



The Homestead Industrial Project Environmental Impact Report **PUBLIC SCOPING MEETING**

October 1, 2019



Introductions

- City of Eastvale Planning Department
 - Gina Gibson-Williams (Community Development Director)
 - Peter Minegar (Contract CEQA Planner)
 - Aaron Lobliner (Contract Senior Planner)



Agenda

- What is a Public Scoping Meeting?
- Environmental Review Process
- Overview of Proposed Project
- Issues Identified to be Reviewed in the EIR
- Schedule and Next Steps
- Public Comments

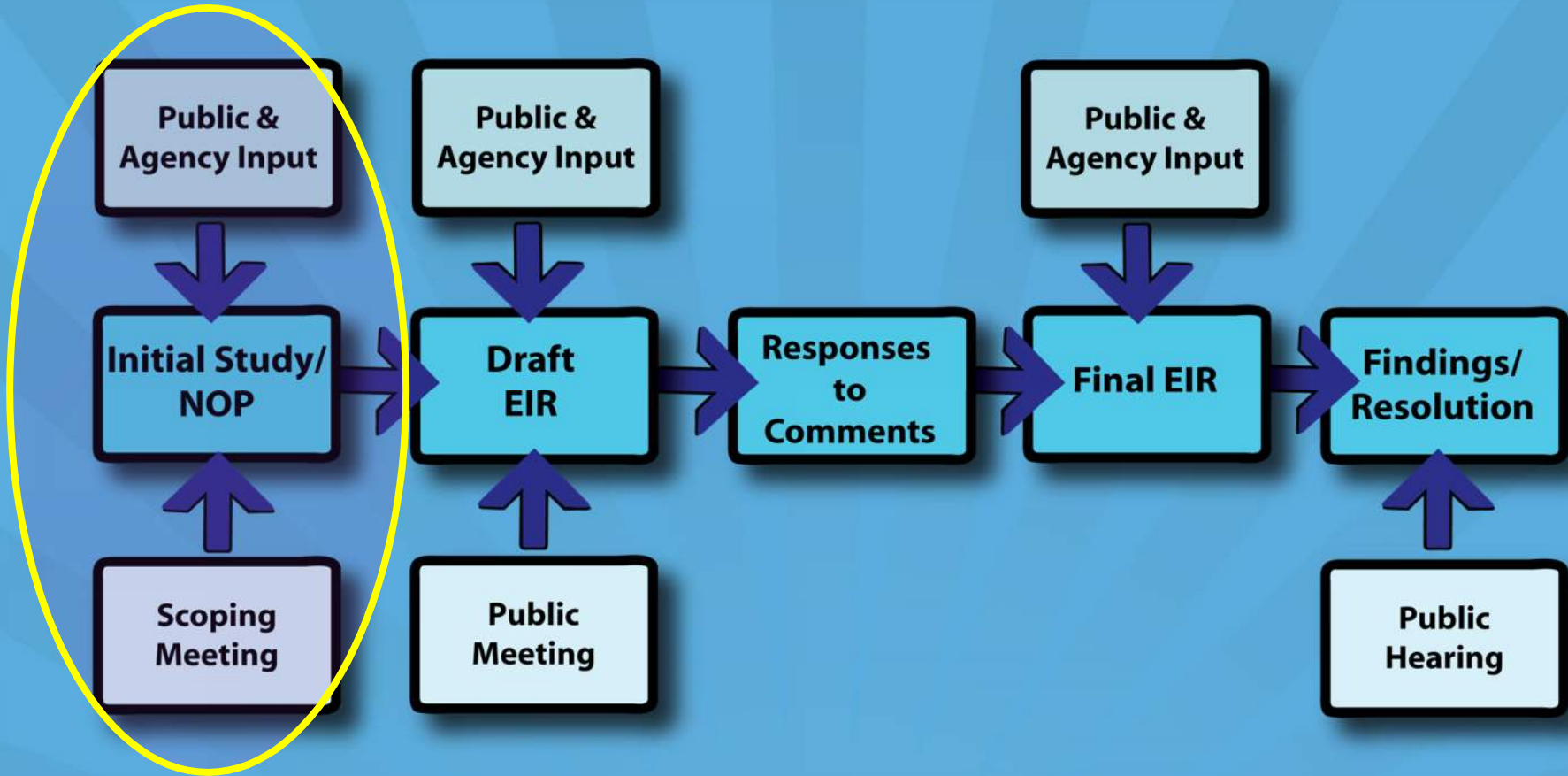


What is a Public Scoping Meeting?

- Inform the public of the City's intent to prepare an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA)
- Introduce the Project
- Present an overview of the environmental process
- Obtain public input on the environmental scope and content of the EIR



EIR Process



Project Location



Existing Conditions

- The site is currently land designated for agriculture

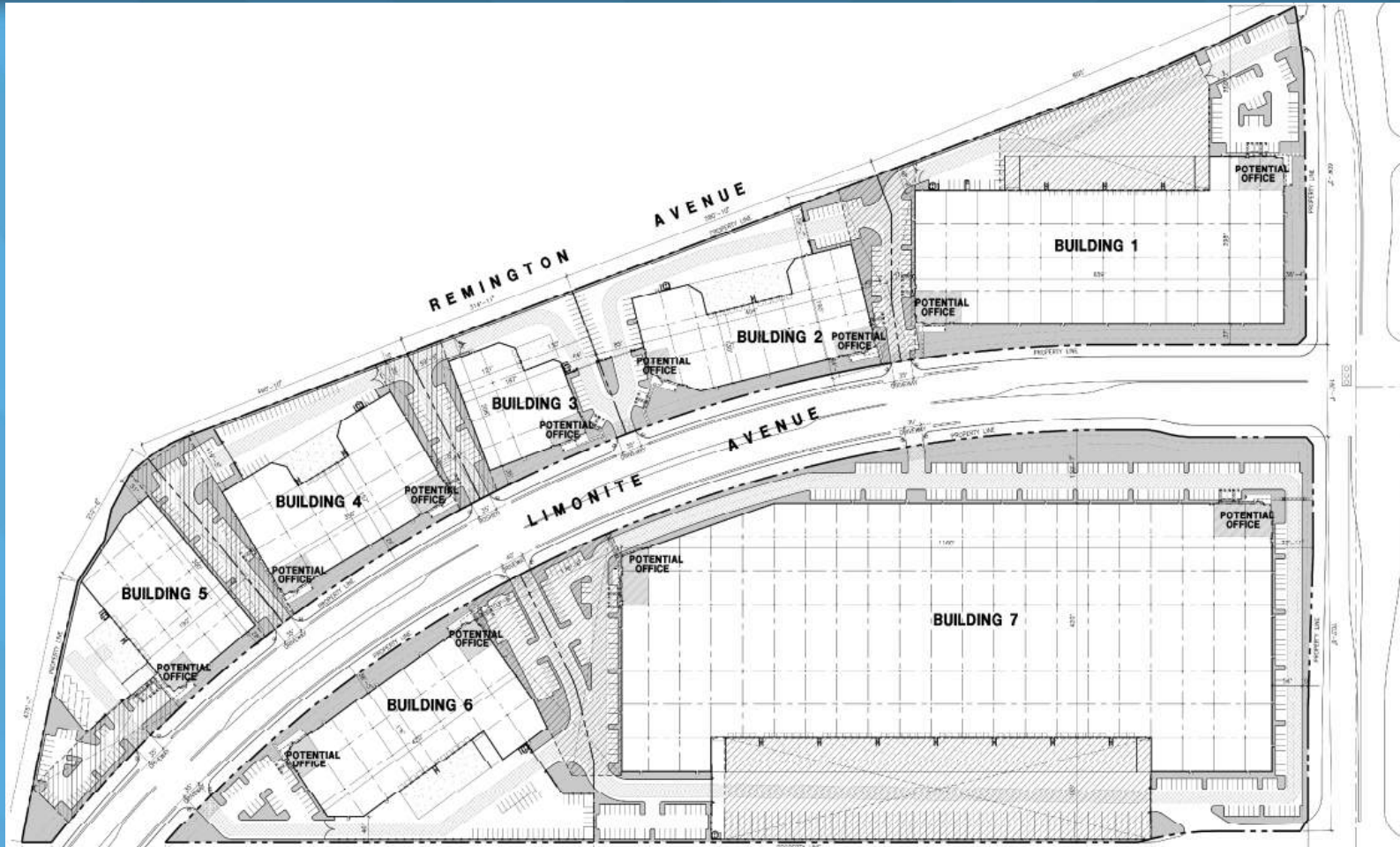


Project Entitlements

- **Change of Zone** from Heavy Agricultural (A-2) to Industrial Park (I-P)
- **Major Development Plan Review** for the development of seven light industrial/warehouse buildings totaling approximately 1,080,060 SF
- **Tentative Parcel Map** to subdivide the project site into seven parcels
- **Lot Line Adjustment** to subdivide the parcel so that the seller of the parcel (Dyt Family Trust) retains ownership of the portion of the original parcel
- **Variance** from the parking lot landscaping and shading requirements of the Zoning Code



Project Site Plan



Offsite Improvements

- Widen the westerly right-of-way (ROW) of Archibald Avenue
- Extend Limonite Avenue to its westerly limit at the future bridge crossing Cucamonga Creek channel.
- Widen Limonite Avenue to 152 feet to meet the classification of Urban Arterial and 165 feet at the intersection
- Relocate approximately four (4) existing Southern California Edison transmission poles
- Construct an access point on Archibald Avenue north of Limonite Avenue to serve the proposed project.
- Modify traffic signal at the intersection of Archibald Avenue and Limonite Avenue.



Project Elevations



North Elevation



West Elevation



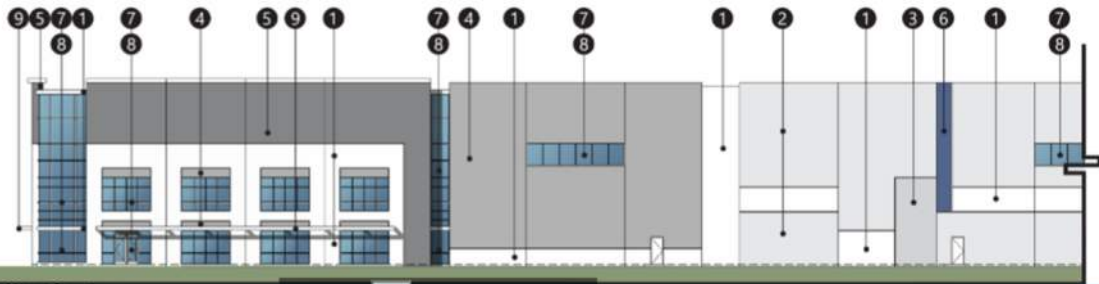
South Elevation - Limonite Avenue



East Elevation - Archibald Avenue

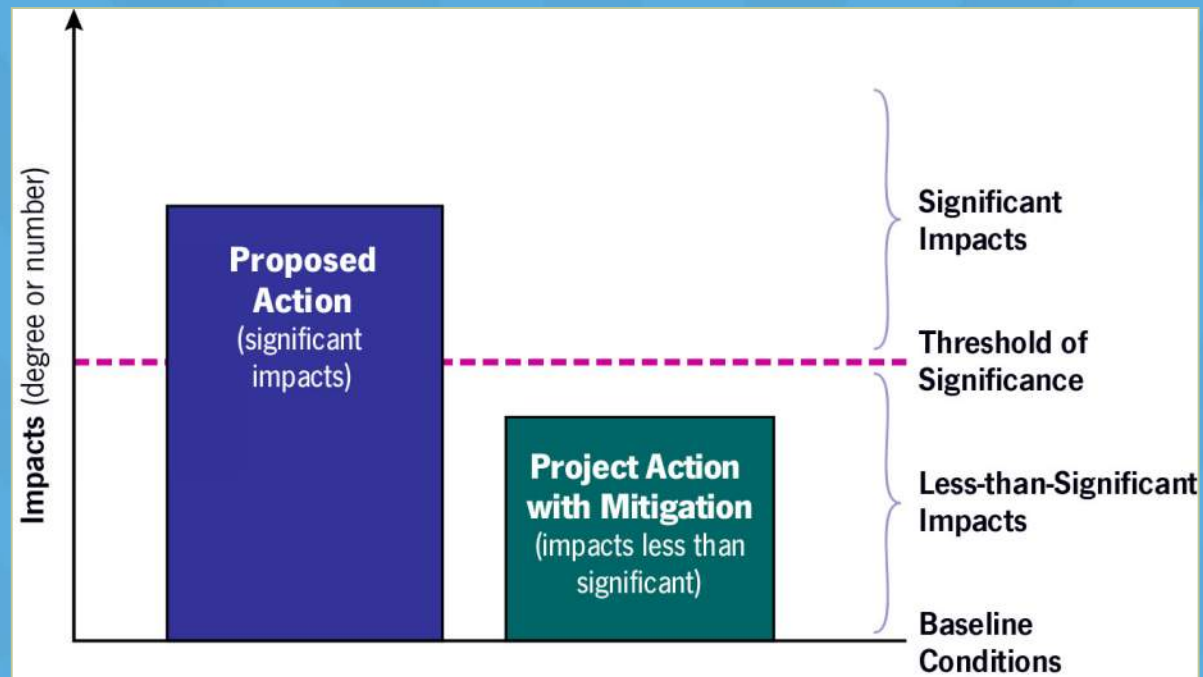
MATERIALS

- ① Sherwin Williams SW 7005 Pure White
- ② Sherwin Williams SW 7071 Gray Screen
- ③ Sherwin Williams SW 7073 Network Gray
- ④ Sherwin Williams SW 7074 Software
- ⑤ Sherwin Williams SW 7075 Web Gray
- ⑥ Sherwin Williams SW 7002 Indigo Bark
- ⑦ Blue Reflected GLAZING
- ⑧ Clear Anodized MULLIONS
- ⑨ Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7005 Pure White @ Metal CANOPY



Contents of an EIR

- Short-term and long-term impacts (e.g., construction and operation)
- Project alternatives and cumulative impacts
- Mitigation measures to reduce or avoid impacts



Environmental Study Areas

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions/Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities
- Wildfire
- Mandatory Findings



Next Steps

- Scoping Comments due..... October 19, 2019
- Draft EIR Preparation..... Fall 2019
- Draft EIR Available (45-day Public Review)..... Late 2019/Winter 2020
- Response to Comments and Final EIR Preparation..... Winter 2020
- Public Hearings to Consider Project..... Early Spring 2020



Ways to Comment

- Fill out a speaker slip and speak at tonight's meeting
- Submit a comment form tonight or by October 16
- Write a letter or email and send your comments by
October 16



Ways to Comment

- Email comment letters can be sent to:
planning@eastvaleca.gov

- Mail can be sent to

City of Eastvale Planning Department

12363 Limonite Ave. Suite 910

Eastvale, CA 91752



Public Comments

Thank you for participating!

