

**Appendix A:**  
**Notice of Preparation and Responses**

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**A.1 - Notice of Preparation**

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**NOTICE OF PREPARATION  
OF AN ENVIRONMENTAL IMPACT REPORT  
CITY OF EASTVALE**

**DATE:** January 13, 2015

**PROJECT TITLE:** Eastvale Crossings

**SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 *et seq*) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq*), the City of Eastvale is publishing this Notice of Preparation (NOP). The City will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described in the attachment to this notice.

An Initial Study is not included with this notice, as it has been determined with certainty that the City will prepare an EIR. A summary of potential environmental impacts is outlined in the accompanying notice, subject to further analysis and refinement in the EIR.

**Lead Agency**

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

**Project Applicant**

Wal-Mart Real Estate Business Trust  
2001 SE 10<sup>th</sup> Street  
Bentonville, AR 72716

**Responsible Agencies:** The City needs to know your agency's views regarding the scope and content of the environmental information which is germane to your agency's statutory responsibility in connection with the project. Your agency will need to use the EIR prepared by our agency when considering your permitting or other approvals for the project. Please include contact information for a contact person in your agency.

**Responding to this Notice:** Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice. Please send your response to the City contact person at the address listed below.

**Scoping Meeting:** City staff and consultants will conduct a public scoping meeting to describe the project and scope of the EIR, and to solicit public comment, at the following time and location:

6:00 p.m., Wednesday, January 21, 2015  
Rosa Parks Elementary School  
13830 Whispering Hills Drive  
Eastvale, CA 92880

**Further Information/Responses to this Notice:** The City's contact person is Eric Norris, Planning Director. Mr. Norris may be reached at (951) 361-0900 or via email at [ENorris@EastvaleCA.gov](mailto:ENorris@EastvaleCA.gov).

**Next Steps:** The City will conduct the required environmental impact analyses and publish a Draft EIR. Public notice will be provided when that document is available; notice will also be provided for public meetings and hearings regarding the project.

## ATTACHMENT TO NOTICE OF PREPARATION EASTVALE CROSSINGS PROJECT

### **Project Location:**

The project site is located in the northwest portion of the City of Eastvale, Riverside County, California (Exhibit 1). The project site is located at the southeast corner of Limonite Avenue and Archibald Avenue, and is generally bound by Limonite Avenue to the north, Rolling Meadow Street to the east, James C. Huber Park to the south, and Archibald Avenue to the west (Exhibit 2). Additionally, the project site is bound to the south and east by a Southern California Edison easement.

The project site encompasses approximately 24.78 gross acres (23.26 net acres) consisting of three parcels (Assessor's Parcel Numbers [APNs] 144-030-012, -014, and -028). The Eastvale General Plan Land Use Map currently designates the site as Commercial Retail (CR) and Light Industrial (LI), while the City has zoned the site as General Commercial (C1/C-P) and Manufacturing-Service (M-SC).

### **Project Overview:**

The proposed development project includes six parcels consisting of 24.78 gross acres. The project includes the development of a commercial retail center comprised of the following proposed parcels: (1) an approximately 192,000 square foot Walmart retail store on a 19.06 acre parcel; (2) a gas station with an approximately 4,200 square foot convenience store, sixteen fueling positions, and a self-servicing drive-thru carwash on a 0.95-acre parcel, (3) an approximately 3,500 square foot fast food restaurant with a drive-thru on a 0.76-acre parcel, (4) a 6,200 square foot retail shop building with a drive-thru and walk-up automatic teller machine (ATM) on a 0.66-acre parcel, (5) a 12,200 square foot retail shop building on a 1.37-acre parcel, and (6) a storm water retention basin on a 0.46-acre parcel. The proposed development site will have approximately 1.52 acres of street and driveway dedications.

The proposed Walmart store will operate 24 hours a day and would sell general retail merchandise, products for the home (i.e., house wares, electronics, furniture and outdoor living items), personal items (i.e., clothing, daily essentials) and groceries (including alcoholic beverages for off-site consumption). The store will also sell pool chemicals, pesticides, paint products and ammunition. The Walmart store may have outdoor seasonal sales and storage. In addition, the store will include a garden center. Furthermore, the Walmart store will include a pharmacy and may also include a vision, hearing, and medical care center, food service, a photo studio and photo finishing center, a banking center, and an arcade and other similar accessory uses inside the store. The store building will include six truck doors and loading docks. The proposed Walmart store will be single-story, varying in height from approximately 24 to 32 feet in height.

Vehicular access to the project site will be provided by two proposed signalized intersections: one at Archibald Avenue along the western project boundary; the second at Limonite Avenue along the northern project boundary.

### **Project Approvals:**

At a minimum, the project requires the following discretionary approvals by various City decision-making bodies:

#### *Certification of the Eastvale Crossings Environmental Impact Report*

- To be considered for potential recommendation by the Eastvale Planning Commission, and subsequently considered for potential certification by the Eastvale City Council.

*General Plan Amendment*

- To be considered for potential recommendation by the Eastvale Planning Commission, and subsequently considered for potential approval by the Eastvale City Council.
- Would change the General Plan land use designation from Commercial Retail (CR) and Light Industrial (LI) to Commercial Retail (CR).

*Zone Change*

- To be considered for potential recommendation by the Eastvale Planning Commission, and subsequently considered for potential approval by the Eastvale City Council.
- Would change the zoning from General Commercial (C1/C-P) and Manufacturing-Service (M-SC) to General Commercial (C1/C-P).

*Major Development Plan*

- To be considered for potential recommendation by the Eastvale Planning Commission, and subsequently considered for potential approval by the Eastvale City Council.
- To allow the construction of a non-residential building over 5,000 square feet.

*Conditional Use Permit*

- To be considered for potential approval by the Eastvale Planning Commission.
- To allow for the following uses (1) off-site alcohol sales (beer, wine, and liquor for the Walmart), (2) drive-thru pharmacy and site-to-store pick-up for the Walmart, (3) gasoline sales with off-site alcohol sales (beer and wine) for the gas station, and (4) drive-thru uses for the retail and fast-food restaurant outparcels.

*Tentative Tract Map*

- To be considered for potential recommendation by the Eastvale Planning Commission, and subsequently considered for potential approval by the Eastvale City Council.
- To subdivide the project site and allow for the development of the commercial retail center.

*Sign Program*

- To be considered for potential approval by the Eastvale Planning Commission.
- To allow for the installation of signage along the project frontages and building façades.

*Environmental Impact Report*

- To be considered for potential recommendation by the Eastvale Planning Commission, and subsequently considered for potential certification by the Eastvale City Council.
- Would evaluate and disclose the potential environmental effects of development of the project in accordance with CEQA and the CEQA Guidelines.

**Possible Responsible and Trustee Agencies:**

The following state, regional, and local agencies may use the EIR to support approvals pertinent to their purview:

- California Department of Fish and Wildlife
- South Coast Air Quality Management District



- Santa Ana Regional Water Quality Control Board
- Riverside County Airport Land Use Commission
- Riverside County Flood Control District
- Jurupa Community Service District
- Riverside County Fire Department

**Potentially Significant Environmental Impacts:**

The City has not prepared an Initial Study for the project, but has determined the general scope for the EIR analysis. The potential environmental effects of the project and/or the environmental issues that the EIR will address include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Utilities and Service Systems
- Urban Decay

**Less Than Significant Environmental Impacts:**

Due to the characteristics of the project, project site, and broader project area, the project is not expected to have significant effects on the environmental issue areas listed below. These issues are proposed to be “scoped out” and addressed in the Effects Found Not To Be Significant section of the EIR without further evaluation:

- Agricultural and Forestry Resources
- Mineral Resources
- Population and Housing
- Recreation

The following provides an explanation as to why the probable environmental effects for each of the environmental issue areas listed directly above have been found not to be significant.

*Agricultural and Forestry Resources*

According to the California Department of Conservation’s California Important Farmland Finder, the majority of the project site is identified as Farmland of Local Importance, while a smaller portion of the project site is designated as Prime Farmland. The Department of Conservation defines Prime Farmland as “Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields.”

The project site historically supported dairy operations. However, any such activities ceased occurring on the project site at least seven (7) years ago, and the project site has not supported any related operations since. The project site's Farmland of Local Importance and Prime Farmland designations do not necessarily denote that agricultural activities currently occur or have recently occurred onsite. To remain consistent with the Prime Farmland designation, and to qualify as either Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), the Department of Conservation requires that land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. The project site has historically supported only dairy operations, and not irrigated agricultural activities. Although partially identified as Prime Farmland, both the existing and historical conditions on the project site are inconsistent with this designation, and does not technically qualify as Prime Farmland.

Additionally, based on the Department of Conservation's Riverside County Williamson Act Fiscal Year 2008/2009 map, the project site is identified as being under a non-renewed Williamson Act contract. However, according to the Riverside County Assessor's Property Information Center, none of the three parcels that comprise the project site are within an agricultural preserve (i.e., under a Williamson Act contract). Therefore, based on (1) the project site no longer being under a Williamson Act contract, and (2) the project site's existing and historical uses being inconsistent with the Prime Farmland designation, and thus the project site not currently qualifying as Prime Farmland, impacts associated with agricultural resources would be less than significant and will not require further evaluation in the Draft EIR.

In regards to forestry resources, according to the Landcover map produced by the California Department of Forestry and Fire Protection, neither the project site nor the surrounding project area is identified as forestland or timberland. Therefore, impacts associated with forestry resources would be less than significant and will not require further evaluation in the Draft EIR.

#### *Mineral Resources*

Neither the project site nor the surrounding project area contains any known mineral deposits or active mineral extraction operations. Additionally, the Eastvale General Plan Draft EIR affirmed that no adverse impacts to mineral resources would occur as a result of buildout of the City, including development on the project site. As such, implementation of the project would not result in the loss of availability of a known mineral resource or of an important mineral resource recovery site. Therefore, impacts associated with mineral resources would be less than significant and will not require further evaluation in the Draft EIR.

#### *Population and Housing*

The project site does not contain any residential uses nor does it support a residential population. As such, implementation of the project would not require the removal of housing or the relocation of residents. Additionally, the project's proposed improvements would be limited to improvements on and immediately adjacent to the project site, and none of these improvements will either directly induce population growth (e.g., construction of housing) or indirectly induce population growth by removing obstacles to population growth (e.g., construction of a new roadway into an undeveloped area or a wastewater treatment plant with excess capacity to serve additional new development). Therefore, impacts associated with population and housing would be less than significant and will not require further evaluation in the Draft EIR.

### *Recreation*

As a commercial retail center, the project would not require the construction of new or the expansion of existing recreational facilities, nor will it include any onsite recreational facilities that require ongoing maintenance. Much like other similar projects, the project would be required to pay its fair share of development impact fees to the City, a portion of which would be dedicated to construction, expansion, and maintenance of park and recreation facilities in the City, consistent with the State's Quimby Act (CGC Section 66477). Therefore, impacts associated with recreational facilities would be less than significant and will not require further evaluation in the Draft EIR.

### **Cumulative Impacts**

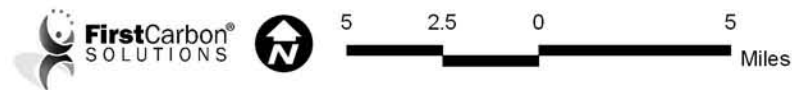
Pursuant to CEQA Guidelines Section 15130, an EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable. Where a project with an incremental effect is not considered cumulatively considerable, a Lead Agency need not consider that effect significant but shall briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. As a result, the Draft EIR will include a discussion of the project's potential cumulative impacts within each of the "Potentially Significant Environmental Impacts" listed above.

### **Project Alternatives**

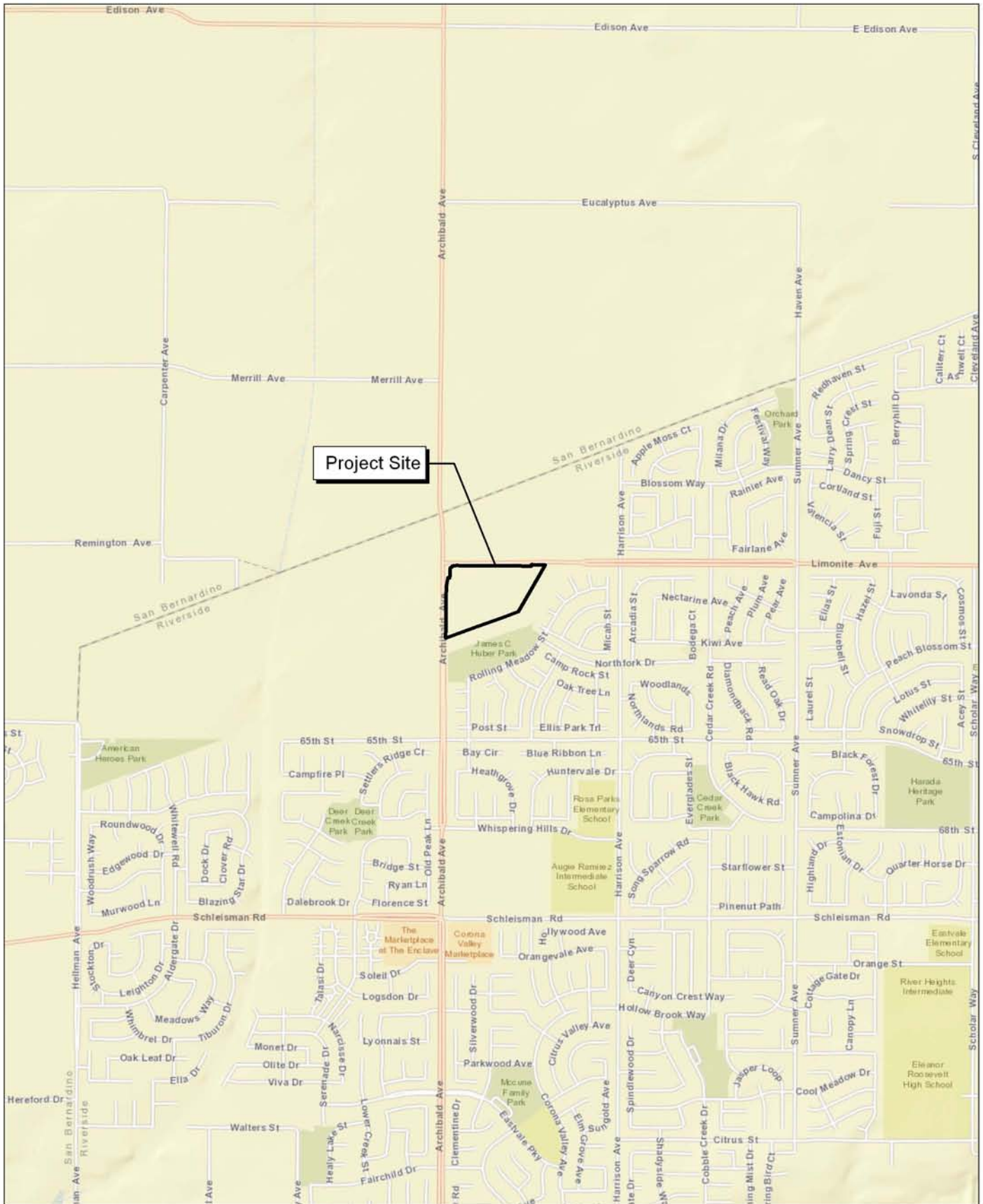
Section 15126.6(a) of the CEQA Guidelines requires that an EIR, "Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." While the scope of the Draft EIR's Project Alternatives discussion is still being refined, it is currently known that the EIR will evaluate a "No Project" Alternative, at a minimum. Additionally, CEQA Guidelines Section 15126(e)(2) requires an EIR to identify an "environmentally superior alternative", which will be identified in the Draft EIR's Project Alternatives section.



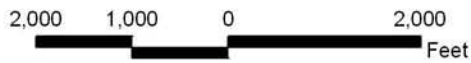
Source: Census 2000 Data, The CaSIL



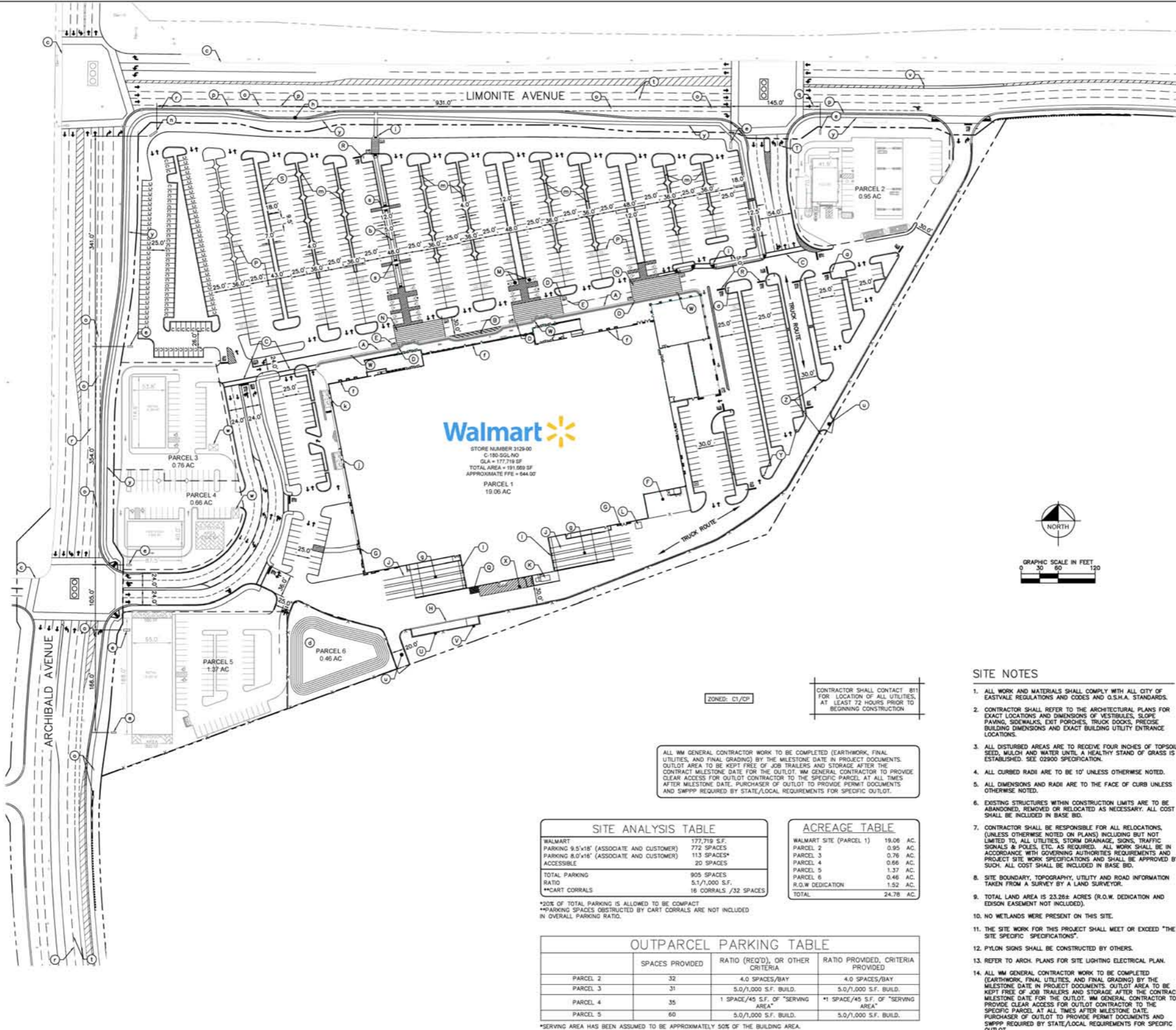
# Exhibit 1 Regional Location Map



Source: ESRI Street Map

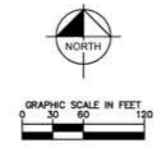


## Exhibit 2 Project Vicinity Map



- LEGEND**
- ☐ CART CORRAL
  - ⊕ PROPOSED TRAFFIC SIGNAL
  - EXISTING PROPERTY LINE TO BE ABANDONED
  - - - EXISTING PROPERTY LINE TO REMAIN
  - - - PROPOSED RIGHT-OF-WAY LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED LOT LINE
  - x - PROPOSED 8' HIGH CHAIN LINK FENCE
  - COMPACT PARKING STALLS

- SITE LEGEND**
- A 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 20' O.C. SEE DETAIL SHEET.
  - B CUSTOMER LOADING AREA STRIPED AT SYSL/4" AT 45' @ 2'-0" O.C.
  - C PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPES PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE.
  - D PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
  - E "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
  - F OUTDOOR STORAGE AREA.
  - G EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOP.
  - H PROPOSED 3.0' VALLEY GUTTER.
  - I AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
  - J 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
  - K 16' X 42' CONCRETE COMPACTOR PAD. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
  - L CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
  - M ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
  - N PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
  - O 8'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
  - P CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.
  - Q 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45' @ 2'-0" O.C. AT JB CRANE LOCATION. SEE ARCH. PLANS.
  - R PROPOSED STOP BAR AND "STOP" LETTERING (TYP.)
  - S 18" CONCRETE CURB AND GUTTER TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
  - T ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
  - U PROPOSED BALE AND PALLET RECYCLING AREA.
  - V PROPOSED ORGANIC CONTAINER LOCATION.
  - W "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
  - X LOADING AREA.
  - Y "NO TRUCKS" SIGN. SEE DETAIL SHEET.
  - Z "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
  - 1 "STOP" SIGN. SEE DETAIL SHEET.
  - 2 ACCESSIBLE PATH TO PUBLIC RIGHT-OF-WAY.
  - 3 EXISTING EDGE OF PAVEMENT.
  - 4 PROPOSED DETENTION / INFILTRATION BASIN. SEE CIVIL GRADING PLAN.
  - 5 PROPOSED MONUMENT SIGN.
  - 6 BICYCLE PARKING. REFER TO ARCHITECTURAL PLANS.
  - 7 TRUCK DOCK LOADING AREA.
  - 8 MID BLOCK TURNOUT DESIGN BUS STOP.
  - 9 ACCESSIBLE RAMP TYPICAL.
  - 10 SITE TO STORE PICK-UP.
  - 11 DRIVE-THRU PHARMACY.
  - 12 4' WIDE LANDSCAPE ISLAND IN LIEU OF WHEEL STOPS.
  - 13 PROPOSED SITE FEATURE WALL.
  - 14 POWER POLE TO BE RELOCATED.
  - 15 FIRE HYDRANT TO BE RELOCATED.
  - 16 STREET LIGHT TO BE RELOCATED.
  - 17 SIGNS LOCATED WITHIN WAY OF PROPOSED STREET IMPROVEMENTS ARE TO BE RELOCATED, TYPICAL.
  - 18 CART CROSSOVER LOCATION.
  - 19 PROPOSED ROADWAY STRIPING PER MUTCD GUIDELINES.
  - 20 PROPOSED 20' WIDE DRIVEWAY PROVIDED FOR SCD MAINTENANCE. DRIVEWAY IS 40' IN LENGTH AND WILL INCLUDE A LOCKABLE GATE.
  - 21 PROPOSED MEDIAN.
  - 22 POSSIBLE LOCATION OF PROPOSED WALK UP ATM MACHINE.
  - 23 6" CURB WITH NO GUTTER.
  - 24 PROPOSED 5' WIDE SIDEWALK.
  - 25 PROPOSED 8' WIDE SIDEWALK.



CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

**SITE ANALYSIS TABLE**

WALMART	177,719 S.F.
PARKING 9.5'x18' (ASSOCIATE AND CUSTOMER)	772 SPACES
PARKING 8.0'x18' (ASSOCIATE AND CUSTOMER)	113 SPACES*
ACCESSIBLE	20 SPACES
TOTAL PARKING	905 SPACES
RATIO	5.1/1,000 S.F.
**CART CORRALS	16 CORRALS / 32 SPACES

\*20% OF TOTAL PARKING IS ALLOWED TO BE COMPACT  
\*\*PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

**ACREAGE TABLE**

WALMART SITE (PARCEL 1)	19.06 AC.
PARCEL 2	0.95 AC.
PARCEL 3	0.76 AC.
PARCEL 4	0.66 AC.
PARCEL 5	1.37 AC.
PARCEL 6	0.46 AC.
R.O.W. DEDICATION	1.52 AC.
TOTAL	24.78 AC.

**OUTPARCEL PARKING TABLE**

PARCEL	SPACES PROVIDED	RATIO (REQ'D), OR OTHER CRITERIA	RATIO PROVIDED, CRITERIA PROVIDED
PARCEL 2	32	4.0 SPACES/BAY	4.0 SPACES/BAY
PARCEL 3	31	5.0/1,000 S.F. BUILD.	5.0/1,000 S.F. BUILD.
PARCEL 4	35	1 SPACE/45 S.F. OF "SERVING AREA"	41 SPACE/45 S.F. OF "SERVING AREA"
PARCEL 5	60	5.0/1,000 S.F. BUILD.	5.0/1,000 S.F. BUILD.

\*SERVING AREA HAS BEEN ASSUMED TO BE APPROXIMATELY 50% OF THE BUILDING AREA.

**SITE NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF EASTVALE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS 23.28+ ACRES (R.O.W. DEDICATION AND EDISON EASEMENT NOT INCLUDED).
10. NO WETLANDS WERE PRESENT ON THIS SITE.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

Source: Kimley Horn, October 2014.

## A.2 - Notice of Preparation Responses

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EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

Notice of Preparation

January 16, 2015

To: Reviewing Agencies

Re: Eastvale Crossings  
SCH# 2015011020

Attached for your review and comment is the Notice of Preparation (NOP) for the Eastvale Crossings draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Eric Norris  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2015011020  
**Project Title** Eastvale Crossings  
**Lead Agency** Eastvale, City of

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**Type** NOP Notice of Preparation

**Description** The proposed development project includes six parcels consisting of 24.78 gross acres. The project includes the development of a commercial retail center comprised of the following proposed parcels: (1) an approximately 192,000 sf Walmart retail store on a 19.06 acre parcel; (2) a gas station with an approximately 4,200 sf convenience store, sixteen fueling positions, and a self-servicing drive-thru carwash on a 0.95 acre parcel, (3) an approximately 3,500 sf fast food restaurant with a drive-thru on a 0.76-acre parcel, (4) a 6,200 sf retail shop building with a drive-thru and walk-up automatic teller machine (ATM) on a 0.66-acre parcel, (5) a 12,200 sf retail shop building on a 1.37-acre parcel, and (6) a storm water retention basin on a 0.46-acre parcel. The proposed development site will have approximately 1.52 acres of street and driveway dedications.

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**Lead Agency Contact**

**Name** Eric Norris  
**Agency** City of Eastvale  
**Phone** 951 361-0900 **Fax**  
**email**  
**Address** 12363 Limonite Avenue, Suite 910  
**City** Eastvale **State** CA **Zip** 91752

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**Project Location**

**County** Riverside  
**City** Eastvale  
**Region**  
**Cross Streets** Archibald Avenue and Limonite Avenue  
**Lat / Long** 33° 58' 50" N / 117° 35' 29" W  
**Parcel No.** 144-030-012, -014, 028  
**Township** 2S **Range** 7W **Section** 26 **Base**

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**Proximity to:**

**Highways** No  
**Airports** Chino  
**Railways** No  
**Waterways** Cucamonga Creek to the west  
**Schools** Rosa Parks/Ramirez  
**Land Use**

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Recreation/Parks; Noise; Public Services; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects; Other Issues

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**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2015011020

Project Title: Eastvale Crossings

Lead Agency: City of Eastvale Contact Person: Eric Norris
Mailing Address: 12363 Limonite Avenue, Suite 910 Phone: (951) 361-0900
City: Eastvale Zip: 91752 County: Riverside

Project Location: County: Riverside City/Nearest Community: City of Eastvale
Cross Streets: Archibald Avenue and Limonite Avenue Zip Code: 91752
Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ' 50 " N / 117 ° 35 ' 29 " W Total Acres: 24.78
Assessor's Parcel No.: 144-030-012, -014, 028 Section: 26 Twp.: 2S Range: 7W Base: USGS 7.5
Within 2 Miles: State Hwy #: none Waterways: Cucamonga Creek to the west
Airports: Chino Airport Railways: none Schools: Rosa Parks/Ramirez/etc.

Document Type:

CEQA: [X] NOP [ ] Draft EIR [ ] NOI [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:
NEPA: [ ] FONSI
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Local Action Type:

[ ] General Plan Update [ ] Specific Plan [X] Rezone [ ] Annexation
[X] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [X] Land Division (Subdivision, etc.) [ ] Other: See Attachm. A

Development Type:

[ ] Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
[ ] Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[X] Commercial: Sq.ft. 218,000 Acres 24.78 Employees \_\_\_\_\_
[ ] Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Educational: \_\_\_\_\_
[ ] Recreational: \_\_\_\_\_
[ ] Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Transportation: Type \_\_\_\_\_
[ ] Mining: Mineral \_\_\_\_\_
[ ] Power: Type \_\_\_\_\_ MW \_\_\_\_\_
[ ] Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Hazardous Waste: Type \_\_\_\_\_
[ ] Other: \_\_\_\_\_

Project Issues Discussed in Document:

[X] Aesthetic/Visual [X] Fiscal [ ] Recreation/Parks [X] Vegetation
[ ] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [ ] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [ ] Wetland/Riparian
[X] Biological Resources [ ] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [ ] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: Urban Decay

Present Land Use/Zoning/General Plan Designation:

See Attachment B

Project Description: (please use a separate page if necessary)
See Attachment C

**Eastvale Walmart Project  
State Clearinghouse Notice of Completion Form**

**Attachment A: Local Action Type**

Following is a list of Local Action Types for the Proposed Project:

- General Plan Amendment
- Zone Change
- Conditional Use Permits
- Tentative Tract Map
- Major Development Plan
- Sign Program

**Attachment B: Present Land Use/Zoning/General Plan Designations**

Following are the Present Use/Zoning/General Plan Designations on the Project Site

Present Use – Abandoned Land formerly used as a dairy  
Present Zoning – General Commercial and Manufacturing-Service Commercial  
Present General Plan Designation – Commercial Retail and Light Industrial

**Attachment C: Project Description**

The proposed development project includes six parcels consisting of 24.78 gross acres. The project includes the development of a commercial retail center comprised of the following proposed parcels: (1) an approximately 192,000 square foot Walmart retail store on a 19.06 acre parcel; (2) a gas station with an approximately 4,200 square foot convenience store, sixteen fueling positions, and a self-servicing drive-thru carwash on a 0.95-acre parcel, (3) an approximately 3,500 square foot fast food restaurant with a drive-thru on a 0.76-acre parcel, (4) a 6,200 square foot retail shop building with a drive-thru and walk-up automatic teller machine (ATM) on a 0.66-acre parcel, (5) a 12,200 square foot retail shop building on a 1.37-acre parcel, and (6) a storm water retention basin on a 0.46-acre parcel. The proposed development site will have approximately 1.52 acres of street and driveway dedications.

The proposed Walmart store will operate 24 hours a day and would sell general retail merchandise, products for the home (i.e., house wares, electronics, furniture and outdoor living items), personal items (i.e., clothing, daily essentials) and groceries (including alcoholic beverages for off-site consumption). The store will also sell pool chemicals, pesticides, paint products and ammunition. The Walmart store may have outdoor seasonal sales and storage. In addition, the store will include a garden center. Furthermore, the Walmart store will include a pharmacy and may also include a vision, hearing, and medical care center, food service, a photo studio and photo finishing center, a banking center, and an arcade and other similar accessory uses inside the store. The store building will include six truck doors and loading docks. The proposed Walmart store will be single-story, varying in height from approximately 24 to 32 feet in height.

Vehicular access to the project site will be provided by two proposed signalized intersections: one at Archibald Avenue along the western project boundary; the second at Limonite Avenue along the northern project boundary.

County: Riverside

NOP Distribution List

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Nicole Wong
- California Coastal Commission  
Elizabeth A. Fuchs
- Colorado River Board  
Lisa Johansen
- Dept. of Conservation  
Elizabeth Carpenter
- California Energy Commission  
Eric Knight
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herota
- Office of Historic Preservation  
Ron Parsons
- Dept of Parks & Recreation Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery  
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam
- Dept. of Water Resources Agency  
Nadell Gayou
- Fish and Game  
Scott Flint  
Environmental Services Division
- Dept. of Fish & Wildlife  
Environmental Services Division
- Fish & Wildlife Region 1  
Curt Babcock
- Fish & Wildlife Region 1E  
Laurie Harnsberger
- Fish & Wildlife Region 2  
Jeff Drongesen
- Fish & Wildlife Region 3  
Charles Armor
- Fish & Wildlife Region 4  
Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono. Habitat Conservation Program
- Dept. of Fish & Wildlife M  
George Isaac  
Marine Region
- Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services  
Public School Construction
- Dept. of General Services  
Anna Garbeff  
Environmental Services Section
- Delta Stewardship Council  
Kevan Samsam
- Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division
- Independent Commissions/Boards  
Delta Protection Commission  
Michael Machado
- OES (Office of Emergency Services)  
Marcia Scully
- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Leo Wong
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques
- Cal State Transportation Agency CalSTA
- Caltrans - Division of Aeronautics  
Philip Crimmins
- Caltrans - Planning  
HQ LD-IGR  
Terri Pencovic
- California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects
- Dept. of Transportation
- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North
- Caltrans, District 4  
Patricia Maurice
- Caltrans, District 5  
Larry Newland
- Caltrans, District 6  
Michael Navairo
- Caltrans, District 7  
Dianna Watson
- Caltrans, District 8  
Mark Roberts
- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake
- Cal EPA
- Air Resources Board  
All Other Projects  
Cathi Slaminski
- Transportation Projects  
Nesamani Kalandiyur
- Industrial/Energy Projects  
Mike Tollstrup
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Jeffery Werth  
Division of Drinking Water
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator
- Regional Water Quality Control Board (RWQCB)  
RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)
- Other  
Conservancy



# *Jurupa Area Recreation and Park District*

4810 Pedley Road • Jurupa Valley, CA 92509 • (951) 361-2090 • Fax (951) 361-2095  
[www.jarpd.org](http://www.jarpd.org)

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January 22, 2015

Mr. Eric Norris, Planning Department  
City of Eastvale  
12363 Limonite Ave., Suite #910  
Eastvale, CA 91752

RE: Eastvale Crossings, APN's 144-030-012, -014, and 028

Please be advised that this project does not impact the Jurupa Area Recreation and Park District. This project is located west of Hamner and is outside of our jurisdiction. Please contact Jurupa Community Services District for their input into this project, as it is located in their jurisdiction.

If you have any questions or comments, please feel free to contact me at 951-361-2090

Through:

DAN RODRIGUEZ, General Manager

BRENDA REYNOLDS, CFD Parks and Projects Manager

XC: JARPD Board of Directors  
Dan Rodriguez, JARPD General Manager  
Koppel & Gruber Public Finance  
File

**General Manager**  
Dan Rodriguez

**Board of Directors**  
Ronald Anderson • Stephen Anderson • Don Davies • Josie Gaytan • Ellen Porter

**Office Manager**  
Loretta Voges



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**NOTICE OF PREPARATION  
OF AN ENVIRONMENTAL IMPACT REPORT  
CITY OF EASTVALE**

**DATE:** January 13, 2015

**PROJECT TITLE:** Eastvale Crossings

**SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 *et seq*) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq*), the City of Eastvale is publishing this Notice of Preparation (NOP). The City will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described in the attachment to this notice.

An Initial Study is not included with this notice, as it has been determined with certainty that the City will prepare an EIR. A summary of potential environmental impacts is outlined in the accompanying notice, subject to further analysis and refinement in the EIR.

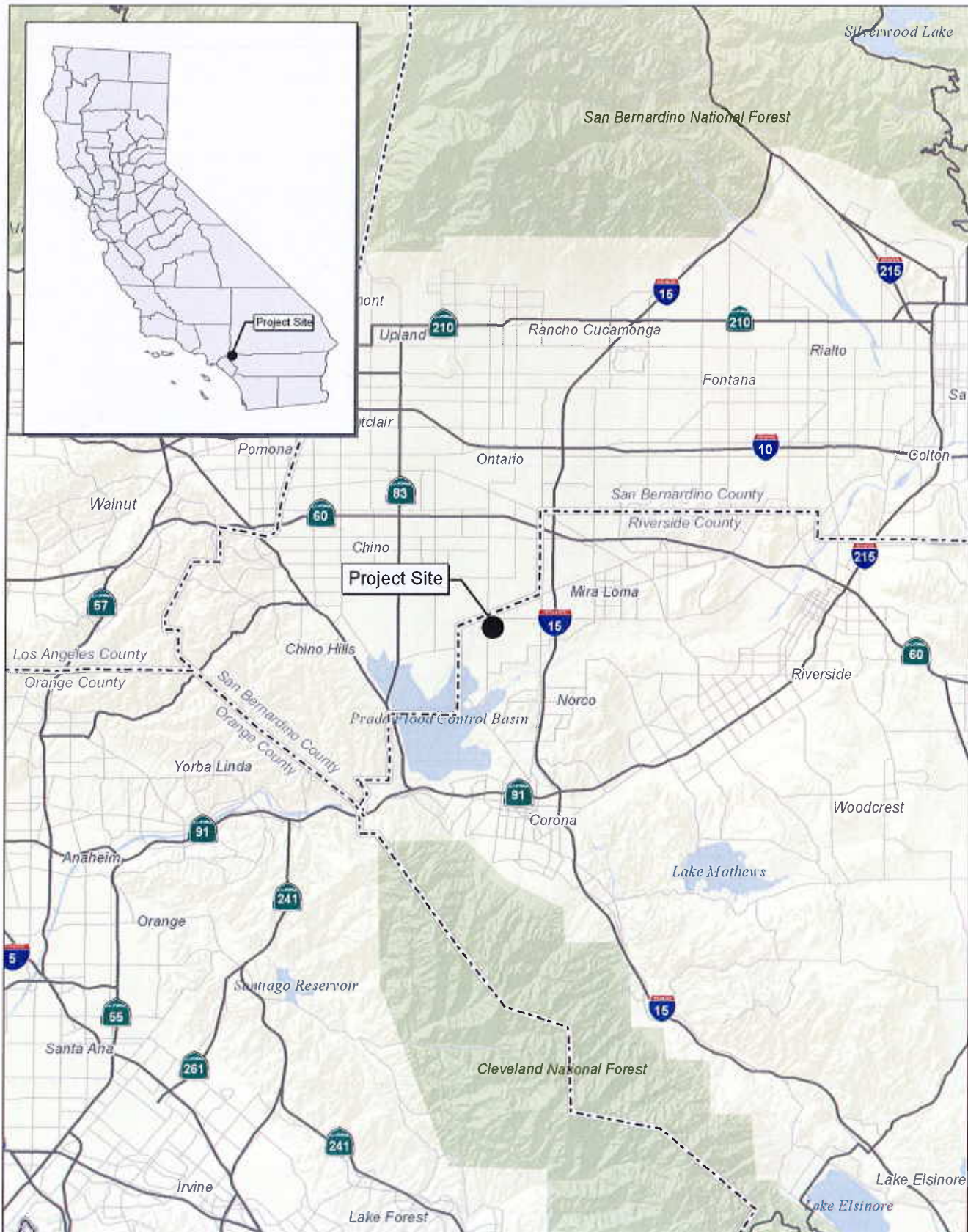
**Lead Agency**

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

**Project Applicant**

Wal-Mart Real Estate Business Trust  
2001 SE 10<sup>th</sup> Street  
Bentonville, AR 72716

**Responsible Agencies:** The City needs to know your agency's views regarding the scope and content of the environmental information which is germane to your agency's statutory responsibility in connection with the project. Your agency will need to use the EIR prepared by our agency when considering your permitting or other approvals for the project. Please include contact information for a contact person in your agency.



Source: Census 2000 Data, The CaSIL





**Exhibit 1  
Regional Location Map**







South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

January 22, 2015

Eric Norris, Planning Director  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752

### **Notice of Preparation of a CEQA Document for the Eastvale Crossing Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

#### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is

recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment (“*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*”) can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board’s *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD’s CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD’s Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD’s Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD’s webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [jbaker@aqmd.gov](mailto:jbaker@aqmd.gov) or call me at (909) 396-3176.

Sincerely,

*Jillian Baker*

Jillian Baker, Ph.D.  
Program Supervisor  
Planning, Rule Development & Area Sources



State of California - Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
(909) 484-0459  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

*EDMUND G. BROWN, Jr., Governor*  
*CHARLTON H. BONHAM, Director*



February 2, 2015

Mr. Eric Norris  
Planning Director  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752

Subject: Notice of Preparation for the Eastvale Crossings Project  
Draft Environmental Impact Report  
State Clearinghouse No. 2015011020

Dear Mr. Norris:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) for the Eastvale Crossings Project (Project) [State Clearinghouse No. 2015011020]. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

#### Project Description

The Project is located within the northwest portion of the City of Eastvale, in Riverside County, California. The Project site is bound by Limonite Avenue to the north, Rolling Meadow Street to the east, James C. Huber Park to the south, and Archibald Avenue to the west. The City of Eastvale proposes the development of a commercial retail center including a 192,000 square foot Walmart store on a 19.06 acre parcel, a gas station with an approximately 4,200 square foot convenience store, sixteen fueling positions, and a self-servicing drive-thru carwash on a 0.95 acre parcel, an approximately 3,500 square foot fast food restaurant with a drive-thru on a 0.76 acre parcel, a 6,200 square foot retail shop building with a drive-thru and walk-up automatic teller machine (ATM) on a 0.66 acre parcel, a 12,200 square foot retail shop building on a 1.37 acre parcel, and a storm water retention basin on a 0.46 acre parcel.

### Biological Resources and Impacts

The CEQA document should contain sufficient, specific, and current biological information on the existing habitat and species at the Project site; measures to minimize and avoid sensitive biological resources; and mitigation measures to offset the loss of native flora and fauna and State waters. The CEQA document should not defer impact analysis and mitigation measures to future regulatory discretionary actions, such as a Lake or Streambed Alteration Agreement.

If state or federal endangered or threatened species have the potential to occur on the Project site, species specific surveys should be conducted using methods approved by the Department or assume the presence of the species throughout the project site. The CEQA document should include *recent* survey data (CEQA Guidelines Section 15125(a)). The CEQA document should also address species of special concern and federal critical habitat. To assist with review, an accompanying map showing the areas of impact should be included in the subsequent CEQA document. Additional maps detailing the location of endangered, threatened, or species of special concern should also be included in the subsequent CEQA document.

### Nesting Birds and the Migratory Bird Treaty Act

Please note that it is the Lead Agency's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 et seq.). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) stipulate the following: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

The Department recommends that the City of Eastvale conduct appropriate avian surveys for all bird species that have the potential to be impacted by project activities, including the burrowing owl (*Athene cunicularia*), which has been found to occur within one mile of the project site. Surveys for Burrowing Owl should follow the Department's 2012 Staff Report on Burrowing Owl Mitigation (2012 Staff Report), available for download here: [http://www.dfg.ca.gov/wildlife/nongame/survey\\_monitor.html](http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html)

The Department recommends that the DEIR include specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to:

project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

#### Natural Community Conservation Program (NCCP) and California Endangered Species Act (CESA)

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the CESA, and administers the Natural Community Conservation Plan Program (NCCP Program). Within the Inland Deserts Region, the Department issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per Section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this Project is necessary to address CEQA requirements. To obtain additional information regarding the MSHCP please go to: <http://rctlma.org/epd/WR-MSHCP>.

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement. The City of Eastvale is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP. The Project is located in the Eastvale Plan Area of the MSHCP. The following MSHCP policies and procedures will apply to this project: Protection of the Narrow Endemic Plant Species (MSHCP Section 6.1.3), and Additional Survey Needs and procedures for Burrowing Owl (MSHCP section 6.3.2). If the project is not processed through the MSHCP for covered species, then the project may be subject to the Federal Endangered Species Act (FESA) and/or CESA for threatened, endangered, and/or candidate species. The Department recommends that a CESA Incidental Take Permit (ITP) be obtained if the project has the potential to result in take (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of species of plants or animals listed under CESA, either during construction or

over the life of the Project. The Department's CESA ITP states that a project shall fully minimize and mitigate impacts to State-listed resources.

#### Lake and Streambed Alteration Program

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

The Department has observed that several biological consulting companies in the area are incorrectly referencing California Code of Regulations (CCR) Title 14, section 1.72 in reference to the Department's jurisdiction under section 1600 *et seq.* of the Fish and Game Code. Please note that CCR Title 14, section 1.72 does not pertain to the Department's jurisdiction as embodied in California Fish and Game Code (FGC) section 1600 *et seq.*, and is not the definition of a stream used by the Department. The section 1.72 definition was developed to address a specific sport fish issue that came before the Fish and Game Commission, and although the definition does speak to periodic and intermittent flow, section 1.72 is limited to fish-bearing or aquatic life-bearing streams.

Rather than limiting Department jurisdiction to fish-bearing streams alone, FGC Chapter 6, Fish and Wildlife Protection and Conservation, Section 1600 *et seq.* was enacted to provide for the conservation of fish and wildlife resources associated with stream ecosystems. The FGC further defines fish and wildlife to include: all wild animals, birds, plants, fish, amphibians, invertebrates, reptiles, and related ecological communities, including the habitat upon which they depend for continued viability (FGC Division 5, Chapter 1, section 45, and Division 2, Chapter 1, section 711.2(a), respectively). Fish means wild fish, mollusks, crustaceans, invertebrates, or amphibians, including any part, spawn or ova thereof (FGC, Division 5, Chapter 1, section 45).

For the purposes of implementing sections 1601 and 1603 of the FGC, California Code of Regulations Title 14, section 720 requires submission to the Department of general plans sufficient to indicate the nature of a project for construction by or on behalf of any person, government agency, state or local, and any public utility, of any project which will divert, obstruct or change the natural flow or bed of any river, stream or lake designated by the Department, or will use material from the streambeds designated by

the Department, all rivers, streams, lakes, and streambeds in the State of California, including all rivers, streams and streambeds which may have intermittent flows of water, are hereby designated for such purpose.

Division 2, Chapter 5, Article 6, Section 1600 *et seq.* of the California Fish and Game Code does not limit jurisdiction to areas defined by specific flow events, seasonal changes in water flow, or presence or absence of specific vegetation types or communities. By long practice, the Department defines a stream as "a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic regime, and where the width of its course can reasonably be identified by physical or biological indicators." The "*historic hydrologic regime*" is defined in practice by the Department as circa 1800 to the present. Thus, a channel is not defined by a specific flow event, nor by the path of surface water as this path might vary seasonally. Rather, it is the Department's practice to define the channel based on the topography or elevations of land that confine the water to a definite course when the waters of a creek rise to their highest point. To define jurisdictional boundaries otherwise would result in a morass of jurisdictional boundaries that differed from stream to stream, changed with variations in channel morphology along the same stream, or that shifted seasonally on any given stream along with seasonal changes in flow.

The Department's website has information regarding dryland streams in "A review of Stream Processes and Forms in Dryland Watersheds," available at this location: <http://www.dfg.ca.gov/habcon/1600/1600resources.html>.

Additional information can also be found in "Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants, With the MESA Field Guide - Final Project Report" available here: <http://www.energy.ca.gov/2014publications/CEC-500-2014-013/index.html>

Although the proposed Project is within the MSHCP, a Notification of Lake or Streambed Alteration may be required by the Department, should the site contain areas subject to Fish and Game Code section 1600 *et seq.* jurisdiction, and the Project proposes impacts to these areas. Additionally, the Department's criteria for determining the presence of areas subject to Fish and Game Code section 1600 *et seq.* jurisdiction more comprehensive than the MSHCP criteria in Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools).

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information into the CEQA document to avoid subsequent documentation and project delays. Please note that failure to include this analysis in the project's environmental document could preclude the Department from relying on the Lead Agency's analysis to issue an LSA Agreement without the Department first conducting its own, separate Lead Agency subsequent or supplemental analysis for the project:



- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
- 2) Discussion of avoidance and minimization measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. Please refer to section 15370 of the CEQA Guidelines for the definition of mitigation.

### Cumulative Impacts

The Project is proposed in a densely populated region of southern California. The regional scarcity of biological resources may increase the cumulative significance of Project activities. Cumulative effects analysis should be developed as described under CEQA Guidelines Section 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis.

### Alternatives Analysis

The CEQA document should analyze a range of fully considered and evaluated alternatives to the Project (CEQA Guidelines Section 15126.6). The analysis should include a range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources. The Department considers Rare Natural Communities as threatened habitats, having both local and regional significance. Thus, these communities should be fully avoided and otherwise protected from Project-related impacts. The CEQA document should include an evaluation of specific alternative locations with lower resource sensitivity where appropriate. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat should be addressed.

Please note that the Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

### Department Recommendations

The Department has the following concerns about the Project, and requests that these concerns be addressed in the CEQA document:

1. The CEQA document should quantify impacts to habitats and species as per the informational requirements of CEQA. An accompanying map showing the areas of impact should also be included.
2. The CEQA document should include *recent* biological surveys for fauna and flora (CEQA Guidelines Section 15125(a)). The Department recommends that the Lead Agency contact the Department's California Natural Diversity Database (CNDDDB) in Sacramento, (916) 327-5960, to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the California Fish and Game Code. Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site. If state or federal threatened or endangered species may occur within the project area, species specific surveys, conducted at the appropriate time of year and time of day, should be included with the CEQA document. Acceptable species specific surveys have been developed by the Department, and by the U.S. Fish and Wildlife Service, and are accessible through each agencies websites. Assessments for rare plants and rare plant natural communities should follow the Department's 2009 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If the Department's 2009 guidelines were not used, surveys conducted after the issuance of the 2009 guidance should be updated following the 2009 guidelines. The guidance document is available here: [http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/protocols\\_for\\_surveying\\_and\\_evaluating\\_impacts.pdf](http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/protocols_for_surveying_and_evaluating_impacts.pdf)
3. The CEQA document should provide an analysis of habitat conservation plans and natural community conservation plans, including the MSHCP. The CEQA document should include a discussion of how the project will affect reserve assembly; how the Project will affect the goals and objectives of the NCCP; the applicable policies and procedures that pertain to the Project; a discussion of survey requirements; and a list of proposed mitigation measures pursuant to the NCCP. A copy of any documents discussing the Project's consistency with the NCCP (e.g., Determination of Biologically Equivalent or Superior Preservation) should be included with the CEQA document.
4. The analysis in the CEQA document should satisfy the requirements of the Department's Lake and Streambed Alteration Program and CESA (if deemed necessary).
5. The CEQA document should provide a thorough analysis of direct, indirect, and cumulative impacts and identify specific measures to offset such impacts.

6. The CEQA document should analyze a range of fully considered and evaluated alternatives to the Project (CEQA Guidelines Section 15126.6).

In summary, the Department requests that the CEQA document include current information regarding biological resources, adequately address whether the project will be processed through the MSHCP, provide a thorough analysis of cumulative impacts, and provide an alternatives analysis. If you should have any questions pertaining to these comments, please contact Gabriele Quillman at (909) 980-3818 or [gabriele.quillman@wildlife.ca.gov](mailto:gabriele.quillman@wildlife.ca.gov).

Sincerely,

(fem) 

Leslie MacNair  
Acting Regional Manager

cc: State Clearinghouse, Sacramento



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED

FEB 10 2015

CITY OF EASTVALE

**CHAIR**

Simon Housman  
Rancho Mirage

February 3, 2015

**VICE CHAIRMAN**

Rod Ballance  
Riverside

Mr. Eric Norris, Planning Director  
City of Eastvale Planning Department  
12363 Limonite Avenue, Suite #910  
Eastvale, CA 91752

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

**RE: Eastvale Crossings – Notice of Preparation of an Environmental Impact Report – Commercial Center**

Dear Mr. Norris:

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the Notice of Preparation of an Environmental Impact Report for the Eastvale Crossings project, a proposal to develop a commercial center anchored by a 192,000 square foot Wal-Mart store on a 24.78-acre site located southerly of Limonite Avenue and easterly of Archibald Avenue.

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

ALUC supports the City's decision to require an Environmental Impact Report for this project. The project presents concerns relating to the single-acre intensity of the project (and, to a lesser extent, provision of qualifying open area) that could result in a finding that the project is not consistent with the Chino Airport Land Use Compatibility Plan (Chino ALUCP). Therefore, compatibility with the Chino ALUCP (or the lack thereof) should be identified as a potentially significant impact.

County Administrative Center  
4080 Lerron St, 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

The project site includes three parcels, with the largest of these parcels split between Airport Compatibility Zones C and D of the Chino Airport Influence Area. The project includes a general plan amendment and change of zone. Pursuant to the State Aeronautics Act, ALUC review of this project and determination as to consistency with the Chino Airport Land Use Compatibility Plan is mandatory.

[www.rcaluc.org](http://www.rcaluc.org)

Staff's preliminary review of this project in November 2014 indicated that the single-acre intensity that would be expected to occur within the Wal-Mart store (evaluated on the basis of one person per 115 square feet of gross floor area) would likely exceed the allowable single-acre intensity within Compatibility Zone C (maximum 150 persons in any given acre; up to 195 with use of all risk-reduction measures). Compliance with ALUC open area requirements (10 percent in Zone D and 20 percent in Zone C) would also be a concern.

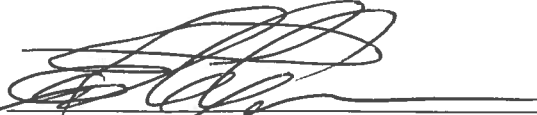
We would recommend that the Project Alternatives include consideration of at least one alternative site for the commercial center in the City of Eastvale that is outside the boundaries of Airport Compatibility Zones B1 and C.

If you have any questions, please contact ALUC Principal Planner John Guerin at (951) 955-0982.

**AIRPORT LAND USE COMMISSION**

**February 3, 2015**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

Y:\AIRPORT CASE FILES\Chino\Eastvale Crossings NOP - ltr to Eastvale.doc

DENNIS R. YATES  
Mayor

EUNICE M. ULLOA  
Mayor Pro Tem

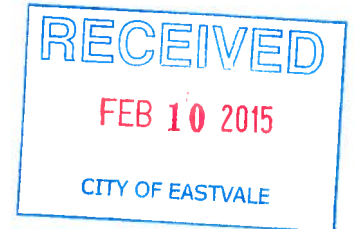


GLENN DUNCAN  
EARL C. ELROD  
TOM HAUGHEY  
Council Members

MATTHEW C. BALLANTYNE  
City Manager

## CITY of CHINO

February 3, 2015



Mr. Eric Norris  
Planning Director  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752-3686

RE: Notice of Preparation of an Environmental Impact Report for Eastvale Crossings

Dear Mr. Norris:

Thank you for the opportunity to review and comment on the Notice of Preparation of an Environmental Impact Report for Eastvale Crossings.

The following items should be studied and/or included as a part of the review of the proposed project:

1. The City of Chino would like the opportunity to participate in the review and comment of the traffic study scoping letter.
2. Study of all intersections within the City of Chino where project contributes 50 or more peak hour trips, along the following streets, at a minimum: Merrill Avenue, Kimball Avenue, Flight Avenue, Remington Avenue, Carpenter Street, Edison Avenue, Euclid Avenue, Pine Avenue, Baker Street, and any other intersection meeting these minimum traffic volumes.
3. Include cumulative projects within the City of Chino, this list can be provided.
4. Conduct an Economic Study related to the rezoning of Manufacturing-Services (M-SC) to General Commercial (C1/C-P) and the project's regional impacts to economics, housing and population.

Thank you again for the opportunity to review and comment on this project. Should you have any questions, please feel free to contact me at (909) 334-3332.

Sincerely,

Christine Lovell  
City Planner

cc: Public Works Department File



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

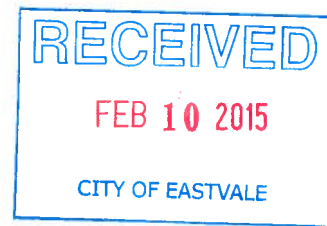
SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought  
Help save water!*

February 4, 2015

City of Eastvale

Eric Norris

Planning Director

12363 Limonite Avenue, Suite 910

Eastvale, CA 91752

Mr. Norris:

Notice of Preparation of an Environmental Impact Report (EIR) for Wal-Mart Real Estate Business Trust (RIV 15 PM 48.16)

We have received the Notice of Preparation (NOP) for the above referenced project, located west of Interstate-15 (I-15) right-of-way, at the intersection of Limonite Avenue and Archibald Avenue. The project includes six parcels consisting of 24.78 gross acres including the development of a commercial retail center comprised of approximately 192,000 square foot Wal-Mart retail store, a gas station with an approximately 4,200 square foot convince store, sixteen fueling positions with a drive-thru carwash. A 3,500 square foot restaurant with a drive-thru, a 6,200 square foot retail shop building with a drive-thru/walk-up (ATM), a 12,200 square foot retail shop building and an storm water retention basin.

Your project does not appear to have impacts to the State Highway system. However, the California Department of Transportation reserves the right to comment on any future revisions to this project.

Should this proposal be later modified please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impact to Interstate 15.

Sincerely,

  
for MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

Caltrans Intranet Home > DRISI HQ > ODST Home > GIS Services > [Postmile Query Tool](#)

<input type="button" value="Validate PM Point"/>	<input type="button" value="Validate PM Line"/>	<input type="button" value="Find PM"/>	<input type="button" value="Convert Lat/Long to PM"/>	<input type="checkbox"/> View County Boundaries, Routes, and Calibration Postmiles	<a href="#">Report</a> <a href="#">LRS</a> <a href="#">Error</a>
County <b>RIV-Riverside</b> ▾	Route <b>15</b> ▾	Postmile <b>48.16</b> ▾	<input type="button" value="Go"/>	<input type="button" value="Start Over"/>	Data owner: Office of Data Services and Technology Data origin: Transportation System Network (TSN) Highway Sequence Listing Data displayed represents the postmile system described in TSN as of January 30, 2012.





CITY OF



ONTARIO

303 EAST "B" STREET, CIVIC CENTER

ONTARIO

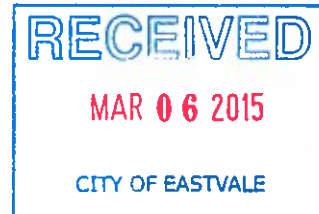
CALIFORNIA 91764-4105

(909) 395-2000  
FAX (909) 395-2070

PAUL S. LEON  
MAYOR

ALAN D. WAPNER  
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CITY MANAGER

MARY E. WIRTES, MMC  
CITY CLERK

JAMES R. MILHISER  
TREASURER

March 3, 2015

City of Eastvale  
Mr. Eric Norris, Planning Director  
12363 Limonite Avenue, Suite 910  
Eastvale, California 91752

**RE: NOTICE OF PREPARATION FOR PROPOSED WALMART PROJECT  
LOCATED AT THE SOUTHEAST CORNER OF LIMONITE AVENUE  
AND ARCHIBALD AVENUE IN THE CITY OF EASTVALE**

Mr. Norris,

Thank you for allowing the City of Ontario an opportunity to review and comment on the above referenced project. After reviewing the Notice of Preparation, the City requests that the following comment be addressed:

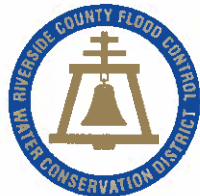
- The EIR traffic analysis study locations should include the intersections along Archibald Avenue including Merrill, Eucalyptus, Edison, Schaefer, Chino, Riverside, and the SR 60 on and off ramps.

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. If you have any questions regarding our comments, please contact me at (909) 395-2419, or Richard Ayala, Senior Planner, at (909) 395-2421.

Sincerely,

  
Scott Murphy  
Planning Director

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

168564

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT



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

Attention: Eric Norris

Ladies and Gentlemen:

Re: EIR for Walmart

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

- No comment.
- This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.
- This project involves District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted \_\_\_\_\_ Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project is located within the limits of the District's Eastvale Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1266. Eastvale MDP Line A-2
- The District's previous comments are still valid. PM 35061 and PP22277

### GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

  
HENRY OLIVO  
Engineering Project Manager

c: Riverside County Planning Department  
Attn: Kristi Lovelady

Date: March 4, 2015

SKM:blm

**Subject:** Walmart

**Date:** Thursday, January 22, 2015 at 9:24:23 AM Pacific Standard Time

**From:** Josephine Maniscalco

**To:** Enorris@eastvaleca.gov

Walmart is a horrible, horrible idea. Eastvale is a highly desirable area and continues to get better. Walmart ALWAYS negatively effects the neighborhood. Why aren't you looking for places like Trader Joes or Whole Foods- destinations that will

Positively impact Eastvale? Walmart is an eyesore and I personally avoid Walmart at all costs. They always end up dirty and icky. Just go visit a few. Please please NO Walmart!!!

Sent from my iPhone

January 23, 2015

Eric Norris  
Planning Director  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752

Dear Mr. Norris:

Southern California Edison's (SCE) electrical system includes electrical transmission and distribution facilities, as well as supporting accessories which are located throughout the territory we serve, including the City of Eastvale. In our continuing efforts to be proactive in serving the needs of your community, SCE can assist local governments and developers to anticipate electrical work required by their projects. We wish to work collaboratively with you and city staff in planning and siting for future electric facilities. For proposed developments and General Plan updates, SCE requests copies of environmental documents for proposed developments (including Notices of Preparation, Environmental Impact Reports, Environmental Impact Statements, Initial Studies and Environmental Assessments). Advanced notice and review of these documents allows SCE to take into account any regulatory requirements (e.g., California Public Utility Commission's General Order No. 131D and General Order No. 69-C) or facility restrictions for any proposed development or project. Please submit these documents to:

Karen Cadavona  
Southern California Edison  
Third Party Environmental Reviews  
2244 Walnut Grove Avenue, Quad 4C 474B  
Rosemead, CA 91770

and  
Adriana Mendoza-Ramos, Esq.  
Region Manager, Local Public Affairs  
Southern California Edison  
1351 East Francis Street  
Ontario, CA 91761

We look forward to working with you on future projects. If you have any questions or concerns, please contact me at [Adriana.Mendoza@sce.com](mailto:Adriana.Mendoza@sce.com) or (909) 930-8495.

Sincerely,



Adriana Mendoza-Ramos, Esq.  
Region Manager  
Local Public Affairs

cc: Robert L. Van Nort, Acting City Manager  
Michelle Nissen, Assistant City Manager  
George Alvarez, City Engineer

**Subject:** RE: Question

**Date:** Tuesday, January 27, 2015 at 9:07:37 AM Pacific Standard Time

**From:** Feng, Shirley

**To:** 'Eric Norris'

Mr. Norris,

Thank you for your prompt response.

*Shirley Feng*

County of Orange

CEO/Public Finance Accounting

(714) 834-3049

[Shirley.Feng@ocgov.com](mailto:Shirley.Feng@ocgov.com)

---

From: Eric Norris [mailto:Enorris@eastvaleca.gov]

Sent: Tuesday, January 27, 2015 8:53 AM

To: Feng, Shirley

Subject: Re: Question

Ms. Feng:

Thank you for writing. At this time, the developers have not identified the stores that would be built on the outparcels at the Walmart center, but they have applied to have the option for one or more drive-through restaurants.

There are no proposals to build a Costco in Eastvale, but the Leal Master Plan (currently being prepared) sets aside about 40 acres of land for this type of store. For more information on that plan, see

<http://www.lealspecificplan.com>

Please let me know if you have any other questions.

**Eric Norris**

Planning Director

City of Eastvale

12363 Limonite Ave., Suite 910

Eastvale, CA 91752

[www.EastvaleCA.gov](http://www.EastvaleCA.gov)

951.361.0900 office

530.574.4875 cell

[Facebook](#) | [Twitter](#)

*Community ~ Pride ~ Prosperity*

---

**From:** Feng, Shirley <[Shirley.Feng@ocgov.com](mailto:Shirley.Feng@ocgov.com)>

**Sent:** Tuesday, January 27, 2015 7:48 AM

**To:** Eric Norris

**Subject:** Question

Good morning Mr. Norris,

I currently live in Eastvale, and I love this city. Glad to see there will be more developments in our city. I just have couple questions regarding the site plan for the plaza at Archibald and Limonite.

I saw the PowerPoint indicates there will be three retail stores, May I know what kind of retail stores we are going to have? Also, do we plan on having Costco in our area?

Thank you!

*Shirley Feng*

County of Orange

**Subject:** I support Walmart at corner of Limonite and Archibald

**Date:** Tuesday, January 27, 2015 at 8:03:11 AM Pacific Standard Time

**From:** Zakir Siddiqi

**To:** enorris@eastvaleca.gov

Dear Mr. Norris,

My name is Zakir Siddiqi. I am a proud Eastvale Resident and live at 13162 58th street and am excited by the development of Walmart in our city. I like the plans I see. I think it is a great idea as long as the site has easy in and out access and also accessible by public transportation.

If this store does not come then I am forced to go to Corona to shop at Walmart.

Please keep up the good work to bring more jobs and great living conditions to Eastvale.

Thanks,  
Zakir

**Subject:** (none)

**Date:** Tuesday, January 27, 2015 at 7:17:10 AM Pacific Standard Time

**From:** Moe S

**To:** enorris@eastvaleca.gov

Were talking advantage of the people all of us!!!!!!!, remember! You will make a bad choice to build a Walmart come to town we need better jobs with pride and respect high wages not low prices with low wages!!!!!!.....



**Subject:** (none)

**Date:** Tuesday, January 27, 2015 at 7:12:50 AM Pacific Standard Time

**From:** Moe S

**To:** enorris@eastvaleca.gov

Like there's not enough Walmart already there's a Walmart for every 3mile to 5 mile radius its crazy how many more Walmart is the USA are going to be build? That's Not good for local businesses its hurts all of us the the Walton family comes in every city and does not do any good for the community and kids all they cake about is\$\$\$\$\$!!!!!! You we onece there in your town they will stay and never leave that want you "All"of us to be there one stop shop!! Kill albertsons Ralphs Vons others that help you your mom grandma and grand pa out to to help put grocery's in to your car with friendly exceptional customer service and friendly as well and they treat their employees like family with respect I am typing this because I care I am a young man who's been working in grocery stores but not on the Union side or on the Union as well it's because Walmart is destroying every city it gets its footing how many more are they going to build we need to stop them so we can have a very beautiful city and it's to stop the Walton family is too greedy my name is Moises Salas, I'm a truck driver there mojo is kill Americans there putting all of us in poverty if you make \$15,000 To \$35.000 a year alone then your poor living an a APRTMENT. 2 or one bed room rent \$1,4000 a month you can't save to buy a house in Beautiful Eastvale, Ca were new KB and lennar homes go for a Hot \$450,000 \$600,000 dollars we couldn't survive payments to buy a home are \$2,900 just an perfect example but its the truth no one wants to see smell here the reality we sorry is not good enough if that's all you got your a looser we are all better than the \$\$\$\$\$ 49billion Walmart hairs tell them to stick it were the sun don't shine we don't need them were better off!!!!!!!!!!!!!!!!!!!!!!

**Subject:** Walmart EIR

**Date:** Wednesday, January 28, 2015 at 1:03:14 PM Pacific Standard Time

**From:** Chris Elliott

**To:** enorris@eastvaleca.gov

Hi Eric,

I reviewed the Powerpoint slides on the Walmart project EIR that were recently disseminated, and wanted to throw in some questions that hopefully will be addressed in future sessions.

The "Basic Scope of EIR" slide contains a bulleted list of helpful items for consideration. One of these is Transportation/Traffic. Tied to this bullet point I am curious if an evaluation of the existing roads in the immediate vicinity will be done. More specifically, if upon further research upgrades are deemed required, how would this be funded?

The only other piece which would be helpful to see is an analysis on projected impact to homeowner property values in the immediate vicinity.

I'm assuming a broad swath of data exists which details improvement/degradations in property values immediately after a commercial project like this is implemented...if this is the case it would be educational to see.

Appreciate the visibility provided to this initiative, and the solicitation of citizen commentary! Keep up the good work.

Best Regards,

Chris Elliott (current homeowner in the city of Eastvale)

**Subject:** FW: City of Eastvale, CA: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE EASTVALE CROSSINGS DEVELOPMENT

**Date:** Wednesday, January 28, 2015 at 10:29:15 PM Pacific Standard Time

**From:** Ghanim, Ross

**To:** enorris@eastvaleca.gov

Dear Mr. Norris

My family and I live in Eastvale very close to the new wall mart project. My wife and I would like to open a coffee shop just like Starbucks and before Starbucks take the place I would like to know if you kindly tell who I need to contact Walmart or at Walmart for this.

Thank you so much for any help you provide me sir.

Best Regards

**Ross Ghanim**

Senior IT/communications Manager

DynCorp LMS Bridge Program 

Department of the State, INL

Gibson Training Center

Cell: 079-003-5122

VOIP: 214-736-7905

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**From:** ERIC HECK [mailto:[e.l.heck@hotmail.com](mailto:e.l.heck@hotmail.com)]

**Sent:** Wednesday, January 28, 2015 5:21 PM

**To:** Ghanim, Ross

**Subject:** FW: City of Eastvale, CA: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE EASTVALE CROSSINGS DEVELOPMENT

Ross,

Check this out click on the link to the slideshow.

---

From: [MNissen@EastvaleCA.gov](mailto:MNissen@EastvaleCA.gov)

To: [e.l.heck@hotmail.com](mailto:e.l.heck@hotmail.com)

Date: Tue, 27 Jan 2015 04:38:32 -0800

Subject: City of Eastvale, CA: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE EASTVALE CROSSINGS DEVELOPMENT

Visit the link below to read this on our website.

<http://www.eastvaleca.gov/index.aspx?page=29&recordid=1441>

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE EASTVALE  
CROSSINGS DEVELOPMENT

Posted Date: 1/27/2015 4:30 AM

The PowerPoint show below was staff's presentation at the January 21, 2015 Scoping Meeting for the environmental impact report (EIR) being prepared for the proposed Walmart commercial development at the southwest corner of Limonite and Archibald. This Scoping Meeting was part of the Planning Commission Meeting agenda for January 21, 2015.

Comments and/or suggestions for topics to be examined in the EIR will be accepted until **February 16, 2015** and can be mailed to Eric Norris at Eastvale City Hall or emailed to [enorris@eastvaleca.gov](mailto:enorris@eastvaleca.gov)

**Eric Norris**

Planning Director

City of Eastvale

12363 Limonite Ave, Suite 910

Eastvale, CA 91752

[enorris@eastvaleca.gov](mailto:enorris@eastvaleca.gov)

**[CLICK HERE](#)** to download the PowerPoint presentation from the January 21, 2015 Scoping Meeting.

To change your eSubscriptions preferences, click the following link:

<http://www.eastvaleca.gov/index.aspx?page=18&subscriberguid=c5165a81-919b-4b16-a1b3-56eb4134b8f4>

To unsubscribe from all City of Eastvale, CA eSubscriptions, please click the following link:

<http://www.eastvaleca.gov/index.aspx?page=18&subscriberguid=c5165a81-919b-4b16-a1b3-56eb4134b8f4&unsubscribe=1>

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Version: 2015.0.5646 / Virus Database: 4273/9012 - Release Date: 01/28/15

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**Subject:** RE: Draft EIR - Walmart  
**Date:** Wednesday, January 28, 2015 at 9:58:15 AM Pacific Standard Time  
**From:** ABL-Laura@abl.org  
**To:** Michele Nissen  
**CC:** enorris@eastvaleca.gov

Thank you for your quick response Michele!

As I started typing this email, I tried reopening the link in Explorer, instead of Chrome. Explorer allows me to enlarge the slide, but when I do, it's blurry.

I was trying to see what the square feet is on the Walmart pad, so I could determine what type of Walmart store the site plans call for. Do you know what type of store it will be (e.g., Supercenter, Discount Store, or Neighborhood Market) and the its proposed square feet?

Thanks again!

Best Wishes,  
Laura Grant

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**From:** Michele Nissen [mailto:MNissen@eastvaleca.gov]  
**Sent:** Wednesday, January 28, 2015 9:41 AM  
**To:** ABL-Laura@abl.org  
**Cc:** Eric Norris  
**Subject:** Re: Draft EIR - Walmart

Oops, I forgot to mention that if you follow the link, you will find that the PPT is actually a PDF download so that you may enlarge/zoom the pages as needed.

Thank you,

Michele Nissen  
Assistant City Manager  
City of Eastvale  
Sent from my iPhone

On Jan 28, 2015, at 10:28 AM, [ABL-Laura@abl.org](mailto:ABL-Laura@abl.org) <[laura@abl.org](mailto:laura@abl.org)> wrote:

Hello Eric (Hi Michele),

I don't know if this comment/opinion is too late, but I would like to express my strong opposition to having a Walmart (especially that size, versus their "Neighborhood Market" store) in Eastvale. I think this will cannibalize our existing retail market and make Eastvale an undesirable location for other potential retailers, thus reducing Eastvale's opportunity to offer it's community a diverse retail mix.

With that being said, is this Walmart deal virtually certain to go through? Are there any other viable proposals being considered for this parcel? Has Eastvale's Albertsons/Vons or Ralphs expressed an opinion (good, bad, or indifferent) on Walmart infringing on their existing customer-base? I'm very concerned that this size Walmart will severely curtail their future sales. I would hate to see them needing to close a store ... I shudder to think how long it would take the shopping center's management company to find a new tenant.

Any information you could provide me would be most appreciated. Also, is the PPT (<http://www.eastvaleca.gov/modules/showdocument.aspx?documentid=3370>) available has a downloadable PDF – so I can expand its size to a magnification that will allow me to read all of the fine print.

Thank you and best wishes!  
Laura Grant  
[Laura@abl.org](mailto:Laura@abl.org)

**Subject:** Walmart ETA?

**Date:** Wednesday, January 28, 2015 at 9:12:08 AM Pacific Standard Time

**From:** Tricia Latham

**To:** enorris@eastvaleca.gov

Hello Eric,

Do you have an estimated opening date for our new Eastvale Walmart?

Thank You

*Tricia Latham*

**Subject:** EIR for Walmart

**Date:** Wednesday, January 28, 2015 at 10:38:48 AM Pacific Standard Time

**From:** Gena Schneider

**To:** enorris@eastvaleca.gov

We are very excited about this new development. My only comment: it's located on the **southeast** corner of Limonite/Archibald, not the southwest.

Warm regards,



**Gena Schneider**  
Owner, SeekingSitters Inland Empire  
P 909.260.4098  
F 909.533.2316  
gena.schneider@seekingsitters.com  
www.seekingsitters.com

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[Meet Inland Empire SeekingSitters Owner](#)



**Subject:** Eastvale Crossings - Notice of Intent

**Date:** Friday, February 6, 2015 at 1:29:41 PM Pacific Standard Time

**From:** Daniel Honeyfield

**To:** enorris@eastvaleca.gov

**CC:** IBootsma@Eastvaleca.gov, WLink@Eastvaleca.gov, CLorimore@Eastvaleca.gov, ARush@Eastvaleca.gov, JTessari@EastvaleCA.gov

Mr. Norris,

I am writing you in concern for the increase in traffic at Limonite Ave and Archibald Ave caused by the proposed Eastvale Crossings Project. As a commuter of this intersection on a daily basis, a shopping center of this magnitude will have a dramatic effect on the already congested area. It does not appear from the preliminary drawings that SCE's electrical towers are being relocated to accommodate the widening of both Limonite and Archibald Avenues. Further an article in the local newspaper stated the towers would not be relocated as part of the project. I believe the City should hold firm on requiring Walmart to relocate the high voltage towers impeding into the right of way of Archibald and Limonite Avenues.

Has the City given any consideration to work with Walmart to have the towers relocated? Possibly a reduction in taxes for the first few years to pay portions of the relocation of the towers? Based on the PUC's decision for SCE to underground the 500kV line and remove the already placed mono-poles through Chino Hills, I would imagine that SCE has several mono-poles in stock. This would greatly reduce the costs for relocation as part of the Eastvale Crossings Project and should be re-evaluated. I am not requesting the power lines be relocated merely install taller mono-poles within the corner lot to allow for longer spans of the overhead wires from the existing towers.

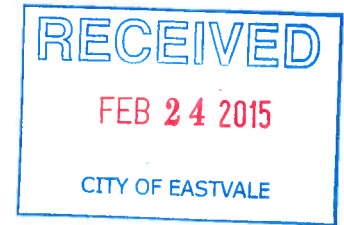
I am confident the leaders of the City of Eastvale can develop a strategy to ensure the towers are relocated to allow both Limonite Ave and Archibald Ave are widened to their full extent to resolve the existing traffic and better facilitate the increase in traffic caused by the Eastvale Crossings Project. I am concerned that if the towers are not relocated as part of this project that they will never be relocated and Walmart will flourish from the residents of Eastvale without providing improvements to traffic flow and overall appearance of the intersection.

Thank you for hearing my concerns,

Daniel Honeyfield  
8476 Vienna Drive  
Eastvale, CA 92880  
951-640-1662

February 18, 2015

Mark Teague, Principal Planner  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752  
MTeague@eastvaleca.gov



RE: Notice of Preparation for Eastvale Crossings Development

Dear Mr. Teague:

Southern California Edison ("SCE") appreciates the opportunity to review and provide comments on the Notice of Preparation ("NOP") for the Draft Environmental Impact Report ("Draft EIR") for the Eastvale Crossings Development. The proposed project includes the development of a commercial retail center comprised of the following: a Walmart retail store, a gas station, a fast food restaurant with drive-thru, retail shop buildings, and a storm water retention basin. The proposed development site will have approximately 1.52 acres of street and driveway dedications.

SCE is the electric service provider for the City of Eastvale and maintains electrical transmission and distribution facilities, as well as substations and supporting appurtenances in the City. As illustrated on the attached map, SCE has existing 66 kilovolt ("kV") subtransmission lines along Archibald Avenue and existing 220 kV and 550 kV transmission lines along the southeast boundary of the project site.

If the proposed project requires off-site roadway improvements (such as road widening or realignment of Archibald Avenue and Limonite Avenue), SCE requests that the Draft EIR contain a detailed description of the roadway improvements. SCE is concerned about protection of transmission towers immediately adjacent to the roadways and potential impacts to SCE's access to our existing facilities. SCE must comply with General Order ("GO") 95, which establishes rules and regulations for the overhead line design, construction, and maintenance. GO 95 also includes vertical and horizontal clearance requirements from thoroughfares, ground, and railroads.

Please be advised that SCE is regulated by the California Public Utilities Commission ("CPUC") and subject to GO 131-D<sup>1</sup>, which contains rules relating to the planning and construction of electric generation, transmission/power/distribution line facilities and substations. If the modification or relocation of transmission lines result in significant environmental impacts, they should be identified and discussed in the Draft EIR. If significant impacts resulting from SCE's scope of work are not adequately addressed in the Draft EIR, SCE may be required to pursue a separate, mandatory California Environmental Quality Act (CEQA) review through the CPUC, which could delay approval of the SCE transmission line portion of the project for two years or longer.

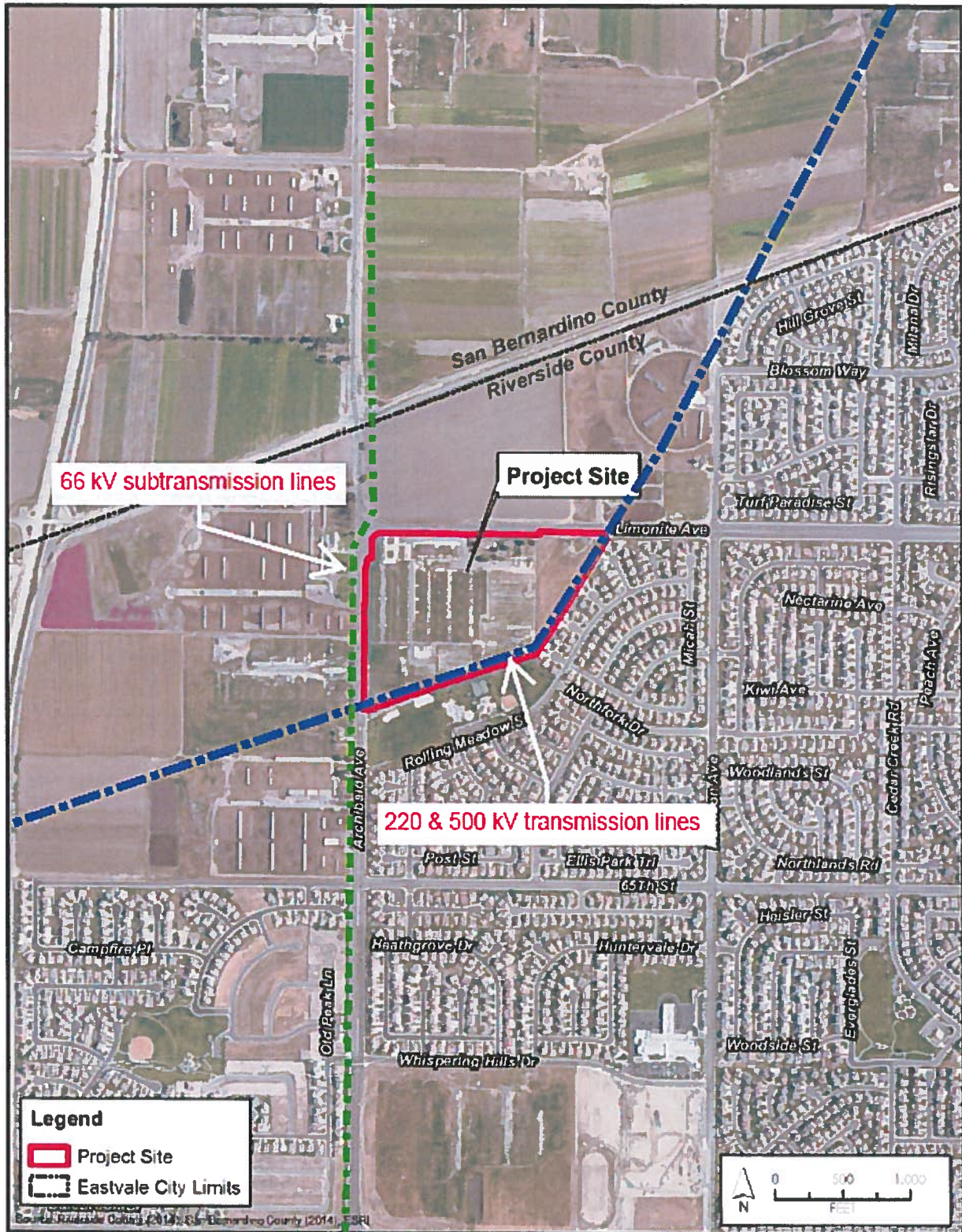
If you have any questions regarding this letter, please do not hesitate to contact me at [Adriana.Mendoza@sce.com](mailto:Adriana.Mendoza@sce.com) or (909) 930-8495.

Regards,

A handwritten signature in black ink that reads "Adriana P. Mendoza".

Adriana Mendoza-Ramos, Esq.  
Local Public Affairs Region Manager  
Southern California Edison Company

<sup>1</sup> <http://docs.cpuc.ca.gov/PUBLISHED/Graphics/589.PDF>



February 12, 2015

Attn: Eric Noris, Planning Director  
City of Eastvale  
13830 Whispering Hills Drive  
Eastvale, CA 92880



**Re: Notice of Preparation of a Draft Environmental Impact Report for the Eastvale Crossing Project, located on the Southeast Corner of Limonite Ave and Archibald Avenue in the City of Eastvale (APNs 144-030-012, -014, and-028)**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known sites, is a shared use area that was used in ongoing trade between tribes, and is regarded as culturally sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the project developer and the City of Eastvale.
2. Request a copy of the cultural study that was generated in efforts for this project for tribal review prior to the release of the DEIR.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project, with the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitoring component be incorporated into the EIR. We request that the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings.
5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

**Treatment and Disposition of Remains.**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

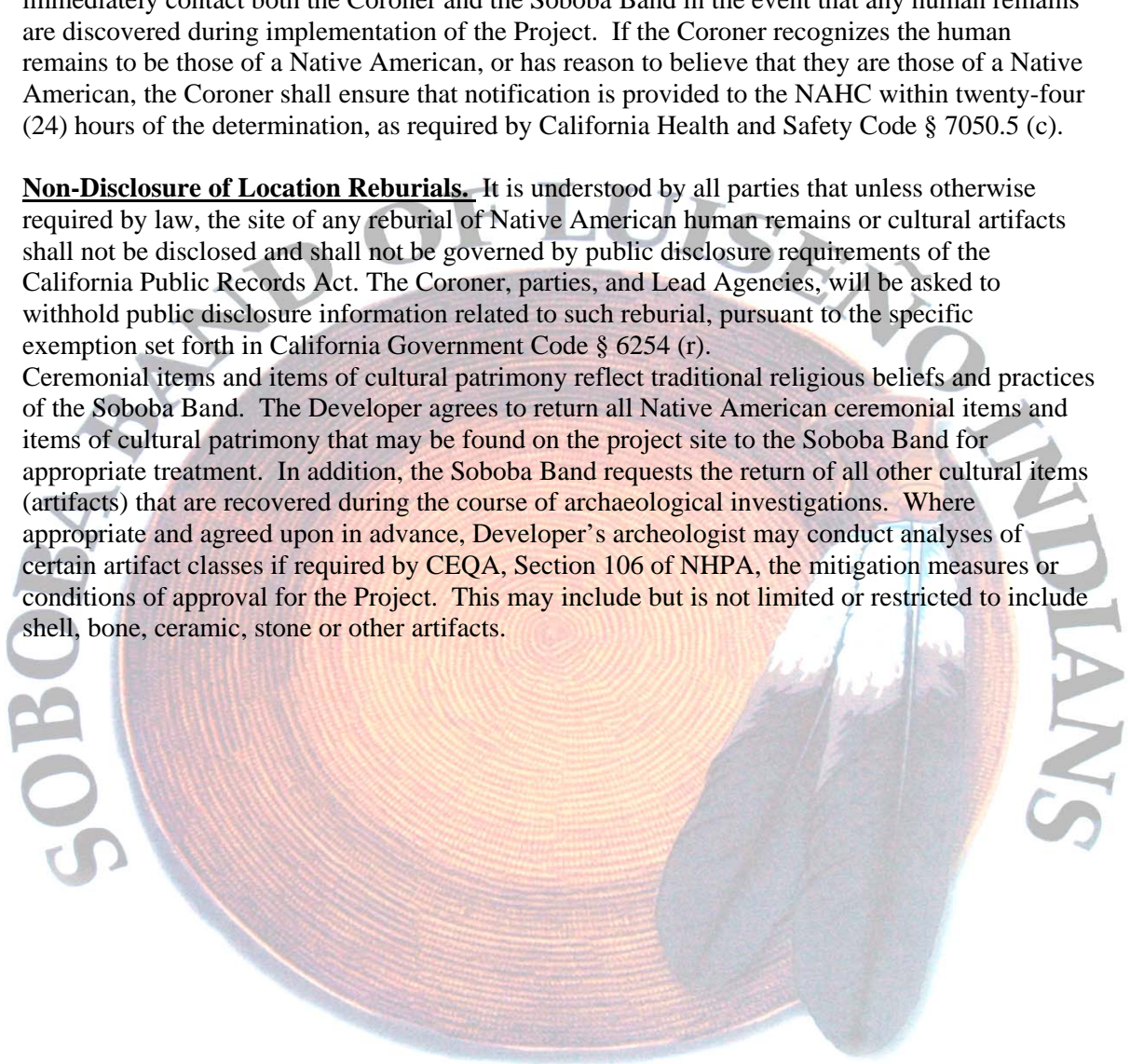
D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



**A.3 - City of Eastvale Planning Commission Meeting Minutes,  
January 21, 2015**

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**MINUTES**  
**REGULAR MEETING OF THE PLANNING COMMISSION**  
**OF THE CITY OF EASTVALE**  
**Wednesday, January 21, 2015**  
**6:00 P.M.**  
**Rosa Parks Elementary School**  
**13830 Whispering Hills Drive**  
**Eastvale, CA 92880**

**1. CALL TO ORDER - 6:00 p.m.**

**2. ROLL CALL/PLEDGE OF ALLEGIANCE**

Commissioners present: Commissioners Van Leeuwen, Oblea, Patel, and Vice Chair Charlson

Staff Members present: City Attorney Cavanaugh, Planning Director Norris, Planner Aguilo, Deputy City Engineer Indrawan, Assistant Planner Aguilo, and Recording Secretary Wuence.

The Pledge of Allegiance was led by Commissioner Oblea.

**3. ADDITIONS/DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**4. PRESENTATIONS/ANNOUNCEMENTS**

There were no presentations or announcements.

**5. PUBLIC COMMENT/CITIZEN PARTICIPATION**

Shakoon Patel, a resident, spoke about the relationship between WalMart and the environment. He quoted a report that states that WalMart creates an environmentally unsustainable business model and requested that the Planning Commission weigh the environmental detriments of the construction of the WalMart against any potential commercial benefit. He requested the Planning Commission either reconsider construction of the WalMart or put in place efficient regulation so the citizens of Eastvale and WalMart's commercial interest can exist in a symbiotic relationship.

Gilbert Davila, a resident, agreed with Mr. Patel's statement and requested the Planning Commission do research on WalMart. He stated that WalMart is not good for the environment and would bring traffic, pollution, noise, crime, and blight. He believes it would negatively affect the community and would not bring any new tax dollars to the City.

## 6. CONSENT CALENDAR

### 6.1 Approval of Minutes from the January 7, 2015 meeting.

Motion: Moved by Oblea, seconded by Van Leeuwen to approve the minutes from the regular meeting held on January 7, 2015.

Motion carried 4-0 with Oblea, Patel, Van Leeuwen, and Vice Chair Charlson voting aye.

## 7. SCOPING MEETING

### 7.1 **PROJECT NO. 12-0051** – Meeting to discuss the preparation of an environmental impact report for a new retail development in the southeast corner of Limonite Avenue and Archibald Avenue; Assessor's Parcel Number 144-030-028. Applicant is Wal-Mart Real Estate Business Trust.

Planning Director Norris provided a PowerPoint presentation for this item. He stated that the project is very early in the process and that there is no Environmental Impact Report (EIR) yet. He stated that CEQA is an informational law that governs environmental reports and tries to find ways to reduce or eliminate environmental impact. He stated that CEQA also tries to encourage public comment and to ensure that any public concerns are addressed in the EIR.

He clarified that the scoping meeting was an opportunity to learn about the project through a brief overview and there would be no presentation by the applicant and no Public Hearing. The meeting provides an opportunity to voice environmental concerns and improve the scope of the EIR.

He reviewed the list of items already included in the EIR project and the project.

The Scoping Meeting was opened at 6:23 p.m.

Rob Vandenheuvel, a resident, requested that the EIR include a side by side comparison of a 24-hour WalMart versus a WalMart with more "traditional" store hours.

John Chacon, a resident, requested the EIR address noise levels from delivery trucks, traffic, and regulation of business hours and inquired if any walls would be put up to separate the WalMart from Huber Park.

Gilbert Davila, a resident, inquired how long the process would take, how it works, and what the next steps would be.

Planning Director Norris stated that a consultant is working on the EIR under the direction of City Staff and is being funded by WalMart. He noted that there is a

30-day comment period and several months later the draft EIR would be released for public review. In late 2015 or early 2016 Public Hearings would be held at Planning Commission Meetings and a recommendation made to City Council. Public Hearings would again be held at City Council Meetings providing another opportunity for public input.

Elizabeth Gomez, a resident, inquired if the EIR would address public safety concerns. She stated that a large commercial center such as WalMart would generate a large volume of calls to police. Planning Director Norris stated that Public Services would be examined in detail.

Commissioner VanLeeuwen requested that the greenhouse gas emissions be looked at very closely. He inquired about whether the high voltage wiring from the electrical tower running along the project would have an impact and if it was being addressed in the EIR. Planning Director Norris stated that all construction was taking place outside of the Edison easement and that electromagnetic impacts would be added to the list of issues to consider in the EIR.

Commissioner Oblea requested a case study crime-analysis be conducted on a community with similar demographics to Eastvale, reflecting statistics before and after construction of a similar WalMart.

Commissioner Patel noted that the storm basin looks small. Deputy City Engineer Indrawan noted that the preliminary design had been submitted and would be reviewed by Staff to ensure that all details meet requirements.

Vice-Chair Charlson inquired about the size of the Edison easement. Planning Director Norris noted that it was more than 200 feet across and more detail would come out in the EIR.

Commissioner Patel inquired whether the realignment of Archibald would be part of the EIR. Planning Director Norris stated that the impact of widening Limonite and Archibald would be part of the EIR.

Vice-Chair Charlson thanked the community for their participation in the meeting.

Planning Director Norris clarified that public comments must be submitted via letter or email. Comments via any social media sites would not be considered official.

## **8. PUBLIC HEARINGS**

- 8.1 **PROJECT NO. 14-2683** – General Plan Amendment and Change of Zone from Commercial Retail to Highest Density Residential of an approximately 7-acre site located on the northeast corner of Limonite Avenue and Sumner Avenue.

Applicant is William Lyon Homes. *(Continued from Planning Commission meeting on November 19, 2014)*

RECOMMENDATION:

Staff recommends that the Planning Commission continue this project to February 4, 2015, as requested by the applicant.

Planning Director Norris noted that the applicant requested a continuance on this item because they would like to have a full 5-person Planning Commission to hear the item.

Commissioner Oblea noted that the applicant should be advised that the item would not be continued again unnecessarily.

Dean Barlow, a resident, noted his frustration with the repeated continuance of the item. He stated that he would like to see commercial on the site and not apartments. He believes the area is already high density enough. He stated that he is against the change of zone.

Motion: Moved by Oblea, seconded by Patel to continue the item to the February 4, 2015 meeting.

Motion carried 4-0 with Oblea, Patel, Van Leeuwen, and Vice Chair Charlson voting aye.

- 8.2 **PROJECT NO. 14-2039** – Major Development Review for the construction of an approximately 3,704-square foot Bank of America building and Conditional Use Permit to allow operation of a three-lane drive-through for the bank at the Enclave Marketplace. Applicant is Gensler.

RECOMMENDATION: Staff recommends that the Planning Commission:

1. Adopt a resolution approving Major Development Review No. 14-2039 for the construction of an approximately 3,704-square foot Bank of America building, subject to conditions of approval; and
2. Adopt a resolution approving Conditional Use Permit No. 14-2039 to allow operation of a three-lane drive-through, subject to conditions of approval.

Planner Aguilo provided a PowerPoint presentation for this item. She clarified that the Conditional Use Permit is only for the drive-through and if approved would apply to any future use of the building.

There was discussion regarding walk up access to the bank for pedestrians and the number of parking stalls.

Commissioner Oblea initiated discussion regarding the second sidewalk proposed by staff to the project.

Christine Rich, Bank of America, answered questions of the Commission regarding the design of the building. Commissioner Oblea requested an awning over the exterior walk-up ATM machine.

Commissioner Charlson advised the applicant that the CUP would come back to the Planning Commission for review in one year and if noise complaints were an issue, a secondary sound wall may be required to be installed by the applicant.

The Public Hearing was opened at 7:21 p.m.

Rick Manners, Lewis Retail Centers, stated that they agreed with the conditions presented by staff, except for the proposed new sidewalk.

There was lengthy discussion regarding the proposed new sidewalk.

The Public Hearing was closed at 7:38 p.m.

Commissioner Oblea proposed a compromise on the length of the new sidewalk.

Motion: Moved by Patel, seconded by Oblea, to approve the project with staff changes and the additional modification to reduce the requirement of the additional access sidewalk to equate to the "T" or to equal the ADA parking spots.

Motion carried 4-0 with Oblea, Patel, Van Leeuwen, and Vice Chair Charlson voting aye.

## **9. COMMISSION COMMUNICATIONS**

Commissioner Oblea stated that he was interested in attending the California League of Cities Commissioner Academy in March. Planning Director Norris noted that all Planning Commissioners would have the invitation sent to them and staff would arrange their attendance if requested.

Vice Chair Charlson expressed concern and requested Planning address the 7-11 Shopping Center on Hamner and Schleisman. The owner of the center and property management company are not maintaining the center. Planning Director Norris noted that staff would look into it.

## **10. CITY STAFF REPORT**

Planning Director Norris noted that the next Planning Commission Meeting would be on February 4, 2015. He reviewed the agenda items for that meeting and invited the public to take part in the EIR process for the WalMart.

**11. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:48 p.m.

*Submitted by Margo Wuence, Recording Secretary  
Reviewed and edited by Marc Donohue, City Clerk*