removal.

Tree Removal Criteria

- The tree is dead or dying
- The tree is deemed hazardous, when the hazardous condition cannot be corrected through pruning or other reasonable arboricultural practices.

When trees are not deemed dead, dying or hazardous, the following criteria will be considered:

- Life expectancy of the tree

CITY OF EASTVALE Administrative Policy	Policy No.: A-24
Subject **TREE MANAGEMENT POLICY**	Effective Date: 08/27/14
	Page 2 of 2

- Desirability of the tree species.
- Amount of space allowable for tree growth
- Overall quality and structural integrity of the tree
- Persistence and uncontrollable insect, disease or fruiting problems
- Frequency and extensiveness of the tree's maintenance requirements
- Proximity and quality of trees near to the one considered for removal
- Wishes and desires of the nearby property owner/resident.

Requests by Property Owners for removal of trees

If a property owner requests the removal of a healthy tree from the public right-of-way for personal reasons (leaves, blocking of views, dislike of the species, etc.) the following procedure will be followed:

a. Staff will evaluate the request to determine if the request falls within the policy.

b. If the tree is within the policy to be removed, the contractor will remove the tree as budget permits.

c. If the tree does not qualify for removal, the property owner may choose to pay contractor for the removal and replacement of the tree with a tree approved by the City and contractor not less than a 24" box tree.

d. All appeals to the tree policy shall be heard by the Parks Commission and their decision shall be final.

Approved: 08/27/14

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 8.5

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **JOE INDRAWAN, CITY ENGINEER**

SUBJECT: **REQUEST FOR INCREASE IN CONTINGENCY FUNDS FOR CHANDLER STREET AND SELBY AVENUE IMPROVEMENTS, CDBG PROJECT #2.EV.09-15 – FIRE STATION 31**

RECOMMENDATION:

1. **APPROVE INCREASE IN PROJECT CONTINGENCY FUNDS FROM TEN (10) PERCENT ($25,465) TO TWENTY-FIVE (25) PERCENT ($63,663) - CHANDLER STREET AND SELBY AVENUE IMPROVEMENTS;**

2. **APPROVE BUDGET ADJUSTMENT TO UTILIZE GAS TAX TO FUND THE INCREASE IN CONTINGENCY OF $38,398;**

3. **AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS**

BACKGROUND

At its September 14, 2016 meeting the City Council awarded a contract to Hillcrest Contracting, Inc. to install public improvements in Chandler Street and Selby Avenue. Recently, the storm drain was completed in Chandler Street and Selby Avenue by Horizons Construction Company (Fire Station #31 Contractor) which allowed Hillcrest to commence its work with the street widening portion of the Fire Station No. 31.

DISCUSSION

After commencement of construction, discrepancies in contract bid quantity items and some identified changes in site conditions were discovered that will impact the project being completed within the previously approved budget, which included a ten (10) percent contingency totaling $280,118. While staff is diligently investigating these outstanding issues and working toward mutually acceptable solutions with the project design consultant, staff believes construction must continue without delay in order to keep the tight construction schedule for Street Work and the Fire Station.

Based upon staff's assessment of the outstanding issues, a change order roughly in the amount of $50,000 to $60,000, which is about twenty-five (25) percent of the contract amount would be sufficient to continue with the project. Staff is seeking City Council approval to increase the requested contingency amount by an additional $38,198.

In consultation with, and receiving guidance from the City Attorney, staff continues to work with the WLC Architect (project design consultant) to resolve all outstanding matters.

FISCAL IMPACT

There is adequate Gas Tax and CDBG fund balance for this project to cover the additional contingency.

STRATEGIC PLAN IMPACT

Objective 4.5 – Improve traffic circulation through street design, policies, and procedures

Prepared by: Joe Indrawan, City Engineer
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 8.6

DATE: **DECEMBER 14, 2016**

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **STEVEN AGUILAR, ASSISTANT CITY CLERK**

SUBJECT: **2017 CITY COUNCIL AND COMMISSION MEETING SCHEDULE**

RECOMMENDATION:

1. **PROVIDE DIRECTION TO STAFF REGARDING GOING "DARK" FOR THE MONTH OF JULY OR AUGUST**
2. **APPROVE THE 2017 CITY COUNCIL AND COMMISSION MEETING SCHEDULE**

BACKGROUND

This item is submitted for approval of the regular meeting schedule for the City Council, Planning Commission, and Public Safety Commission for calendar year 2017. Currently, the Eastvale City Council meets on the second and fourth Wednesday of the month at 6:30 p.m., the Planning Commission meets every third Wednesday of the month at 6:00 p.m., and the Public Safety Commission meets every fourth Tuesday of the month at 6:00 p.m.

DISCUSSION

Due to several holidays, the following City Council and Commission meetings have been adjusted and/or cancelled:

1. November 22, 2017 – Cancelled due to Thanksgiving Holiday – City Council
2. December 19, 2017 – Adjusted due to Christmas Holiday – Public Safety Commission
3. December 27, 2017 – Cancelled due to Christmas Holiday – City Council

Staff is seeking direction on the Council's preference in the consideration of going "dark" for the month of July or August. Past history indicates that items are limited before the Council and Commissions in the month of July and August and usually involve a cancellation of the meeting or a light agenda for action. Staff also completed research on the various regional boards and committees that the Council participates in and the following have used the past practice of going "dark" to allow a summer recess for its Board Members.

- Southern California Association of Governments – August
- Riverside Transit Agency - August
- Western Riverside County Regional Conservation Authority – August
- Riverside County Transportation Commission – August
- Western Riverside Council of Governments – No Summer Recess
- Northwest Mosquito and Vector Control District – No Summer Recess

The summer recess allows the Council and Commissioners the ability to plan ahead for scheduled vacations and resume normal meetings in the month of August or September.

If needed, a special meeting of the City Council and Commissions may be called if an urgency item needed to be addressed.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

City Council and Commission Meeting Schedule

Prepared by: Steven Aguilar, Assistant City Clerk
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

Attachment

2017 MEETING SCHEDULE

CITY OF EASTVALE
CITY COUNCIL & COMMISSIONS

MEETING DATE	MEETING TYPE	TIME	AGENDA DISTRIBUTION
JANUARY			
11	City Council	6:30 pm	**01/05**
18	Planning Commission	6:00 pm	**01/12**
24	Public Safety Commission	6:00 pm	**01/19**
25	City Council	6:00 pm	**01/19**
FEBRUARY			
8	City Council	6:30 pm	**02/02**
15	Planning Commission	6:00 pm	**02/09**
22	City Council	6:30 pm	**02/17**
28	Public Safety Commission	6:00 pm	**02/23**
MARCH			
8	City Council	6:30 pm	**03/02**
15	Planning Commission	6:00 pm	**03/09**
22	City Council	6:30 pm	**03/16**
28	Public Safety Commission	6:00 pm	**03/23**
APRIL			
12	City Council	6:30 pm	**04/06**
19	Planning Commission	6:00 pm	**04/13**
25	Public Safety Commission	6:00 pm	**04/20**
26	City Council	6:30 pm	**04/20**
MAY			
10	City Council	6:30 pm	**05/04**
17	Planning Commission	6:00 pm	**05/11**
23	Public Safety Commission	6:00 pm	**05/18**
24	City Council	6:30 pm	**05/18**
JUNE			
14	City Council	6:30 pm	**06/08**
21	Planning Commission	6:00 pm	**06/15**
27	Public Safety Commission	6:00 pm	**06/22**
28	City Council	6:30 pm	**06/22**
JULY			
12	City Council	6:30 pm	**07/06**
19	Planning Commission	6:00 pm	**07/13**
25	Public Safety Commission	6:00 pm	**07/20**
26	City Council	6:30 pm	**07/20**

2017 MEETING SCHEDULE

CITY OF EASTVALE
CITY COUNCIL & COMMISSIONS

MEETING DATE	MEETING TYPE	TIME	AGENDA DISTRIBUTION
AUGUST			
9	City Council	6:30 pm	**08/03**
16	Planning Commission	6:00 pm	**08/10**
22	Public Safety Commission	6:00 pm	**08/17**
23	City Council	6:00 pm	**08/17**
SEPTEMBER			
13	City Council	6:30 pm	**09/07**
20	Planning Commission	6:00 pm	**09/14**
26	Public Safety Commission	6:00 pm	**09/21**
27	City Council	6:30 pm	**09/21**
OCTOBER			
11	City Council	6:30 pm	**10/05**
18	Planning Commission	6:00 pm	**10/12**
24	Public Safety Commission	6:00 pm	**10/24**
25	City Council	6:30 pm	**10/19**
NOVEMBER			
8	City Council	6:30 pm	**11/02**
15	Planning Commission	6:00 pm	**11/09**
28	Public Safety Commission	6:00 pm	**11/22***
DECEMBER			
Election of Mayor & Mayor Pro Tem Selection of Committee Chair and Vice Chair			
13	City Council	6:30 pm	**12/07**
19*	Public Safety Commission	6:00 pm	**12/14**
20	Planning Commission	6:00 pm	**12/14**

*Regular date changed, due to holiday.