



Envision Our Future

City of Eastvale Eastvale 2040 General Plan Final Environmental Impact Report

March 2024

SCH No: 2022080090



This page is intentionally blank.



FINAL ENVIRONMENTAL IMPACT REPORT

Eastvale 2040 General Plan

SCH No. 2022080090

Lead Agency:

City of Eastvale, Planning Division
12363 Limonite Avenue, Suite 910
Eastvale, California 91752

Preparer:

Michael Baker International
3536 Concourse Street, Suite 100
Ontario, California 91764

MARCH 2024

THIS PAGE INTENTIONALLY LEFT BLANK.

TABLE OF CONTENTS

1. Introduction..... 1

2. Organization of the Final EIR..... 1

3. CEQA Process Summary..... 1

4. Changes to the Draft EIR..... 2

Draft EIR Section 2.0, Project Description, page 2.0-12 3

Draft EIR Section 3.7, Land Use and Planning, page 3.7-11 4

Draft EIR Section 3.9, Population and Housing, page 3.9-10 5

5. Comment Letters and Responses to Comments..... 5

Comment Letter No. 1

Xitlaly Madrigal (Agua Caliente Band of Cahuilla Indians) 7

Comment Letter No. 2

Andrew Salas (Gabrieleño Band of Mission Indians) 11

Comment Letter No. 3

Elsa McKinney (Riverside County Flood Control and Water Conservation District). 15

Comment Letter No. 4

Dave Kereazis (California Department of Toxic Substances Control) 19

Comment Letter No. 5

Sam Wang (South Coast Air Quality Management District) 25

Comment Letter No. 6

Chris Berch, PE (Jurupa Community Services District)..... 37

Comment Letter No. 7

Chris Cortez (City of Chino) 47

Comment Letter No. 8

Jaqueline Vega (Riverside County Airport Land Use Commission) 51

Comment Letter No. 9

Miguel Vasquez, AICP (Riverside University Health System) 55

THIS PAGE INTENTIONALLY LEFT BLANK.

1. Introduction

The Final Environmental Impact Report (EIR) for the City of Eastvale 2040 General Plan Amendment project (project) has been prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), and the CEQA Guidelines (14 California Code of Regulations, Division 6, Chapter 3). CEQA Guidelines Section 15132 indicates that the contents of a Final EIR shall consist of:

- The Draft EIR or a revision of the Draft EIR;
- Comments and recommendations received on the Draft EIR, either verbatim or in summary;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;
- The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the lead agency.

The Draft EIR and the Final EIR, along with public comments, will be considered by the City of Eastvale (City) in determining whether to certify the Final EIR and approve the project.

2. Organization of the Final EIR

This Final EIR provides the requisite information required under CEQA and is organized as follows:

- **Introduction to the Environmental Analysis.** This section introduces the Final EIR, including the requirements under CEQA, and the organization of the document, as well as a summary of the CEQA process activities to date.
- **Comment Letters and Responses to Comments.** This section lists the public agencies, organizations, and individuals commenting on the Draft EIR, provides a copy of each written comment received, and includes any response required under CEQA.

3. CEQA Process Summary

The City released the Draft EIR to the public on October 31, 2023, for a 45-day review ending on December 15, 2023. During the public review period, the Draft EIR was available for review on the City's website at <https://www.eastvaleca.gov/our-city/what-s-new/eastvale-2040>. Pursuant to Section 15082 of the CEQA Guidelines, a Notice of Availability (NOA) was also circulated by the California Governor's Office of Planning and Research State Clearinghouse (SCH No. 2022080090) to responsible State agencies for a 45-day public review period commencing on October 31, 2023. All comment letters received during the 45-day NOA public review period are found in Final EIR Appendix A, *Notice of Availability and Comment Letters*.

Additionally, hard copies were available at the City's Planning Division, 12363 Limonite Ave. Suite 910 Eastvale, CA 91752. Responses were received from two tribes (Agua Caliente Band of Cahuilla Indians and Gabrieleño Band of Mission Indians); two State agencies (California Department of Toxic Substance Control [DTSC] and South Coast Air Quality Management District [SCAQMD]); one local agency (Jurupa Community Services District [JCSD], and one city (City of Chino). Following close of the public review period, one additional letter was received from an agency (Riverside County Airport Land Use Commission [ALUC]), and one additional letter was received from an organization (Riverside University Health System).

An Open House for the Draft Eastvale 2040 General Plan and Draft EIR was held on December 6, 2023, from 6:00 p.m. to 8:00 p.m. at Eastvale City Hall (Council Chambers). No comments were received on the Draft EIR during the December 6, 2023 Open House.

Upon review and consideration of the Final EIR, the City may take action to adopt, revise, or reject the proposed project. A decision to approve the proposed project would be accompanied by written findings (Findings of Fact) in accordance with CEQA Guidelines Section 15091. The Findings of Fact are available under separate cover.

4. Changes to the Draft EIR

Changes have been made to the Draft EIR in strikeout/underline format in response to comments and to provide updates and clarifications to information provided herein. Consistent with CEQA Guidelines Section 15088.5(b), these revisions have been made to clarify text for consistency or revise punctuation as appropriate throughout the document, and these revisions do not result in what constitutes new significant information that would require recirculation of the document.

CEQA Guidelines Section 15088.5 describes when an EIR requires recirculation prior to certification, stating in relevant part:

- a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement.*
- b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.*

The changes to the Draft EIR described herein clarify or make insignificant changes to an adequate EIR, and do not constitute significant new information, as defined by CEQA Guidelines Section 15088.5. None of the changes or information provided in the comments reflect a new significant environmental impact, a substantial increase in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. Therefore, the Draft EIR is not subject to recirculation prior to certification.

Text revisions are identified as follows:

- Deletions are indicated by ~~strikeout text~~
- Additions are indicated by double underline text

Draft EIR Section 2.0, *Project Description*, page 2.0-12

Downtown West Policy Area

The Downtown West Policy Area is part of a 153.1-acre area along Limonite that is envisioned as the center piece of Eastvale’s future downtown, encompassing the Leal Master Plan (LMP). The property, located at the northwest intersection of Limonite and Hamner Avenues is intended to provide for a range of housing, retail, restaurants, hospitality, entertainment, and civic uses in a walkable urban environment. The property may also be suitable for a satellite college or university campus, or medical related uses. A range of housing types between 20.1 and 40 dwelling units per acre is allowed, ~~with a minimum requirement of 2,500 units,~~ in compliance with the certified 2021-2029 Housing Element update. The certified Housing Element allows 660 units at a density of 26.4 to 40 dwelling units per acre (du/ac), 730 units at a density of 22 to 40 du/ac, and 1,110 units at a density of 14 to 21 du/ac. To better accommodate density and proposed multiple-family projects in the LMP, Eastvale 2040 would shift 40 units from the 14 to 21 du/ac range to the 26.4 to 40 du/ac range, for a total of 700 units in this range. The overall maximum of 2,500 total units of the Downtown West Policy Area and LMP would remain unchanged. Non-residential uses can range from 0.25 to 1.5 FAR.

Draft EIR Section 3.7, *Land Use and Planning*, page 3.7-11

City of Eastvale Land Use Plans, Policies, and Regulations

The proposed project, Eastvale 2040, will update all the State-required General Plan elements of the City's existing 2012 General Plan, including Land Use, Circulation, ~~Housing~~, Conservation, Open Space, Noise, and Safety. Eastvale 2040 plan also addresses urban design, environmental justice, economic development, public health, and sustainability. Major components of Eastvale 2040 include:

- Update existing conditions, with year 2022 serving as the baseline year.
- Update the General Plan development projections to the year 2040, the Eastvale 2040 planning period.
- Reorganization of the State-mandated General Plan elements into the following Eastvale 2040 subsections:
 - Partnerships and Collaboration
 - Built Environment
 - Nature and Conservation
 - Implementation
- Update the Land Use Element and Land Use Map with new land use designations and policy areas.
- Update existing General Plan Elements to reflect current conditions and new development projections.
- Add, delete, or modify existing General Plan Element goals and policies.
- Add the certified 2021-2029 Housing Element update.

The actions identified above will require an update the City's Zoning Code and Zoning Map. The City is responsible for ensuring that consistency revisions to the Municipal Code occur shortly after adoption of the General Plan. In areas of the City that are largely built out, the changes proposed by the Eastvale 2040 General Plan would entail little to no modifications to the existing table of land uses and/or development standards. In the policy areas where there are opportunities for new development to take place over time, both the allowable land uses and the expected density and intensity of development will be increased to allow for increased development.

The certified Housing Element allows 660 units at a density of 26.4 to 40 dwelling units per acre (du/ac), 730 units at a density of 22 to 40 du/ac, and 1,110 units at a density of 14 to 21 du/ac. To better accommodate density and proposed multiple-family projects in the Leal Master Plan

(LMP), Eastvale 2040 would shift 40 units from the 14 to 21 du/ac range to the 26.4 to 40 du/ac range, for a total of 700 units in this range. The overall 2,500 total units of the Downtown West Policy Area and LMP would remain unchanged.

Draft EIR Section 3.9, *Population and Housing*, page 3.9-10

Although buildout of the Eastvale 2040 General Plan would exceed population growth in the City over the projections of the 2020 RTP/SCS, growth projections identified by SCAG rely upon the growth projections as identified in the General Plans prepared by counties and cities within the region. In this case, SCAG utilized the 2012 Eastvale General Plan, which forecasted the remaining undeveloped areas of the City being developed at lower densities. The Eastvale 2040 General Plan recognizes that much of the City is fully developed and concentrates future growth into four main policy areas (Downtown West Policy Area, Downtown East Policy Area, Chandler Policy Area, and Citrus Policy Area) at higher densities than originally considered. Therefore, future growth anticipated with buildout of the Eastvale 2040 General Plan would be considered in SCAG's updated projections for the City for the 2024 RTP/SCS and other future plans.

The certified Housing Element allows 660 units at a density of 26.4 to 40 dwelling units per acre (du/ac), 730 units at a density of 22 to 40 du/ac, and 1,110 units at a density of 14 to 21 du/ac. To better accommodate density and proposed multiple-family projects in the Leal Master Plan (LMP), Eastvale 2040 would shift 40 units from the 14 to 21 du/ac range to the 26.4 to 40 du/ac range, for a total of 700 units in this range. The overall 2,500 total units of the Downtown West Policy Area and LMP would remain unchanged.

5. Comment Letters and Responses to Comments

As stated above, a Draft EIR was prepared and circulated for public review for a 45-day period from October 31, 2023 to December 15, 2023. During that time, the City received a total of seven comment letters. All comments have been assigned a numeric label, and the individual comments identified in each written comment letter are bracketed and numbered sequentially. Additionally, the City received two comment letters after the close of the public comment period and has elected to provide responses to relevant environmental issues raised in those comment letters (Comment Letter numbers 8 and 9).

The City's responses to each comment received on the Draft EIR represent a good-faith, reasoned effort to address the environmental issues identified by the comments. Under the State CEQA Guidelines, the City is not required to respond to all comments on the Draft EIR, but only those comments that raise environmental issues. In accordance with CEQA Guidelines Sections 15088 and 15204, the City has independently evaluated the comments and prepared the attached written responses describing the disposition of any significant environmental issues raised. CEQA

does not require the City to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters.

The table below lists those parties that provided written comments on the Draft EIR during the public review period. A copy of each comment letter is provided in this section. Comments provided in each letter have been numbered for ease of reference to the City’s corresponding response that follows.

Comments Received During Public Review Period (October 31, 2023 to December 15, 2023)

Letter Number	Organization/Name	Date of Letter
Agencies		
1	Agua Caliente Band of Cahuilla Indians (Xitlaly Madrigal)	October 31, 2023
2	Gabrieleño Band of Mission Indians (Andrew Salas)	November 6, 2023
3	Riverside County Flood Control and Water Conservation District (Elsa McKinney)	December 13, 2023
4	California Department of Toxic Substances Control (Dave Kereazis)	November 22, 2023
5	South Coast Air Quality Management District (Sam Wang)	December 15, 2023
6	Jurupa Community Services District (Chris Berch, PE)	December 15, 2023
7	City of Chino (Chris Cortez)	December 13, 2023

Comments Received Subsequent to Public Review Period (after December 15, 2023)

Letter Number	Organization/Name	Date of Letter
8	Riverside County Airport Land Use Commission (Jackie Vega)	December 19, 2023
9	Riverside University Health System (Miguel Vasquez, AICP)	December 21, 2023

Comment Letter #1

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Tuesday, October 31, 2023 2:08 PM
To: Jamie Cerda <jcerda@eastvaleca.gov>
Cc: Gustavo Gonzalez <ggonzalez@eastvaleca.gov>
Subject: FW: Eastvale 2040 General Plan Update

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

From: THPO Consulting
Sent: Tuesday, October 31, 2023 1:49 PM
To: 'ggonzalez@eastvaleca.gov' <ggonzalez@eastvaleca.gov>
Subject: Eastvale 2040 General Plan Update

Greetings,

1-1

A records check of the Tribal Historic Preservation Office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts. Thank you,



Xitlaly Madrigal
Cultural Resources Analyst
xmadrigal@aguacaliente.net
C: (760) 423-3485 | D: (760) 883-6829
5401 Dinah Shore Drive, Palm Springs, CA 92264

THIS PAGE INTENTIONALLY LEFT BLANK.

Response No. 1

Xitlaly Madrigal (Agua Caliente Band of Cahuilla Indians)

December 22, 2023

- 1-1 The commenter represents the Agua Caliente Band of Cahuilla Indians and states the tribe defers to other tribes in the area, as the Agua Caliente Band of Cahuilla Indian's Traditional Use Area does not include the City of Eastvale. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR's environmental analysis under CEQA. Therefore, no further response is warranted. (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues.)

THIS PAGE INTENTIONALLY LEFT BLANK.

Comment Letter #2



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians recognized by
the State of California as the aboriginal tribe of the Los Angeles basin

November 6, 2023

Project Name: Eastvale 2040 General Plan Update

2-1

Thank you for your letter dated October 31, 2023. Regarding the project above. This is to concur that we agree with the General Plan Amendment. However, our Tribal government would like to request consultation for all future projects within this location.

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com

THIS PAGE INTENTIONALLY LEFT BLANK.

Response No. 2**Andrew Salas (Gabrieleño Band of Mission Indians)****December 27, 2023**

- 2-1 The commenter represents the Gabrieleño Band of Mission Indians and remarks that they agree with the Eastvale 2040 General Plan and request consultation for all future projects within the plan area. As described in Draft EIR Section 3.12, *Tribal Cultural Resources*, in accordance with Eastvale Municipal Code Section 110.52.060, the City would review any major environmental issues associated with the individual development proposals, including the project’s potential to impact tribal cultural resources. Future site specific development proposals subject to CEQA would also be required to undergo government-to-government consultation in accordance with Assembly Bill 52 (AB 52) requirements, and would be required to adhere to State and Federal regulations, as well as project-specific mitigation measures to reduce impacts to tribal cultural resources.

THIS PAGE INTENTIONALLY LEFT BLANK.

Gonzalez, Alicia

From: Gustavo Gonzalez <ggonzalez@eastvaleca.gov>
Sent: Monday, November 13, 2023 10:13 AM
To: Gonzalez, Alicia
Cc: Jamie Cerda; David Murray
Subject: EXTERNAL: FW: Eastvale 2040 General Plan Update
Attachments: 0764_001.pdf

EXTERNAL EMAIL

Hi Alicia – Here is a comment letter from RivCo Flood.



Gustavo N. Gonzalez, AICP | Community Development Director
CITY OF EASTVALE | T: 951.703.4499
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
ggonzalez@eastvaleca.gov | eastvaleca.gov

Connect with us on social media:
[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

We *champion* experiences that *engage, excite, and elevate* our commUNITY! With our..
Kindness – selfless concern for all
Grit – passion and resilience in everything we do
Solutions-Driven – courageous, creative, and collaborative results

From: McKinney, Elsa <EMcKinne@rivco.org>
Sent: Monday, November 13, 2023 10:11 AM
To: Gustavo Gonzalez <ggonzalez@eastvaleca.gov>
Cc: McNeill, Amy <ammcneil@RIVCO.ORG>; Cornelius, William <wmcornel@RIVCO.ORG>
Subject: Eastvale 2040 General Plan Update

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Good morning Gustavo,

3-1 Upon review of the attached notice, this project will not have any impacts to Riverside County Flood Control and Water Conservation District storm drain facilities.

**Please include myself, Elsa McKinney emckinne@rivco.org, Amy McNeill ammcneil@rivco.org, and William (Michael) Cornelius wmcornel@RIVCO.ORG on your City's distribution list for Flood Control.

Best Regards,



Elsa McKinney, Engineering Aide
Development Review
[Riverside County Flood Control & Water
Conservation District](#)
emckinne@rivco.org
1995 Market Street, Riverside, CA 92501
951.955.2878  
*Off Fridays

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

Response No. 3

Elsa McKinney (Riverside County Flood Control and Water Conservation District)

December 26, 2023

- 3-1 The commenter represents the Riverside County Flood Control and Water Conservation District and verifies that implementation of the Eastvale 2040 General Plan will not have any impacts to storm drain facilities within their jurisdiction. The commenter also requests inclusion of several individuals to the City's distribution list. The City of Eastvale affirms that the individuals identified for the District have been included in the City's public interest list for Eastvale 2040 and will be notified of any subsequent environmental documents and public hearings for the project.

THIS PAGE INTENTIONALLY LEFT BLANK.

Comment Letter #4



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 22, 2023

Gustavo Gonzalez, Community Development Director
City of Eastvale
12363 Limonite avenue, Suite 910
Eastvale, CA 91752
ggonzalez@eastvaleca.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE EASTVALE
2040 GENERAL PLAN UPDATE, DATED OCTOBER 31, 2023 STATE
CLEARINGHOUSE # [2022080090](#)

Dear Gustavo Gonzalez,

The Department of Toxic Substances Control (DTSC) received a DEIR for the Eastvale 2040 General Plan Update. The proposed project updates all the state-required elements, including Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Eastvale 2040 also addresses urban design, environmental justice, economic development, public health, and sustainability.

4-1

DTSC has identified that this project may affect multiple sites within the project boundaries therefore, based on our project review, we request the consideration of the following comments:

1. The proposed project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this project. This may restrict what construction activities are permissible in the proposed project areas in order to avoid any

Gustavo Gonzalez
November 22, 2023
Page 2

4-1
(contd.)



impacts to human health and the environment.

4-2

2. Due to the broad scope of the project, DTSC is unable to determine the locations of the proposed project site, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the project site and areas that may fall under DTSC's oversight within the DEIR. Once received, DTSC may provide additional comments on the DEIR as further information becomes available. Please review the [City of Eastvale project area](#) in [Envirostor](#) DTSC's public-facing database.

4-3

DTSC believes the City of Eastvale must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the City of Eastvale connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered.

DTSC appreciates the opportunity to comment on the Eastvale 2040 General Plan Update. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Gustavo Gonzalez
November 22, 2023
Page 3

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Ms. Tamara Purvis
Associate Environmental Planner
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

THIS PAGE INTENTIONALLY LEFT BLANK.

Response No. 4**Dave Kereazis (California Department of Toxic Substances Control)****December 28, 2023**

4-1 The commenter represents the California Department of Toxic Substances Control (DTSC) and remarks that the project area contains several active and nonactive mitigation and clean-up sites within the agency's jurisdiction, and that construction activities associated with the Eastvale 2040 General Plan could be restricted to alleviate potential impacts to human health and the environment. As detailed in Draft EIR Section 3.5, *Hazards and Hazardous Materials*, a search of the EnviroStor database on June 20, 2023 yielded ten sites, five of which were school investigations. A search of the GeoTracker database on June 20, 2023, yielded sixteen sites within Eastvale. None of the sites are currently open for verification monitoring; all cases have been closed. No results were found on the United States Environmental Protection Agency (USEPA) National Priority List, Superfund Enterprise Management System, or Envirofacts databases. The database search results are listed in Draft EIR Table 3.5-1, *Hazardous Materials Sites in Eastvale*, and are shown on Draft EIR Exhibit 3.5-1, *Hazardous Materials and Cleanup Sites*.

As further detailed in Draft EIR Section 3.5, to reduce impacts associated with unknown hazardous wastes, future development under the Eastvale 2040 General Plan would be required to prepare project-specific Phase I Environmental Site Assessments (Phase I ESA) for any properties identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5. The Phase I ESAs would be prepared in accordance with ASTM Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any demolition or construction activities. The Phase I ESAs would identify specific Recognized Environmental Conditions (RECs) which may require further sampling/remedial activities by a qualified Hazardous Materials Specialist with Phase II/site characterization experience. If the Phase I ESAs reveals RECs, a Hazardous Materials Specialist would be charged with identifying site-specific remedial activities, which would be strictly controlled by local, State, and Federal requirements. Thus, potential impacts to human health and the environment would be less than significant.

4-2 The commenter requests further information regarding the project site and if/where the site falls under their jurisdiction, which can be provided via Envirostor, DTSC's public-facing database. As described in Response to Comment 4-1, a search of the EnviroStor database on June 20, 2023 yielded ten sites. The database search affirmed that none of the sites are currently open for verification monitoring; all cases have been closed and no further action is required. Refer also to Draft EIR Table 3.5-1 and Draft EIR Exhibit 3.5-1.

4-3 This comment provides concluding remarks. Refer to the responses above.

THIS PAGE INTENTIONALLY LEFT BLANK.

Comment Letter #5



SENT VIA E-MAIL:

December 15, 2023

ggonzalez@eastvaleca.gov

Gustavo Gonzalez, Community Development Director
 City of Eastvale, Community Development Department
 12363 Limonite Ave., Suite 910
 Eastvale, CA 91752

Draft Environmental Impact Report (EIR) for Eastvale 2040 General Plan Update Project (Proposed Project)

5-1 South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to review the above-mentioned document. The City of Eastvale (City) is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. To provide context, South Coast AQMD staff (Staff) has provided a brief summary of the project information and prepared the following comment.

South Coast AQMD Staff's Summary of Project Information in the Draft EIR

5-1 Based on the Draft EIR, the Proposed Project consists of amendments to the City of Eastvale's general plan, known as the Eastvale 2040 General Plan.¹ The City is in northwestern Riverside County, covers approximately 13 square miles,² and Interstate 15 (I-15) runs along the City's eastern boundary. The City's last general plan was adopted in 2012.³ Some of the major components of the Eastvale 2040 General Plan include updating the general plan development projections to the year 2040 and updating the Land Use Element and Land Use Map with new land use designations and policy areas.⁴ The Proposed Project, by serving as a regulatory document that will guide future development of the Proposed Project area, will aid in increasing the number of dwelling units (thereby helping the City achieve its share of statewide housing needs as allocated to it by the Southern California Association of Governments) as well as allow for the development of additional commercial and industrial uses.⁵ Construction is projected to commence in 2023 and end in the buildout year of 2040.⁶ During this period the Proposed Project anticipates new development of up to 4,173 residential dwelling units, 6,999,959 additional square feet of non-residential uses, and a population gain of 16,358.⁷

South Coast AQMD Staff's Comment

5-2 *Recommend Lead Agency Include Mitigation Measures to Reduce Significant Air Quality Impacts from the Proposed Project's Construction and Operation Phases*

¹ DEIR, Executive Summary, Page ES-2.

² *Ibid.*, Section 2.0, Project Description, Page 2.0-1.

³ *Ibid.*, Executive Summary, Page ES-2.

⁴ *Ibid.*, Executive Summary, Page ES-2 – ES-3.

⁵ *Ibid.*, Section 3.1, Air Quality, Page 3.1-18.

⁶ *Ibid.*, Section 2.0, Project Description, Page 2.0-5.

⁷ *Ibid.*, Section 2.0, Project Description, Page 2.0-17.

5-2
(contd.)

Air Quality Impacts During Construction

The Draft EIR’s air quality section states that ‘Individual development projects under the proposed Eastvale 2040 General Plan would be required to undergo subsequent environmental review pursuant to CEQA and would be required to employ all applicable mitigation measures to reduce construction-related emissions.’⁸ It then states that some of these future development projects ‘... could be large enough in scale and/or intensity such that many pieces of heavy-duty construction equipment and/or heavy-duty trucks may be required and that construction period emissions could exceed the [South Coast AQMD] significance thresholds. Therefore, impacts would be considered **significant and unavoidable**.’⁹ The aforementioned refers to the Proposed Project’s construction regional estimated emissions. For the Proposed Project’s construction localized estimated emissions, the Draft EIR states that construction emissions from the Proposed Project may also exceed South Coast AQMD’s Localized Significance Thresholds (potentially significant).¹⁰ The health risk associated with the Proposed Project’s anticipated construction diesel particulate matter (DPM) emissions may also be potentially significant.¹¹ Finally, the Lead Agency states that no feasible mitigation measures are available for any of the above mentioned construction air quality impacts.¹²

5-3

Air Quality Impacts During Operation

Similarly, the Draft EIR’s air quality section states that future individual development projects under the proposed Eastvale 2040 General Plan ‘would be evaluated for potential air emissions once development details have been determined and are available, and individual projects may or may not result in significant operational air quality emissions.’¹³ Later it states that ‘Given the volume of air pollutants attributable to buildout of the proposed Planning Area, impacts would be conservatively significant and unavoidable...’¹⁴ The aforementioned refers to the Proposed Project’s operational regional estimated emissions. The Lead Agency states that no feasible mitigation measures are available for the above-mentioned operation impact.¹⁵

5-4

Tiering for Future CEQA Projects

In the Draft EIR, the lead agency states they intend to tier off of the Draft EIR for future projects.¹⁶ CEQA California Public Resources Code (PRC) Section 21068.5 defines tiering as ‘the coverage of general matters and environmental effects in an environmental impact report prepared for a policy, plan, program or ordinance followed by narrower or site-specific environmental impact reports which incorporate by reference the discussion in any prior environmental impact report and which concentrate on the environmental effects which (a) are capable of being mitigated, or (b) were not analyzed as significant effects on the environment in the prior environmental impact report.’

Additionally, CEQA Guidelines Section 15126.4(a)(1)(B) states that ‘Where several measures are available to mitigate an impact, each should be discussed and the basis for selecting a

⁸ DEIR, Section 3.1, Air Quality, Page 3.1-19.
⁹ *Ibid.*, Section 3.1, Air Quality, Page 3.1-19 – 3.1-20.
¹⁰ *Ibid.*, Section 3.1, Air Quality, Page 3.1-23 – 3.1-24.
¹¹ *Ibid.*, Section 3.1, Air Quality, Page 3.1-24 – 3.1-25.
¹² *Ibid.*, Section 3.1, Air Quality, Page 3.1-23 & 3.1-26.
¹³ *Ibid.*, Section 3.1, Air Quality, Page 3.1-21.
¹⁴ *Ibid.*, Section 3.1, Air Quality, Page 3.1-22.
¹⁵ *Ibid.*, Section 3.1, Air Quality, Page 3.1-23.
¹⁶ *Ibid.*, Section 1.0, Introduction, Page 1.0-4.

Gustavo Gonzalez, Community Development Director

December 15, 2023

5-4
(contd.)

particular measure should be identified. Formulation of mitigation measures shall not be deferred until some future time. The specific details of a mitigation measure, however, may be developed after project approval when it is impractical or infeasible to include those details during the project’s environmental review provided that the agency (1) commits itself to the mitigation, (2) adopts specific performance standards the mitigation will achieve, and (3) identifies the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure.’

Staff disagrees with the Lead Agency’s findings that there are no feasible mitigation measures available for the identified air quality impacts. Although the draft EIR states that future development projects will be required to undergo subsequent environmental review pursuant to CEQA and would be required to employ all applicable mitigation measures to reduce emissions,¹⁷ Staff believes that numerous general mitigation measures can be identified at this step of the CEQA process that will help reduce significant impacts from future development impacts.

Recommended Mitigation Measures

CEQA PRC Section 21002 states that projects should not be approved if there are feasible mitigation measures available which could substantially lessen the significant environmental effects of such projects. The Proposed Project is a guiding regulatory document for the future development of the City of Eastvale. The Draft EIR for the Proposed Project serves as the first-tier, programmatic level analysis that can provide guidance to subsequent, project-level environmental analyses through the year 2040. To further reduce the Proposed Project’s air quality impacts, Staff recommends that the Lead Agency incorporate the following mitigation measures in the Final EIR.

For Construction:

5-5

It is reasonably foreseeable that Tier 4 might not be the cleanest technology when construction occurs later during the approximately 15-year time span of the Proposed Project’s planned construction period. One of CARB’s strategies for reducing emissions from off-road construction equipment aims to start implementing off-road Tier 5 in 2027/2028.¹⁸ Additionally, the Governor’s Executive Order in September 2020 (N-79-20) requires CARB to develop and propose a full transition to Zero Emissions (ZE) off-road equipment by 2035, where feasible.¹⁹ Staff therefore recommends that the Lead Agency include a mitigation measure that commits the Proposed Project to using the cleanest technology for construction during future development projects, if available and feasible, and include the revisions in the Final EIR.

Other Construction Mitigation Measures to include:

- Require that, at a minimum, future development use 2014 and newer haul trucks (including material delivery trucks and soil import/export) entering or on the Proposed

¹⁷ DEIR. Section 3.1. Air Quality. Page 3.1-19 – 3.1-21.

¹⁸ Presentation accessed at: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/combined-construction-carb-amp-aqmp-presentations-01-27-21.pdf>

¹⁹ Presentation accessed at: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/combined-construction-carb-amp-aqmp-presentations-01-27-21.pdf>

Gustavo Gonzalez, Community Development Director

December 15, 2023

5-5
(contd.)

Project site. Additionally, all heavy-duty haul trucks should also meet CARB’s lowest optional low oxides of nitrogen (NOx) standard.²⁰

- Require the use of electric or alternative-fueled (i.e., non-diesel) construction equipment, if available, including but not limited to, concrete/industrial saws, pumps, aerial lifts, material hoist, air compressors, forklifts, excavator, wheel loader, and soil compactors.
- Owners and operators of future development projects shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards and make the records available for inspection. The Lead Agency should conduct regular inspections of future development projects.
- Provide electric vehicle (EV) charging stations or, at a minimum, provide the electrical infrastructure. Electrical panels shall also be appropriately sized. Electrical hookups should be provided for trucks to plug in any onboard auxiliary equipment.
- Provide temporary traffic controls such as a flag person during all phases of significant construction activity to maintain smooth traffic flow, where necessary.
- Provide dedicated turn lanes for the movement of construction trucks and equipment on- and off-site, where applicable.
- Ensure that vehicle traffic inside the project site is as far away as feasible from sensitive receptors.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- Configure construction parking to minimize traffic interference.
- Require covering of all trucks hauling dirt, sand, soil, or other loose materials.
- Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site for each trip.
- Apply non-toxic soil stabilizers according to manufacturers’ specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- Replace ground cover in disturbed areas as quickly as possible to minimize dust.
- Pave roads and road shoulders, where applicable.

²⁰ CARB’s optional low-NOx emission standard can be found at: <https://ww2.arb.ca.gov/our-work/programs/optional-reduced-nox-standards>

Gustavo Gonzalez, Community Development Director

December 15, 2023

- Sweep streets at the end of the day with South Coast AQMD Rule 1186 and 1186.1 compliant sweepers if visible soil is carried onto adjacent public paved roads (recommend water sweepers that utilize reclaimed water).

For Operation

Most of the Proposed Project’s NOx, CO, PM10 and PM2.5 operational emissions come from mobile sources.²¹ Project-level air quality mitigation measures for operational air quality impacts from mobile sources that the Lead Agency should consider and include in the Final EIR, and any subsequent CEQA document and future development project, may include the following:

- Future projects that tier from this EIR shall provide documentation to the City demonstrating that occupants/tenants of such future project sites have been provided documentation on funding opportunities, such as the Carl Moyer Program (which provides incentives for using cleaner-than—required engines and equipment) as well as other incentives and programs found on the South Coast AQMD Incentives & Programs landing page, <http://www.aqmd.gov/home/programs>. South Coast AQMD offers a broad range of programs for businesses, the community, and local government that help to achieve cleaner air quality. Many of these programs offer financial incentives for implementing new clean air technologies. Some provide partnerships and new ways of addressing air quality issues throughout the South Coast Basin.
- The Lead Agency should require the use of ZE or near-zero emissions (NZE) heavy-duty trucks by future development projects during operation such as trucks with natural gas engines that meet CARB’s adopted optional NOx emission standard of 0.02 g/bhp-hr, if and when feasible. Given the State of California’s (State) clean truck rules and regulations aiming to accelerate the utilization and market penetration of ZE and NZE trucks such as the Advanced Clean Trucks Rule²² and the Heavy-Duty Low NOx Omnibus Regulation,²³ ZE and NZE trucks will become increasingly more available to use. The Lead Agency can and should require future development projects to have a phase-in schedule to incentivize the use of these cleaner operating trucks to reduce any significant adverse air quality impacts. South Coast AQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs. At a minimum, require the use of 2014 or newer model year trucks.
- Where appropriate, include environmental analyses to evaluate and identify sufficient electricity and supportive infrastructures in the Energy and Utilities and Service Systems Sections in the CEQA document. Include the requirement in applicable bid documents, purchase orders, and contracts.

5-5
(contd.)

²¹ Draft EIR. Section 3.1. Air Quality. Page 3.1-20 – 3.1-21.

²² CARB. June 25, 2020. *Advanced Clean Trucks Rule*. Accessed at: <https://ww2.arb.ca.gov/our-work/programs/advanced-clean-trucks>.

²³ CARB has recently passed a variety of new regulations that require new, cleaner heavy-duty truck technology to be sold and used in state. For example, on August 27, 2020, CARB approved the Heavy-Duty Low NOx Omnibus Regulation, which will require all trucks to meet the adopted emission standard of 0.05 g/hp-hr starting with engine model year 2024. Accessed at: <https://ww2.arb.ca.gov/rulemaking/2020/hdomnibuslownox>.

Gustavo Gonzalez, Community Development Director

December 15, 2023

5-5
(contd.)

- Provide electric vehicle (EV) charging stations or, at a minimum, provide electrical infrastructure, and electrical panels should be appropriately sized. Electrical hookups should be provided for truckers to plug in any onboard auxiliary equipment.
- Limit the daily number of trucks allowed at future development projects to the levels analyzed in the subsequent, project-level environmental analyses for these projects. If higher daily truck volumes are anticipated to visit the site, additional analysis should be done through CEQA prior to allowing this higher activity level.
- Operation design considerations that the Lead Agency should consider and include in the Final EIR for future development projects to further reduce air quality and health risk impacts:
 - Clearly mark truck routes with trailblazer signs so that trucks will not travel next to or near sensitive land uses (e.g., residences, schools, day care centers, etc.).
 - Restrict overnight truck parking near sensitive land uses by providing overnight truck parking inside the future development project site.
 - Design future development projects such that any check-in point for trucks is inside the project site to ensure that there are no trucks queuing outside.
 - Design a future development project to ensure that truck traffic inside the project site is as far away as feasible from sensitive receptors.

South Coast AQMD staff also suggests the Lead Agency review the references listed below and consider including additional recommended mitigation measures in the final CEQA document:

- State of California – Department of Justice: Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act
- South Coast AQMD 2022 South Coast Air Quality Management Plan, specifically:
 - Appendix IV-A – South Coast AQMD’s Stationary and Mobile Source Control Measures
 - Appendix IV-B – CARB’s Strategy for South Coast
 - Appendix IV-C – SCAG’s Regional Transportation Strategy and Control Measures

5-6

Conclusion

As set forth in California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(a-b), the Lead Agency shall evaluate comments from public agencies on the environmental issues and prepare a written response at least 10 days prior to certifying the Final EIR. As such, please provide South Coast AQMD written responses to all comments contained herein at least 10 days prior to the certification of the Final EIR. In addition, as provided by CEQA Guidelines Section 15088(c), if the Lead Agency’s position is at variance with recommendations provided in this comment letter, detailed reasons supported by substantial

Gustavo Gonzalez, Community Development Director

December 15, 2023

5-6
(contd.) ↑

evidence in the record to explain why specific comments and suggestions are not accepted must be provided.

Thank you for the opportunity to provide comments. South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Evelyn Aguilar, Air Quality Specialist, at eaguilar@aqmd.gov should you have any questions.

Sincerely,

Sam Wang

Sam Wang
Program Supervisor, CEQA-IGR
Planning, Rule Development & Implementation

SW:EA
RVC231101-14
Control Number

THIS PAGE INTENTIONALLY LEFT BLANK.

Response No. 5**Sam Wang (South Coast Air Quality Management District)****December 15, 2023**

- 5-1 The commenter represents the South Coast Air Quality Management District (SCAQMD) provides a brief summary of the Draft EIR. Responses to specific comments are provided below.
- 5-2 The commenter summarizes the impact analysis from the Air Quality Impacts During Construction section of the Draft EIR and reiterates the Lead Agency's findings that there are no feasible mitigation measures available for the aforementioned impacts. As noted in Draft EIR Section 3.1, *Air Quality*, SCAQMD thresholds are intended to evaluate the air quality impacts from individual development projects and do not apply to plan-level projects, such as the proposed Eastvale 2040 General Plan. Emissions are dependent on the exact size, nature, and location of an individual land use type, combined with reductions in localized impacts from the removal of existing land use types, as applicable (i.e., conversion of light industrial uses). Emissions associated with the operation of individual projects could exceed project-specific thresholds established by SCAQMD.

The proposed project allows for land use intensification in certain portions of the Planning Area. Future construction-related emissions could lead to the violation of an applicable air quality standard or contribute substantially to an existing or projected air quality violation. It should be noted that, the policies contained in the Eastvale 2040 General Plan Open Space and Conservation Element address potential air quality impacts in the City by requiring dust control plans, revegetation, and soil compaction to prevent fugitive dust emissions for both active construction sites, and vacant sites approved for future development; refer to Draft EIR Impact 3.1-1.

In addition, the proposed Land Use Element aims to address air quality of the Planning Area through a balanced growth that maintains economic diversity and environmental integrity that meets the needs of Eastvale's residents. Furthermore, the Eastvale Municipal Code Section 120.02.010 requires all land use and development review applications referenced in Chapter 120.02 (such as zone changes, conditional use permits, subdivisions, etc.) and all public works and other public projects to undergo environmental review as an integral part of the process for such applications prior to consideration by the decision-making authority. Individual development projects under the proposed Eastvale 2040 General Plan would be required to undergo subsequent environmental review pursuant to CEQA and would be required to employ all applicable mitigation measures to reduce construction-related emissions. All future projects developed under Eastvale 2040 would also be required to comply with SCAQMD rules and regulations. Furthermore, future construction activities under the proposed Eastvale

2040 General Plan would be required to comply with the CARB Air Toxics Control Measure, which limits diesel powered equipment and vehicle idling to no more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle regulation, CARB Truck and Bus regulation, and CARB ACT regulation, all of which require operators to repower or replace higher-emitting construction equipment with less polluting models and employ zero- and near-zero-emissions on-road truck technologies as they become developed and commercially available on vehicle fleet. Additionally, construction of future development would be required to comply with SCAQMD rules and regulations including Rule 403 for the control of fugitive dust and Rule 1113 for the control of VOC emissions from architectural coatings. Mandatory compliance with these CARB and SCAQMD rules and regulations would reduce emissions, particularly for NOX, PM10, and PM2.5, during future construction activities under Eastvale 2040.

In summary, as a policy-level document, site-specific mitigation measures would most appropriately be applied at the time individual projects are proposed. With a 20-year planning horizon, the suggested construction-related mitigation measures included in Comment 5-5 would run the risk of becoming outdated if included in the EIR (i.e., requiring that, at a minimum, future development use 2014 and newer haul trucks). Future development projects would be required to comply with Eastvale Municipal Code Section 120.02.010 and all applicable SCAQMD rules and regulations, as well as other control measures to reduce construction emissions. However, even with mandatory compliance with CARB and SCAQMD rules regulations, it is possible that some future development projects could be large enough in scale and/or intensity such that many pieces of heavy-duty construction equipment and/or heavy-duty trucks may be required and that construction period emissions could exceed the SCAQMD significance thresholds. Therefore, impacts would be considered significant and unavoidable.

- 5-3 The commenter summarizes the findings from the Air Quality Impacts During Operation section of the Draft EIR and restates that the Lead Agency did not identify any feasible mitigation measures for the aforementioned impacts. As described in Draft EIR Section 3.1, the proposed project would allow for additional residential and non-residential development over existing conditions. As a result, area source ROG emissions are expected to increase from existing conditions. However, mobile source ROG, NOX, and CO emissions would decrease despite a projected increase in vehicle trips. This can be attributed to improved vehicle emissions standards, improved fuel efficiency, and a newer model year vehicle fleet during the planning period. However, the thresholds of significance that have been recommended by the SCAQMD are based on the SCAQMD's General Plan guidance and New Source Review emissions standards for individual sources of new emissions, such as boilers and generators. As the thresholds were established for

individual development projects, they do not apply to cumulative development or multiple projects. Air quality impacts would be regional and not confined to the limits of the Planning Area. The destinations of motor vehicles, which are the primary contributors to air pollution, vary widely and cross many jurisdictional boundaries. Future site-specific development proposals would be evaluated for potential air emissions once development details have been determined and are available, and individual projects may or may not result in significant operational air quality emissions.

Furthermore, proposed policies in the Eastvale 2040 General Plan aim to improve air quality within the Planning Area by encouraging innovative approaches such as improvements to indoor air quality through the California Building and Energy Codes and through the participation in public health programs and services, promoting compact and efficient development to minimize vehicle miles traveled and greenhouse gas emissions, and implementing all SCAQMD's applicable rules and regulations to reduce air pollution; refer to Draft EIR Impact 3.1-1. Future development proposals accommodated by Eastvale 2040 would be subject to subsequent environmental review pursuant to CEQA and would be required to employ all applicable mitigation measures to reduce operational emissions.

In summary, as a policy-level document, site-specific mitigation measures would most appropriately be applied at the time individual projects are proposed. With a 20-year planning horizon, the suggested operational mitigation measures included in Comment 5-5 would run the risk of becoming outdated if included in the EIR (i.e., the mitigation measures included in the 2022 South Coast Air Quality Management Plan). Given the volume of air pollutants attributable to buildout of the proposed Planning Area, the Draft EIR conservatively determined that impacts would be considered significant and unavoidable. No change is necessary nor required in this regard.

- 5-4 The commenter reiterates that the Draft EIR is intended to be succinct to tier off from future projects accommodated by the Eastvale 2040 General Plan, and remarks that SCAQMD staff disagree with the Lead Agency's findings that there are no feasible mitigation measures available for the impacts described in the Draft EIR, and that that feasible mitigation measures exist for aforementioned impacts (against the findings of the Lead Agency). Refer to Responses 5-2 and 5-3 above.
- 5-5 The commenter offers several recommended mitigation measures to reduce impacts to air quality during construction and operation of projects accommodated by the Eastvale 2040 General Plan, and suggests multiple references to substantiate these suggestions. Refer to Responses 5-2 and 5-3 above.

- 5-6 The commenter summarizes California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(a-b) stating that the Lead Agency shall evaluate comments from public agencies regarding environmental issues and provide a written response at least 10 days prior to certification of the Final EIR, and continues to request that detailed reasons supported by substantial evidence to explain why specific comments and suggestions are not incorporated must be provided. The City of Eastvale affirms that SCAQMD will continue to be included in the City's public interest list for Eastvale 2040 and will be notified of any subsequent environmental documents and public hearings for the project.



Comment Letter #6

Board of Directors

- Bart Moreno, President
- Betty Folsom, Vice President
- Anthony Herda, Director
- Kenneth J. McLaughlin, Director
- Lupe Nava, Director

Chris Berch, General Manager

December 15, 2023

City of Eastvale
 Attn: Gustavo N. Gonzalez, Community Development Director
Ggonzalez@eastvaleca.gov
 12363 Limonite Avenue, Suite 910
 Eastvale, CA 91752

SENT VIA EMAIL

Re: Comment Letter — Draft Eastvale 2040 General Plan Update

Dear Mr. Gonzalez,

6-1

On behalf of the Jurupa Community Services District (JCSD), I write to provide our comments regarding the Draft Eastvale 2040 General Plan. We deeply value our Eastvale community and work tirelessly to provide exceptional services. JCSD is a public agency providing services to over 130,000 people within the cities of Eastvale and Jurupa Valley. Established in 1956, JCSD's community services include water, wastewater, streetlights, graffiti abatement, and parks and recreation services.

6-2

As you know, JCSD is actively developing its Parks and Recreation Master Plan, which involves extensive community outreach efforts. We extended invitations to Eastvale's City Manager and all city council members for individual interviews to gather their input as essential community partners. In contrast to the City of Eastvale's Draft 2040 General Plan (Draft General Plan), JCSD only became aware of the Draft's comment period through a social media advertisement. Certain council members previously complained about JCSD not wanting to meet to discuss the divesture of parks services to the City of Eastvale, even though JCSD has clearly stated that it has no reason or intent to risk the integrity of the parks system through such a divesture process. When considering the lack of direct outreach on something as large, multifaceted, and long-term as the Draft 2040 General Plan, we are disappointed to see another missed opportunity for JCSD and the City of Eastvale to work together towards serving our community.



Water



Wastewater



Parks & Recreation



Graffiti Abatement



Streellights

www.JCSD.us

951.685.7434

11201 Harrel St. Jurupa Valley, CA 91752

6-3 We hope that the City of Eastvale incorporates the following comments into the Draft General Plan to ensure accuracy concerning the current state of parks and recreation services in Eastvale, and to include key state rules and regulations relating to water use.

Partnerships & Collaboration – Public Agencies

JCSD appreciates the inclusion of services provided to the Eastvale community. In addition to the services listed, JCSD provides graffiti abatement services to both Eastvale and Jurupa Valley. These services are critical to protecting the beauty and essence of Eastvale. We respectfully ask that JCSD's Graffiti Abatement services be added on page 4 of Volume I of the Draft General Plan to ensure the public understands which agency is responsible for this service.

GOAL PC-2: Maintain partnerships with local, regional, and state agencies.

6-4 We are saddened not to see any reference to maintaining a fruitful partnership with JCSD. GOAL PC-2 references partnerships with Corona-Norco Unified School District, Orange County Flood Control District, state and federal entities, etc. Yet there is no mention of maintaining a partnership with JCSD, the entity responsible for providing clean and reliable water, wastewater, award-winning parks and recreation, frontage maintenance and graffiti abatement services to the Eastvale community. Considering the level of JCSD's services and the amount of development Eastvale is planning, as outlined in the Draft General Plan, JCSD respectfully asks that part of GOAL PC-2 include partnership with JCSD for these services. Additionally, it should specifically state the need to partner with JCSD to ensure water and wastewater service availability for new projects and compliance with the Conservation as a California Way of Life regulations, state regulations that will require complete compliance statewide by 2035.

GOAL PC-6: Work with the Jurupa Community Services District and the Jurupa Area Recreation and Park District to transition responsibility for public parks in Eastvale to the City.

6-5 In light of official determinations and legal facts, JCSD requests to remove references concerning the transition of parks and recreation from JCSD to the City. As written, this is false and sets an inaccurate basis for this critical planning document. As affirmed by the Local Agency Formation Commission's determination in October 2021, JCSD owns, maintains, and operates its parks facilities unequivocally. Furthermore, divestment of parks and recreation services falls under the exclusive purview of JCSD's Board of Directors. JCSD has fundamentally and significantly contributed to Eastvale's growth by developing a world-class parks and recreation system that residents have come to love and appreciate. When not talking about forcibly taking over JCSD's parks system, the City and its councilmembers have praised the parks as one of the best offerings to the Eastvale community. Furthermore, in the 2019 City of Eastvale Community Satisfaction Study, the highest rated services within the City of Eastvale were for Parks and Recreation (True



6-5
cont'd.

North Research report – page 16) – a true testament to the value of services, leadership and partnership provided by JCSD. Thus, aligning the Draft General Plan with these factual and legal aspects would be prudent, ensuring clarity and accuracy regarding the responsibilities and authorities associated with parks and recreation services. Once again, the JCSD Board of Directors has no desire to divest itself of its parks and recreation services as it looks to maintain its high quality of excellence in service. Therefore, removing references to transitioning parks would contribute to a more accurate and transparent representation to the public of the current state of affairs regarding these services within Eastvale.

6-6

Open Space and Conservation – Water/Wastewater/Storm

Raising awareness of the importance of water and embracing the Santa Ana River through the careful use of water in development and landscaping in Volume I of the Draft General Plan is appreciated. However, the State Water Resources Control Board is currently finalizing the Conservation as a California Way of Life regulations, established by 2018’s Assembly Bill 1668 and Senate Bill 606. These regulations explicitly outline residential indoor water use, residential outdoor water use, and landscapes for commercial, industrial, and institutional (CII) entities. Furthermore, the regulations ban the irrigation of non-functional turf on CII landscapes. The JCSD Board of Directors adopted similar rules and regulations to prevent wasteful water uses related to non-functional turf in September 2022. Thus, JCSD respectfully asks that the City recognize these new legal requirements from the State and include them in Volume I of the Draft General Plan.

6-7

GOAL S-6: A resilient community able to adapt to climate-related hazards.

JCSD appreciates the inclusion of S-6.4 in Volume II of the Draft General Plan pertaining to the potential for reduced or long-term water supply issues from more frequent and severe drought emergencies. California’s regulations will require a fundamental shift in how individuals and local governments use and plan water use. In addition, S-6.14 references decreasing water usage on public and private parcels through existing water conservation programs. JCSD appreciates this item and respectfully asks to include a reference to the State’s ban on irrigating non-functional turf for CII landscapes.

6-8

GOAL LU-5: The Citrus Policy Area will be the eastern trailhead for the Santa Ana River Trail.

While the Citrus Policy Area’s goal is to create a long-term plan for using the area for public festival events, it should be noted that the City has pursued redundant services and events, mimicking those provided by JCSD. Since GOAL LU-5 calls for coordinating with the Flood Control District to develop a unique park, JCSD hopes that the City also prioritizes coordination and cooperation



6-8
cont'd

with JCSD as it provides parks and recreation services within its sphere of influence. JCSD is disappointed that references to JCSD's parks and recreation services center around the forceful transition of services to the City of Eastvale, not around working together.

Open Space and Conservation – Big Ideas

6-9

Volume I of the Draft General Plan states that the City wants to expand the amount of parkland to provide a variety of different open space types unique to Eastvale, erroneously and arrogantly stating that "it makes sense for the City to eventually manage the park system." We truly hope that the City recognizes the complexity of running a renowned and nationally accredited park and recreation system for Eastvale, and that simply wanting to expand parkland is not reason enough to jeopardize the quality and success of JCSD's parks and recreation services by transitioning to the City. Similar to our reasoning relating to GOAL PC-6, we respectfully ask that you remove the second half of the final sentence concerning transition. The term "transition" typically requires two parties to agree on some changeover. In this case, the use of transition incorrectly implies to the public that this has occurred or can be unilaterally determined by the City, thus confusing the public on who is responsible for parks and recreation services in Eastvale.

Open Space and Conservation – Big Ideas

6-10

The Draft General Plan states that parks are managed by the Jurupa Valley Community Services District, an entity that does not exist. We assume you are referencing JCSD and ask that you correctly state our agency's name. References to JCSD's responsibilities regarding parks and recreation services should be consistent throughout the document and in line with our sphere of influence, stating that JCSD owns, maintains, and operates its parks. Similar to our reasoning for GOAL PC-6, we respectfully ask that you remove references concerning JCSD divesting its parks and recreation services.

Open Space and Conservation – Park Ownership

6-11

This portion of the Draft General Plan states inaccurate information. As written, the Draft General Plan states that all parks in the City are owned and managed by JCSD. This is inaccurate. Specifically, JCSD owns and manages all parks and facilities west of Hamner Avenue within Eastvale. JARPD owns and manages all parks east of Hamner in Eastvale. Furthermore, in the spirit of transparency and accuracy, it should be noted that the City unilaterally revoked JCSD's ability to collect Quimby Fees in an unsuccessful attempt to impede our ability to grow and maintain our services. In addition, JCSD park acreage per capita far exceeds minimum legal and industry standards. Thus, it is disingenuous to the state that park demand will exceed the level provided by JCSD to attempt to justify the transition of parks and recreation services.



6-11
cont'd.

JCSD appreciates the time and work contributed to creating the Draft General Plan. However, there still seems to be a large and curious amount of attention to a transition of parks and recreation services when divestiture of these services solely falls under the scope of the JCSD Board of Directors. Furthermore, the importance and complexities of water and wastewater services, especially in light of reoccurring drought emergencies and new state laws and regulations are significantly understated or missing within Volume I of the Draft General Plan.

Embracing Eastvale's Riverfront - Site Analysis

6-12

Volume II of the Draft General Plan incorrectly states that JCSD currently has 13 parks in Eastvale with 250 acres of open space. This number is outdated and no longer correct. JCSD has grown its system to include 15 parks, 23 playgrounds, a 35,000-square-foot community center, a 5,000-square-foot neighborhood center, three dog parks, and a 2.5-acre special event venue.

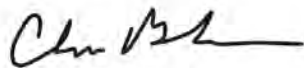
Furthermore, the Site Analysis includes another reference to taking over JCSD's parks and recreation services. It is perplexing as to why a policy pursuit would be included in a project's Site Analysis. Nonetheless, similar to our reasoning relating to GOAL PC-6, JCSD respectfully ask that you remove the reference to transitioning "responsibility for public parks" in Eastvale since JCSD owns, maintains, and operates its parks.

6-13

As stated in past communications from JCSD, the relationship between JCSD and the City should not be defined solely by Eastvale's desire to take over control of parks and recreation. Although we are disappointed with the disproportionate number of references to transitioning park services to the City, we believe we can continue to identify opportunities for collaboration, foster a sense of community, and cultivate a genuine friendship between our organizations.

Thank you for considering our comments and recommendations. If you require additional information or assistance with the Draft General Plan, please contact me at (951) 685-7424 or CBerch@JCSD.us.

Sincerely,



Chris Berch, PE
General Manager



THIS PAGE INTENTIONALLY LEFT BLANK.

Response No. 6**Chris Berch, PE (Jurupa Community Services District)****December 26, 2023**

- 6-1 This comment provides a general introduction to the Jurupa Community Services District (JCSD). Responses to specific comments are provided below.
- 6-2 The commenter expresses disappointment with a perceived lack of outreach and cooperation in development of the City of Eastvale’s 2040 General Plan. The City has exceeded all statutory requirements for outreach and consultation with JCSD, including mailing a Notice of Preparation (NOP) to the attention of Todd Corbin at 11201 Harrel St, Jurupa Valley, CA 91752 on August 5, 2022 and email correspondence to Chris Berch on April 18, 2023, April 20, 2023, May 2, 2023, and May 3, 2023. Additionally, a Notice of Availability (NOA) was mailed to JCSD on October 31, 2023 regarding the availability of the Draft EIR for a 45-day public review period. The City of Eastvale affirms that JCSD will continue to be included in the City’s public interest list for Eastvale 2040 and will be notified of any subsequent environmental documents and public hearings for the project.
- 6-3 The commenter requests the Eastvale 2040 General Plan also mention graffiti abatement in the scope of JCSD’s services within the City of Eastvale. This revision has been made in the “Public Agencies” section of the Eastvale 2040 General Plan Partnerships and Collaboration Element. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR’s environmental analysis under CEQA, no further response is warranted.
- 6-4 The commenter notes a lack of specific references to maintaining a partnership with JCSD within the Eastvale 2040 General Plan, and asks that Eastvale 2040 General Plan Goal PC-2 be revised to include partnership with JCSD for providing water/wastewater services, parks and recreation, frontage maintenance, and graffiti abatement services. A new policy has been incorporated into the “Public Agencies” section of the Eastvale 2040 General Plan Partnerships and Collaboration Element to address this request; refer to Eastvale 2040 General Plan Policy PC-2.9. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR’s environmental analysis under CEQA, no further response is warranted.
- 6-5 The commenter requests that language in the Eastvale 2040 General Plan regarding the transition of park services responsibilities be removed. The transition of responsibility for public parks from JCSD and JARPD to the City is an aspirational goal contained in a long-range planning document. The City of Eastvale acknowledges that the current JCSD Board of Directors does not support transitioning responsibility for JCSD parks to the City at this time. This comment does not identify a specific concern with the adequacy of the Draft

- EIR or raise an issue or comment specifically related to the Draft EIR’s environmental analysis under CEQA, no further response is warranted.
- 6-6 The commenter requests that the Eastvale 2040 General Plan recognize new State legal requirements concerning non-functional turf, finalized in September 2022. The City is required to follow State law as well as the policies of JCSD regarding services; thus, it is not necessary to include a specific policy that requires compliance with law. The level of detail for irrigation requested in the letter is too specific for a broad policy document such as the draft General Plan. The City would welcome summary information on this issue for use at the planning counter for both residents and future developers. No changes to the “Waste/Wastewater/Storm” section of the Eastvale 2040 General Plan Open Space and Conservation Element have been incorporated in this regard. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR’s environmental analysis under CEQA, no further response is warranted.
- 6-7 The commenter expresses appreciation for the inclusion of Goal S-6.4 in Volume II of the Eastvale 2040 General Plan, and requests that a reference to the State’s ban on irrigating non-functional turf for CII landscapes be included. Refer to Response 6-6.
- 6-8 This comment relates to future programming opportunities in the Citrus Policy Area. The City intends to consult with all stakeholders regarding this area, including JCSD. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR’s environmental analysis under CEQA, no further response is warranted.
- 6-9 The commenter requests that Volume I of the Eastvale 2040 General Plan not refer to the “transition” of responsibility for parks and recreation services in the City of Eastvale. The City references “transition” as an aspirational goal. The City recognizes that JCSD does not currently support transitioning responsibility for its parks to the City. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR’s environmental analysis under CEQA, no further response is warranted.
- 6-10 The commenter acknowledges that the Eastvale 2040 General Plan Open Space and Conservation Element incorrectly refers to the agency as “Jurupa Valley Community Services District,” rather than “Jurupa Community Services District.” This correction has been made throughout the Eastvale 2040 General Plan. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment

specifically related to the Draft EIR's environmental analysis under CEQA, no further response is warranted.

- 6-11 The commenter remarks that the Eastvale 2040 General Plan incorrectly states that all parks within the City of Eastvale are owned by JCSD. The Eastvale 2040 General Plan Open Space and Conservation Element has been revised to state JARPD owns and maintains public parks in the portion of Eastvale east of Hamner Avenue and in the neighboring City of Jurupa Valley. The commenter also disagrees with the statement in the Eastvale 2040 General Plan that it is anticipated park demand will exceed the level provided by JCSD. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR's environmental analysis under CEQA, no further response is warranted.
- 6-12 The commenter remarks that the number of parks that fall under their agency's jurisdiction have been incorrectly stated in the Eastvale 2040 General Plan and offers a correction. The commenter notes that the Eastvale 2040 General Plan lists 13 parks, when the correct number is 15 parks, 23 playgrounds, a 35,000 square-foot community center, a 5,000 square-foot neighborhood center, three dog parks, and a 2.5 acre special event venue. The Embracing Eastvale's Riverfront: Site Analysis section of the Eastvale 2040 General Plan Open Space and Conservation Element has been revised to address this comment. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR's environmental analysis under CEQA, no further response is warranted.
- 6-13 The commenter expresses discontent with the language used throughout the Eastvale 2040 General Plan regarding the scope of JCSD's services and serves as a conclusion to the comment letter. The City of Eastvale is committed to working with JCSD and strives to maintain this fruitful partnership to serve the community. This comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR's environmental analysis under CEQA. Therefore, no further response is warranted.

THIS PAGE INTENTIONALLY LEFT BLANK.

Comment Letter # 7

EUNICE M. ULLOA
Mayor

KAREN C. COMSTOCK
Mayor Pro Tem



CITY of CHINO

CURTIS BURTON
CHRISTOPHER FLORES
MARC LUCIO
Council Members

DR. LINDA REICH
City Manager

December 13, 2023

Gustavo N. Gonzalez
Community Development Department
12363 Limonite Ave, Suite 910
Eastvale, CA 91752

Re: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) – Eastvale 2040
General Plan Update

Dear Gustavo,

This letter is in response to the City of Eastvale 2040 General Plan Update Draft EIR made available on October 31, 2023. The City's comments are outlined below:

Traffic / Transportation

7-1

- 1) In Appendix D – Transportation Analysis, Table 4: Roadway Segment Operational Analysis indicates that Hellman Avenue from Northern Terminus to River Road has an existing ADT of nearly 22,000 vehicles. Chino's last ADT from a year prior indicates that the ADT is near the 16,000 range. Chino staff believes there may be circumstances present during the data collection that may be over-stating the traffic volume on Hellman and request this segment be reviewed in more detail to confirm the findings in the Transportation Analysis prepared by Michael Baker International.

If you have any questions, please contact me by email at mhitz@cityofchino.org, or you can call me at 909-334-3448.

Sincerely,

Chris Cortez
Assistant Planner

cc: Andrea Gilbert, City Planner
Dennis Ralls, Transportation Manager



13220 Central Avenue, Chino, California 91710
Mailing Address: P.O. Box 667, Chino, California 91708-0667
(909) 334-3250 • (909) 334-3720 Fax
Web Site: www.cityofchino.org

THIS PAGE INTENTIONALLY LEFT BLANK.

Response No. 7
Chris Cortez (City of Chino)
January 16, 2024

7-1 The commenter states that Table 4, *Roadway Segment Operational Analysis*, of Draft EIR Appendix D, *Transportation Analysis*, lists that Hellman Avenue from Northern Terminus to River Road has an existing Average Daily Traffic (ADT) of approximately 22,000 vehicles, but remarks that this number should be near 16,000 per Chino's most recent ADT analysis from last year. The City reviewed the City of Chino's comment regarding the 6,000 ADT difference between the City of Chino's recent ADT analysis and Draft EIR Appendix D and have determined that changing the Hellman Avenue volume from 21,917 ADT to 16,000 ADT would not make a difference in the General Plan Update volume of 30,190 ADT and would not change the environmental conclusions of the Draft EIR. No changes are necessary nor required in this regard.

Additionally, the commenter states that circumstances potentially present during the data collection period could have inflated the new metric for Hellman Avenue, and requests this segment be analyzed further to confirm the findings in the Transportation Analysis. CEQA Guidelines Section 15125(a) provides that an EIR must include a description of the physical environmental conditions as they exist at the time the notice of preparation is published, or at the time environmental analysis is commenced. Such existing physical conditions will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant; refer to CEQA Guidelines Section 15125(a). As noted in the Draft EIR, the City of Eastvale established the baseline date for the Draft EIR as August 5, 2022. The information included in Draft EIR Appendix D Table 4 was determined to be the best-supported and best available information at the time the report was prepared. As it has been determined that changing the Hellman Avenue volume from 21,917 ADT to 16,000 ADT would not change the environmental conclusions of the Draft EIR, no additional data collection is necessary nor required in this regard.

THIS PAGE INTENTIONALLY LEFT BLANK.

Comment Letter #8

From: Vega, Jaqueline <JaVega@RIVCO.ORG>
Sent: Tuesday, December 19, 2023 12:10 PM
To: Gustavo Gonzalez <ggonzalez@eastvaleca.gov>
Subject: Eastvale 2040 General Plan Update

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hello Gustavo,

Thank you for transmitting the above project to ALUC for review.

Please note that review would be required if this is a Citywide GPA.

If the GPA is outside the Riverside County Boundary, ALUC will not have jurisdiction over the project.

Should you have any questions, please contact me.

Jackie Vega
Urban Regional Planner II



Riverside County Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, Ca 92501
(951) 955-0982
Javega@RIVCO.ORG
www.rcaluc.org

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

8-1

THIS PAGE INTENTIONALLY LEFT BLANK.

Response No. 8**Jaqueline Vega (Riverside County Airport Land Use Commission)****January 2, 2024**

8-1 The commenter represents the Riverside County Airport Land Use Commission (ALUC) and notes that the Agency will not have jurisdiction over the project if the Eastvale 2040 General Plan is outside of the Riverside County Boundary. As noted in Draft EIR Section 3.5, *Hazards and Hazardous Materials*, a portion of Eastvale (generally, the northwest portion of the City south of Bellegrave Avenue and east of Hellman Avenue) is within the Chino Airport Influence Area; refer to Draft EIR Exhibit 3.5-2, *Airport Land Use Compatibility Zones*. Portions of the Chino Airport Influence Area within the City limits are under the land use authority of the ALUC; refer to Draft EIR page 3.5-8.

As noted in Draft EIR Section 3.5, pursuant to proposed Eastvale 2040 General Plan Policies S-7.2 and S-7.3, future development activities occurring within the Planning Area and within an Airport Influence Area would require review by the ALUC during the development review process to ensure development compliance with Compatibility Zone criteria. This also requires future development within Compatibility Zones to be reviewed by the ALUC in accordance with the Basic Land Use Compatibility Criteria (ALUC Policy 3.1.1), for nonresidential development compatibility (ALUC Policy 3.1.4), for open land availability for emergency aircraft landing (ALUC Policy 4.2.4) and risk reduction through building design (ALUC Policy 4.2.6), and development clustering (LU Policy 15.9). As a result, the project is not anticipated to conflict with an adopted ALUCP. Therefore, impacts relative to airport safety hazards would be less than significant.

The City of Eastvale submitted an Application For Major Land Use Action Review to Riverside County ALUC on January 3, 2024 to determine the project's consistency with the Chino Airport Compatibility Plan. As part of the application review process, it was determined that:

- With over 90% of the City built out, Eastvale has about 250 acres left of vacant and developable land. Nearly all lands within ALUC's Compatibility Zone D are developed with large lot single family residential uses, with limited areas of supporting commercial retail and public services. These uses are considered new construction (i.e., developed within the last 20 years), and are not anticipated to be redeveloped during the Eastvale 2040 planning horizon.
- At the intersection of Hellman Avenue and Chandler Street, there exists a large number of underutilized or vacant parcels that are presently designated by the existing General Plan as Low Density Residential (1.1-2 du/ac). Eastvale 2040 would amend these land uses from Low Density Residential 1.1-2 du/ac to

Chandler Policy Area (CH-PA), which would permit a residential density of 8.1-20 du/ac, with a minimum project size of 2 acres. Non-residential uses would also be permitted in the CH-PA, with range up to 0.35 FAR, also with a 2-acre minimum size project.

The western boundary of the CH-PA is formed by lands owned by the Riverside, Orange, and San Bernardino County Flood Control District and is not available for development; however, open space and some urban agricultural use could be allowed.

- For the vacant and underutilized properties north of Walters Street that are designated as being within the Chandler Policy Area, and located within Zone D, the City of Eastvale added the following policy within the Land Use Element of the Eastvale 2040 General Plan to restrict density while ensuring consistency with the Chino Airport Compatibility Plan:

LU-3.12 Parcels north of Walters Street are within the Zone D of the Chino Airport Compatibility Plan and must have lot sizes no greater than 0.2 acres in size consistent with policy 2.3 of the Chino Airport Compatibility Plan.

The project's Application For Major Land Use Action Review was approved by the Riverside County ALUC on February 8, 2024.



December 21, 2023

City of Eastvale
 Community Development Department
 Attention: Gustavo Gonzalez
 12363 Limonite Ave. Suite 910
 Eastvale, CA 91752

Re: Eastvale 2040 General Plan Comment Letter

Dear Mr. Gonzalez:

Our mission at the Riverside University Health System Public-Health (RUSH-PH) is to *promote and protect the health of all County residents—including those within our 28 cities and unincorporated communities—and visitors in service of the well-being of the community*, RUHS-PH seeks to:

- 1) Create healthy communities by:
 - improving community safety
 - ensuring access to clean air and water
 - healthy food and housing
 - improving neighborhood planning efforts that promote health
- 2) Promoting healthy behaviors that can
 - reduce obesity-related chronic disease, the use of tobacco, alcohol and drugs and reduction of preventable illnesses; and
- 3) Connecting and investing in people by:
 - increasing access to education and employment opportunities
 - improving health outcomes and health equity and creating commitment to addressing social determinants of health
 - leveraging and strengthening innovative collaboration
 - realizing the potential of staff through recruitment, development and retention of a qualified workforce,
 - delivering public health services within a responsive and effective system and improving access to timely and understandable health information.

9-1

On behalf RUSH-PH, I am pleased to submit the following comments regarding Eastvale 2040 General Plan.

Kim Saruwatari, M.P.H., Director Geoffrey Leung, M.D., Public Health Officer

4065 County Circle Drive, Riverside, Ca. 92503 / 951.358.7036 / www.rivcoph.org



- 9-2 | 1. Overall, the document aligns with our mission and purpose. Although the term “public health” is not prominently mentioned throughout, there are several sections that support improving health outcomes through the plan’s implementation.
- 9-3 | 2. The best opportunity to improve the plan is by acknowledging on Section 1 (Partnerships and Collaboration) that the RUHS-PH is a major stakeholder in improving community health. Our agency would like to discuss the inclusion of policy language and health metrics, particularly in the areas of environmental justice, housing, active transportation, open space, and recreation to enhance the impact and reach of the City’s plan.
- 9-4 | Our team respectfully request a meeting to discuss the comments outlined prior to the development of the next General Plan’s draft. You can reach me at (951) 830-8101 or at mvazquez@ruhealth.org

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Miguel A. Vazquez". The signature is written over a circular stamp or watermark.

Miguel A. Vazquez, AICP
Health Equity Urban and Regional Planner

Kim Saruwatari, M.P.H., Director Geoffrey Leung, M.D., Public Health Officer

4065 County Circle Drive, Riverside, Ca. 92503 / 951.358.7036 / www.rivcoph.org

Response No. 9**Miguel Vasquez, AICP (Riverside University Health System)****December 27, 2023**

- 9-1 This comment provides a general introduction to the Riverside University Health System (RUHS). Responses to specific comments are provided below.
- 9-2 The commenter expresses appreciation that the language regarding public health in the Eastvale 2040 General Plan aligns with the mission and purpose of their agency. Since this comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR's environmental analysis under CEQA, no further response is warranted. (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues.)
- 9-3 The commenter requests further policy language and health metrics in areas of environmental justice, housing, active transportation, open space, and recreation be included in the Eastvale 2040 General Plan. The Eastvale 2040 General Plan Partnerships and Collaboration Element includes Goal PC-1 to protect and promote health and well-being for all residents. Several policies are identified for Goal PC-1 to provide for collaboration with many healthcare providers. For example, Policy PC-1.1 would foster the overall health and well-being of City residents, particularly the most vulnerable populations. Policy PC-1.2 promotes collaboration with local health care providers and educators to provide input on development design and solutions for public health issues. The City of Eastvale looks forward to working all public health providers including RUHS. Since this comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR's environmental analysis under CEQA, no further response is warranted.
- 9-4 This comment requests a meeting with the City of Eastvale prior to release of the next draft of the Eastvale 2040 General Plan and serves as a conclusion to the comment letter. As requested, a meeting was arranged between the City of Eastvale and the RUHS on February 20, 2024. Since this comment does not identify a specific concern with the adequacy of the Draft EIR or raise an issue or comment specifically related to the Draft EIR's environmental analysis under CEQA, no further response is warranted.

THIS PAGE INTENTIONALLY LEFT BLANK.

This page is intentionally blank.





CITY OF EASTVALE

Prepared by:
Michael Baker International, Inc.

Michael Baker
INTERNATIONAL

March 2024