

Planning Commission



Agenda Packet

March 21, 2012

2.1 – AGENDA APPROVAL



CITY OF EASTVALE PLANNING COMMISSION

William Link, Chair

Michele Nissen, Vice Chair

Karen S. Patel • Joseph Tessari • Fred Valentine

Incorporated October 1, 2010

Web: www.eastvalecity.org

AGENDA

THE PLANNING COMMISSION

Wednesday, March 21, 2012

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

The Eastvale Planning Commission welcomes, appreciates, and encourages participation in the meetings. The Planning Commission requests that you limit your presentation to three (3) minutes per person. The Planning Commission reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary. If you wish to address the Commission during the meeting, **please complete a Speaker Card** and give it to the Secretary prior to consideration of the agenda item.

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

1.1 **Roll Call**

Planning Commission:

Chair – William Link

Vice Chair – Michele Nissen

Planning Commissioners – Karen Patel, Joseph Tessari, and Fred Valentine

1.2 **Pledge of Allegiance**

2. **AGENDA APPROVAL:**

2.1 **Approval of March 21, 2012 Agenda**

Recommendation: Approve the agenda. Agenda items may be considered in a different order, but any new items should be added to a future agenda under “Planning Commission Matters.”

3. **PUBLIC COMMENT:**

Members of the audience may comment on matters that are not included on the agenda. Each person will be allowed three (3) minutes or less if a large number of requests are received on a particular item. No action may be taken on a matter raised under “public comment” until the matter has been specifically included on an agenda as an action item. Members of the audience wishing to address a specific agenda item are encouraged to offer their public comment during consideration of that item.

4. **CONSENT CALENDAR:**

All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.

4.1 **Approval of the Minutes from February 15, 2012 Regular Meeting**

Recommendation: Approve the minutes as presented or revised.

5. **PUBLIC HEARING ITEM:**

5.1 **Review and Recommendation of the Eastvale General Plan.**

Recommendation: Staff recommends that the Commission recommend adoption of the updated General Plan to the City Council, with any final edits the Commission feels are appropriate.

6. **PLANNING DIRECTOR'S REPORT:**

This item is reserved for the Planning Director to comment or report on items not on the agenda. (No action will be taken.)

7. **PLANNING COMMISSION MATTERS:**

This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff. Any matter considered during the public hearing portion is not appropriate for discussion in this section of the agenda. NO ACTION CAN BE TAKEN AT THIS TIME.

8. **ADJOURNMENT:**

The Planning Commission adjourns to its regularly scheduled meeting on April 18, 2012.

POSTING STATEMENT:

I, Kanika Kith, Associate Planner, or my designee hereby certify that a true and correct, accurate copy of the foregoing agenda was posted on March 13, 2012, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2.

Eastvale City Hall: 12363 Limonite Ave., Suite 910, Eastvale, CA 91752

Rosa Parks Elementary School: 13830 Whispering Hills Drive

Eastvale Library, Roosevelt High School: 7447 Scholar Way

City of Eastvale Website: www.ci.eastvale.ca.us

NOTICE REGARDING APPEALS

Pursuant to the Eastvale Zoning Code, appeals of a final action by the Planning Commission must be filed with the City Clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY'S EQUIPMENT

Any presentation requiring the use of the City of Eastvale's equipment must be submitted to the City Clerk's office seventy-two (72) hours prior to the scheduled Planning Commission Meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (951) 361-0900. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

For more information, please contact the City of Eastvale Planning Department located at 12363 Limonite Avenue, Suite #910, Eastvale, CA 91752, or via phone at 951-361-0900.

4.1 - MINUTES



CITY OF EASTVALE PLANNING COMMISSION

Karen S. Patel, Chair
Michele Nissen, Vice-Chair
William Link • Joseph Tessari • Fred Valentine

Incorporated October 1, 2010

Web: www.eastvalecity.org

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE Wednesday February 15, 2012 6:00 P.M.

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

1. CALL TO ORDER/ROLL CALL

Planning Commission Chairperson Link called the meeting to order at 6:01 p.m.

1.1 Deputy City Clerk Berry called the roll.

Present: Commissioners Valentine, Tessari and Patel, Vice-Chairperson Nissen and Chairperson Link.

Staff Members Present: Planning Director Norris and Deputy City Clerk Berry.

1.2 The Pledge of Allegiance was led by Commissioner Valentine.

2. ADDITIONS/DELETIONS TO THE AGENDA

There were no additions or deletions to the Agenda.

3. PRESENTATIONS/ANNOUNCEMENTS

There were no presentations.

4. PUBLIC COMMENT/CITIZEN PARTICIPATION

There was no public comment.

5. APPROVAL OF MINUTES

5.1 Approval of the minutes of January 18, 2012 Regular Meeting

Motion: Moved by Nissen, seconded by Valentine to approve the minutes as presented.

Motion carried 5-0.

6. CONSENT CALENDAR

There were no consent calendar items.

7. NEW BUSINESS ITEMS

7.1 Recommending adoption of the updated Eastvale Zoning Code to the City Council.

Recommendation: Staff recommends that the Commission recommend adoption of the updated Zoning Code to the City Council, with any final edits the Commission feels are appropriate.

Planning Director Norris presented and discussed the various changes that had been made to the Zoning Code.

Commissioner Valentine stepped away from the dais at 6:14 p.m.

Commissioner Valentine returned to the dais at 6:16 p.m.

There was discussion regarding the portions of the code that addressed mobile homes and appeals processes.

Staff was directed to include language regarding the appeals process in the Code.

Commissioner Valentine stepped away from the dais at 6:28 p.m.

Staff reviewed Chapter 4 with the Commission.

Dominique Valentine, a resident, stated that she was concerned about language in the Code that would modify zoning for home based businesses and whether or not existing business would be "grand-fathered" in when the zoning changed.

City Attorney Cavanaugh stated that existing legal businesses would be considered legal non-conforming uses.

Vice-Chairperson Nissen asked that all references to "Business License" be changed to "Business Registration".

Commissioner Valentine returned to the dais at 6:49 p.m.

Staff continued the review of the Zoning Code.

The Commission asked that the time for all lights for sporting events in the local parks to be turned off be extended to 11 p.m. instead of 10 p.m.

Staff explained that the changes that were shown in the Zoning Code were to address temporary on-site signs, and did not address signs in the right-of-way.

Staff stated that any number of amendments could be made to the Zoning Code by the City Council and that it was not limited to a certain number per year like a General Plan was.

Vice-Chairperson Nissen asked that variance, conditional use, private property and public property be defined in the glossary.

Motion: Moved by Patel, seconded by Tessari to approve Resolution 12-17 with the additional comments and suggested changes that the Commission had made.

Motion carried 4-0-1 with Valentine abstaining.

Motion: Moved by Nissen, seconded by Tessari to suggest approval of the Zoning Code to the City Council with the exception of Chapter 4.

Motion carried 5-0.

8. PLANNING COMMISSION COMMUNICATIONS

Commissioner Patel asked staff to come up with a way to notify the residents of the Eastvale Overlay and its requirements. She discussed the speed bumps in the Eastvale Gateway shopping center near the Mountain View Tires and asked staff to take a look at their placement.

Chairman Link suggested that Staff work with Waste Management on getting notices out to residents.

Vice-Chairperson Nissen stated that the County had a tri-fold brochure regarding the Eastvale Overlay and that staff should look into having those for the residents now. She went on to announce that the State of the City Address would be held on March 29th and that it would be good to have the Commissioners there.

9. CITY STAFF REPORT

Planning Director Norris stated that the Planning Department update would be sent out shortly after the meeting. He estimated that the General Plan would be ready for the Planning Commission on March 21st and updated the Commission on the Signs Ad Hoc Committee Meeting.

10. ADJOURNMENT

There being no further business, Chairman Link adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Ariel Berry
Deputy City Clerk

5.1 – EASTVALE GENERAL PLAN



CITY OF EASTVALE PLANNING DEPARTMENT

MEMORANDUM

TO: PLANNING COMMISSION

FROM: ERIC NORRIS, PLANNING DIRECTOR

DATE: MARCH 21, 2012

SUBJECT: EASTVALE GENERAL PLAN

RECOMMENDATION

Staff recommends that the Planning Commission review the proposed Eastvale General Plan and recommend approval to the City Council.

BACKGROUND/PROCESS

As a newly incorporated city, Eastvale is currently operating under a 30-month deadline (ending April 2013) to adopt a General Plan. During this time, the City is using the County of Riverside General Plan.

The preparation of the City's first entirely new General Plan began in mid-2011. Staff was directed by the City Council to prepare a new General Plan that focused on creating an Eastvale General Plan that addresses local issues and concerns while avoiding work which would incur costs that the City is not currently able to support.

The General Plan's preparation included:

- A complete review of policies inherited from the County of Riverside (only those which were needed for Eastvale were retained)
- Developing new chapters to address local issues not covered in the County General Plan
- Streamlining the General Plan to ensure that it includes only the information needed and allows the Plan to focus on identifying goals and policies

Not included in the General Plan process were:

- Any changes to planned land uses¹
- Any changes to planned roadways

The General Plan envisions future changes to both land uses and the city's roadway system, but defers this work to reduce the scope and cost of the current General Plan effort.

The proposed Eastvale General Plan includes the following sections:

- Chapter 1: Introduction and Administration
- Chapter 2: Community Vision
- Chapter 3: Land Use
- Chapter 4: Circulation and Infrastructure
- Chapter 5: Design
- Chapter 6: Economic Development
- Chapter 7: Air Quality and Conservation
- Chapter 8: Healthy Community
- Chapter 9: Housing
- Chapter 10: Noise
- Chapter 11: Parks, Recreation, and Open Space
- Chapter 12: Safety
- Chapter 13: Sustainability²

Combined, these chapters address all of the topics required by state law plus the additional topics of Design, Economic Development, Healthy Community, and Sustainability.

The Commission should note that the Housing chapter of the General Plan (and its companion Housing Needs Assessment, included as an appendix to the General Plan) has received approval from the State of California Department of Housing and Community Development (HCD). If the Housing chapter is adopted in its current form, HCD will "certify" the Housing chapter, a designation that provides a number of benefits to the City (including additional immunity to legal challenges to the General Plan).

¹ Although not part of this process, several changes to the Land Use Map were approved by the City Council at their meeting of February 22, 2012. These changes, which were analyzed for potential environmental impacts, will be included in the final General Plan presented to the City Council.

² A proposed 14th chapter, Implementation, will instead be produced as a separate document listing all of the proposed implementation/action items and their timing. This will not be adopted as part of the General Plan.

GENERAL PLAN ADVISORY COMMITTEE

The General Plan Advisory Committee met three times to discuss the General Plan with staff and provide feedback. Members were also given the opportunity to comment on the General Plan, both in writing and at the final GPAC meeting in January 2012.

A complete summary of changes to the General Plan to address GPAC and other comments is provided in the attached GPAC staff report.

The GPAC recommended adoption of the General Plan to the Planning Commission.

ADOPTION OF THE GENERAL PLAN

The Commission's role in the adoption of the General Plan is provided in state law, which provides that,

"When the city or county has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan or proposed amendments to the general plan, the commission shall hold at least one public hearing before approving a recommendation on the adoption or amendment of a general plan."
[California Government Code Section 65353(a)]

... and ...

"The planning commission shall make a written recommendation on the adoption or amendment of a general plan. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission. The planning commission shall send its recommendation to the legislative body." [Govt. Code Section 65354]

Tonight's public hearing fulfills the requirements of state law. Public noticing (which included publication of a legal notice in the Riverside Press Enterprise and the distribution of news of the meeting via the Eastvale General Plan web site and Facebook page) exceeded the requirements of state law.

In addition to the Govt. Code sections highlighted above, the Commission should note that state law also requires that the City Council may only adopt a General Plan which is substantially the same as the General Plan considered by the Planning Commission or, if different, a Plan which was considered by Planning Commission:

*"The legislative body may approve, modify, or disapprove the recommendation of the planning commission, if any. However, any **substantial modification** proposed by the legislative body not previously considered by the commission during its hearings, shall first be referred to the planning commission for its recommendation. The failure of the*

commission to report within 45 calendar days after the reference, or within the time set by the legislative body, shall be deemed a recommendation for approval.” [Govt. Code Section 65356, emphasis added]

The importance of this section of state law is that, should the Council wish to adopt a General Plan that differs from the Plan recommended by the Commission, either:

- 1) An additional Planning Commission public hearing would be required if the Council’s changes had not been first considered by the Commission, or
- 2) A delay of 45 days would be required if the Commission did not hold a public hearing to consider the changes and make a recommendation to the City Council.

The Commission should keep this requirement in mind and, if necessary, raise and discuss at this public hearing a full range of issues.

ENVIRONMENTAL ANALYSIS

To provide information on the potential impacts of implementing the Eastvale General Plan, an environmental impact report (EIR) has been prepared and is currently circulating for 45 days of review by the public and local and state agencies.

As noted earlier in this staff report, the decision to exclude any changes in planned land uses or roadways has allowed the City to reduce the environmental analysis of the Plan. As a result, the EIR examines only the following environmental impacts in detail:

- Land Use and Ag Resources
- Traffic
- Air Quality
- Water Resources
- Climate Change
- Public Services

The EIR references policies in the General Plan which provide mitigation for potential environmental impacts.

A copy of the EIR is attached in digital form to this staff report, and is available for downloading from the General Plan web site (www.EastvaleGeneralPlan.com).

Because the EIR has only recently begun circulating, the Planning Commission is not being asked to make a recommendation on the document at this time. At tonight’s meeting, the Commission should request any public comments, and may wish to offer any initial comments from the Commission.

RECOMMENDATION

Staff recommends that the Commission recommend adoption of the General Plan to the City Council, and offers the following suggested motion:

"I move that the Planning Commission adopt Resolution 12-____, recommending adoption of the Eastvale General Plan by the City Council."

Should the Commission wish to recommend any final changes to the General Plan, these should be specifically included in the motion.

The Commission may also decide to postpone action on the General Plan to allow for additional public testimony or to request additional information/revisions from staff. If this option is selected, staff recommends continuing to a specific date and time.

The next step in the approval process will be a public hearing and consideration of the General Plan by the City Council, tentatively schedule for May 2012 (11 months ahead of the state-mandated 30-month deadline).

Attachments:

- Public Hearing Draft General Plan, March 2012 (*Available on a CD at City Clerk Office*)
- Draft General Plan Environmental Impact Report, March 15, 2012 (*Available on a CD at City Clerk Office*)
- General Plan Advisory Committee Staff Report of Feb. 15, 2012



CITY OF EASTVALE PLANNING DEPARTMENT

MEMORANDUM

TO: GENERAL PLAN ADVISORY COMMITTEE

FROM: ERIC NORRIS, PLANNING DIRECTOR

DATE: FEBRUARY 15, 2012

SUBJECT: REVIEW OF THE PUBLIC HEARING DRAFT GENERAL PLAN

Summary and Recommendation

Planning staff have completed the revisions to the Draft Eastvale General Plan to respond to comments received from the public and the GPAC, and we are now seeking the GPAC's final comments before the Plan is forwarded to the Planning Commission for public hearings.

The Draft General Plan was circulated for public review for approximately two months, from November 2011 to January 2012. A list of persons who submitted comments is attached to this staff report.

The General Plan was revised to incorporate the comments received. To make the Committee's review easier, the version of the General Plan that was released to the GPAC and the public on January 30 shows changes from the November 2011 version in redline/strikeout.

Should the GPAC have any final questions or comments, this meeting (on February 15) would be the appropriate time to provide this input to City staff.

The GPAC's role will be complete with the conclusion of this meeting. No formal motions or votes are needed to forward the General Plan to the Planning Commission.

Summary of Changes

A summary of changes by chapter is provided below. Most of the changes made to the Plan were minor, and served to improve readability and to clarify the intent of the policies. In a relatively few cases (noted below) new policies were drafted or policies were deleted. Page numbers are from the Public Hearing Draft General Plan sent to the GPAC in January.

Note: Staff is preparing a separate memo detailing a few additional changes that are needed to comply with the requirements of the State of California Department of Housing and Community Development. These affect only the Housing Chapter and are relatively minor in nature. The separate staff report will provide additional detail.

Chapter 1: Introduction

- Readability and proofreading edits¹
- Added note regarding amendments to the General Plan (page 1-10)

Chapter 2: Eastvale Issues

- Readability and proofreading edits
- Added new text describing the vision for the community (page 2-1)

Chapter 3: Land Use

- Readability and proofreading edits
- Minor changes to the discussion of “Historical Development” (page 3-1)
- Discussion of future planning is now titled, “Future Development” (page 3-3)
- Updated Figure LU-1 with improved land use information. Figure now shows “Vacant” and “Active Ag” uses. (page 3-4)
- Minor wording changes to Goals (page 3-7)
- Minor changes to Policies LU-2 and LU-4 (page 3-8)
- Minor changes to Policies on page 3-11 to clarify how development potential is calculated
- Minor changes in Table LU-1 (beginning on page 3-12)
- “Tourist Commercial” land use category has been renamed “Visitor-Serving Commercial” to better reflect the character of Eastvale’s commercial areas (page 3-14)
- “Office” land use category has been renamed to “Business Park” (page 3-14)
- “Water” has been corrected to be a land use designation, not an overlay, reflecting the use of this category in the existing Land Use Map. (page 3-15)
- Revised notes for Table LU-1 (page 3-16)
- Added new Policy LU-14, allowing clustering of development. (page 3-17)
- Policy LU-20 revised to read “encourage” (high standards of property maintenance) rather than “require” (page 3-20)
- Policy LU-24 revised for clarity and to include language regarding compatibility of community-oriented facilities with nearby uses (page 3-20)

¹ These include proofreading, consistency in capitalization and punctuation, etc.

- Added “senior care facilities” to Policy LU-25 (page 3-21)
- Added “neighborhood electric vehicle” to the use of alternatives to standard vehicles that the City should plan for (page 3-21)
- Deleted former Policy LU-35, since no landfills, solid waste disposal sites, or airports are located in Eastvale (page 3-23)

Chapter 4: Circulation and Infrastructure

- Readability and proofreading edits
- Revised the introduction to better reflect history and nature of transportation in Eastvale (page 4-1)
- Deleted Table C-1 (page 4-3) and combined its information into new Table C-1 (page 4-5)
- Updated Circulation Plan (page 4-6)
- Deleted discussion of Common Carriers, since these do not exist in Eastvale (page 4-8)
- Minor changes to Goals (page 4-10)
- Revised Policy C-11 to provide additional flexibility in some cases (page 4-12)
- Revised Policy C-15 to better reflect the intent to use “complete street” principles (page 4-12)
- Added new Policies C-32 and C-33 (page 4-15)

Chapter 5: Design

- Readability and proofreading edits
- Minor changes to Goals (page 5-6)
- Minor changes to Policy DE-2 (page 5-7)
- Minor changes to Policy DE-9 for clarity (pages 5-8 and 5-9)
- Revised Policy DE-14 regarding feasibility of alternatives to soundwalls (page 5-9)
- Added Action DE-16.3 regarding undergrounding of utilities (page 5-10)
- Deleted Policy DE-28 regarding the use of nonstandard house/garage arrangements, since this type of design is not feasible on most residential lots in Eastvale (page 5-12)
- Expanded Policy DE-35 to apply to industrial and public projects (page 5-13)
- Moved Action DE-41.1 (page 5-14) to Policy DE-48 (page 5-15)
- Deleted Policy DE-43 (page 5-14) and included some its language in Policy DE-35 (page 5-13)
- Added Policies DE-50 and DE-51 to address location of signs and the use of temporary signs (pages 5-15 and 5-16)

Chapter 6: Economic Development

- Readability and proofreading edits

- Edits to reflect an emphasis on business retention (page 6-2 and elsewhere)
- Minor edits to Goals (page 6-4)
- Revised Policy ED-1 to incorporate business retention (page 6-4)
- Revised Policy ED-2 to better reflect the City's goals and to refer to business "support" (page 6-5)
- New Policy ED-4 was created from language in prior Action ED-3.2 (page 6-5)
- Revised Policy ED-8 to better reflect the City's goals (page 6-6)

Chapter 7: Air Quality & Conservation

- Readability and proofreading edits
- Revised introduction to better describe local air quality conditions and the City's role in regional air quality improvement efforts (pages 7-1 to 7-4)
- Revised description of water supply and quality (page 7-8)
- Minor changes to Goals (page 7-11)
- Deleted former Policy AQ-37, as it was unclear how it would be applied (page 7-15)
- Deleted former Policy AQ-41, as it was determined by staff to be unnecessary (page 7-16)

Chapter 8: Healthy Community

- Readability and proofreading edits
- Generally revised to better reflect the health and wellness issues in Eastvale and give a more realistic and positive impression of the community
- Revised discussion of "access to health foods and nutrition" to better reflect Eastvale (page 8-5)
- Minor changes to Goals (page 8-7)
- Removed policy related to "Access to Healthy Foods and Nutrition," since it was not necessary (page 8-9)
- Expanded Policy HC-12 to include schools and daycare centers (page 8-9)

Chapter 9: Housing

- Readability and proofreading edits
- Minor edits and updates in response to comments from the State of California Housing and Community Development Department (from that agency's review of the November 2011 draft Housing Chapter):
 - Revised Action H-1.1 to address State HCD comments (page 9-5)
 - Revised Action H-2.1 to address State HCD comments (page 9-6)
 - Revised Action H-4.1 to address State HCD comments (page 9-7)

- Revised Action H-7.1 to address State HCD comments (page 9-9)
- Revised Action H-8.1 to address State HCD comments (page 9-9)
- Revised Action H-13.1 to address State HCD comments (page 9-11)
- Revised Action H-13.4 to address State HCD comments (page 9-13)
- Revised Action H-16.1 to address State HCD comments (page 9-14)
- Revised Action H-18.1 to address State HCD comments (page 9-17)
- Revised Action H-20.1 to address State HCD comments (page 9-17)
- Revised Action H-21.1 to address State HCD comments (page 9-18)

Note: As discussed earlier, a separate report will be provided detailing additional changes to the Housing Chapter to conform with requirements of the State of California Department of Housing and Community Development.

Chapter 10: Noise

- Readability and proofreading edits
- Minor change to Goal N-2 (page 10-7)
- New Goal N-4 to reflect a preference to locate uses away from noise sources (page 10-7)
- Revised Policy N-2 so that it now seeks to protect noise-sensitive uses, rather than sources of noise (page 10-7)
- Revised Policies N-3, N-4, and N-5 to clarify how they will be applied (page 10-8)
- Revised Policy N-9 to clarify the process for approving development that would be subject to noise levels higher than would normally be accepted (page 10-10)

Chapter 11: Parks, Recreation and Open Space

- Readability and proofreading edits
- Added mention of Jurupa Area Recreation and Park District in several locations
- Minor edits to Goals (page 11-4)
- Revised Policy OS-4 to reflect the City's intent to assume control of parks development and operations at some time in the future (page 11-4)
- Added Policy OS-6 to address cooperation by the City with the JCSD and JARPD until Policy OS-4 is implemented (page 11-6)
- Revised Policy OS-12 to address access issues that may affect when open space lands can be opened for public use (page 11-7)

Chapter 12: Safety

- Readability and proofreading edits

- Removed “landslides and rock falls” from the discussion of hazards, since this does apply to Eastvale (page 12-2)
- Added general note about the appropriate use of maps in this Chapter (page 12-3)
- Minor edits to Goals (page 12-11)
- Added “floodwater volumes” to Policy S-4 (page 12-13)
- Revised Policy S-18 to clarify which projects would be subject to this policy (page 12-16)

Chapter 13: Sustainability

- Readability and proofreading edits
- Minor revision to the list of sustainability issues (page 13-2)
- Deleted former Policy SUS-1 because this issue is already addressed in Policy SUS-5 (page 13-5)

Appendix A: Housing Needs Assessment

- Readability and proofreading edits
- Added list of Comments Received (page A-3)
- Minor edits and updates in response to comments from the State of California Housing and Community Development Department (from that agency’s review):
 - Added discussion of Code Enforcement’s identification of housing in need of improvement (page A-16)
 - Added detailed maps of Available Housing Sites (page A-37 to A-40)
 - Revised discussion of sites available for emergency shelters (page A-55)
 - Added discussion of proposed Major Development Review process (page A-63)
 - Added discussion of Conditional Use Permit process (page A-65)
 - Added note regarding local amendments to the Uniform Building Code (page A-66)
 - Updated development impact fees (pages A-66 and A-67)
 - Updated information on water supply availability (page A-70)

Attachments: Public Hearing Draft General Plan (supplied electronically; available at www.EastvaleGeneralPlan.com)

Attachment A: List of Commentors