

*For further information on an agenda item, please contact the City
at 12363 Limonite Ave. Suite 910, Eastvale, CA 91752*

AGENDA
REGULAR MEETING OF THE EASTVALE
PLANNING COMMISSION
Wednesday, May 16, 2012
6:00 P.M.

Rose Parks Elementary School, 13830 Whispering Hills Dr, Eastvale, CA 92880

1. **CALL TO ORDER:** 6:00 p.m.
2. **ROLL CALL/PLEDGE OF ALLEGIANCE:**

Planning Commissioners: Fred Valentine
Joe Tessari
Karen Patel
Vice-Chairperson: (Vacant)
Chairperson: William Link

3. **ADDITIONS/DELETIONS TO THE AGENDA:**
4. **PRESENTATIONS/ANNOUNCEMENTS:**

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

There are no Presentations.

5. **PUBLIC COMMENT/CITIZEN PARTICIPATION:**

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

6. **CONSENT CALENDAR:**

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

There are no Consent Calendar Items.

7. PUBLIC HEARING ITEMS:

7.1 Temporary Signs in the Right of Way (*Continued from May 2, 2012*)

Recommendation: Staff recommends that the Planning Commission receive additional input from the members of the Ad Hoc Committee and the public and make a recommendation to the City Council on the proposed regulations.

7.2 Certification of the Environmental Impact Report for the new Eastvale General Plan and Zoning Code

Recommendation: Staff recommends that the Planning Commission adopt a resolution recommending certification of the Final Environmental Impact Report for the proposed Eastvale General Plan and Zoning Code by the City Council.

8. COMMISSION COMMUNICATIONS:

(Committee Reports, Agenda Items, Meeting Requests and Review etc.)

This is an opportunity for the Commission Members to report on their activities, to bring a matter to the attention of the full Commission and staff, and to request agenda items. Any matter that was 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.

9. CITY STAFF REPORT:

10. ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

POSTING STATEMENT:

I, Ariel Berry, Deputy City Clerk or my designee hereby certify that a true and correct, accurate copy of the foregoing agenda was posted on May 11, 2012, seventy-two (72) hours prior to the meeting per Government Code 54954.2.

12363 Limonite Ave. Suite 910, Eastvale, CA 91752

*Rosa Parks Elementary School 13830 Whispering Hills Drive
Eastvale Library, Roosevelt High School, 7447 Cleveland Ave.*

City of Eastvale Website, www.eastvaleca.gov



CITY OF EASTVALE PLANNING DEPARTMENT

MEMORANDUM

TO: PLANNING COMMISSION

FROM: ERIC NORRIS, PLANNING DIRECTOR

DATE: MAY 16, 2012

SUBJECT: TEMPORARY SIGNS IN THE RIGHT OF WAY

Background

On May 2, the Planning Commission requested that the members of the Signs in the Right of Way Ad Hoc Committee be invited to be at tonight's meeting to discuss any concerns that their constituents have with the proposed regulations forwarded to the Commission by the Committee. The Ad Hoc Committee's members were invited to attend. Members of the Committee were:

- Councilmember Ric Welch – Representing the City Council
- Pastor Ed Moreno – Representing Eastvale churches
- Bill Van Leeuwen – Representing property owners
- Tommy Thompson – Representing the Building Industry Association
- Kathy Walker – Representing Realtors and real estate agents
- Jorge Razo – Representing the Chamber of Commerce

Summary and Recommendation

Per the May 2 staff report, the attached regulations have been reviewed by the Ad Hoc Committee. Staff agrees with concerns from the Commission regarding enforcement of the regulations. However, as discussed at the May 2 meeting, any set of regulations that allow this type of signs will face logistical hurdles; ultimately, cooperation and adherence to rules by the persons placing signs will be needed.

Staff recommends that the Planning Commission receive additional input from the members of the Ad Hoc Committee and the public and make a recommendation to the City Council on the proposed regulations

Attachments:

A – Proposed Regulations for Temporary Signs In The Right Of Way

TEMPORARY SIGNS IN THE RIGHT OF WAY
D - R - A - F - T
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1. Temporary Signs in the Right of Way. The purpose of this Section is to establish time, place and manner regulations of temporary signs to be placed in the public right of way. No temporary sign shall be placed, posted or otherwise affixed in the public right of way, except as provided in this Section.

- a. **Temporary Right Of Way Sign Standards.** All temporary signs allowed in this Section to be placed in the right of way must:
 - i. Be free-standing and securely mounted on a wooden or metal stake;
 - ii. Be no higher than four (4) feet above grade;
 - iii. Be no larger than six (6) square feet;
 - iv. Be constructed of substantial sturdy, durable and weather-proof material;
 - v. Be kept in good repair;
 - vi. Be non-illuminated; and
 - vii. Include the contact name and phone number of the person responsible for the sign, either on the front or back of the sign.

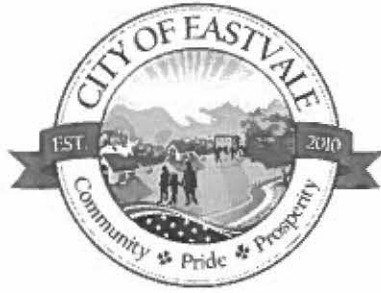
- b. **Permitting.** No Planning permit is required for temporary signs in the right of way as authorized under this Section. Placement of signs shall require an Encroachment Permit by the Public Works Department.

- c. **Message Neutrality.** This Section does not regulate the content of signs. However, Signs may be subject to legal enforcement through state and federal laws dealing with misleading, illegal or obscene content.

- d. **Permitted Location.** Temporary signs in the right of way may be located only in the following areas and in the following manner:
 - i. Signs may be placed in the right of way adjacent to arterial or collector roadways, as shown on the Circulation Map of the Eastvale General Plan.
 - ii. Located on land in an agriculture or residential zoning district.
 - iii. Located a minimum of forty-five feet (45 ft) from an intersection (as measured from the nearest inside curb) and twenty-five feet (25 ft) from any driveway. No signs may be placed in any other required clear sight triangle.
 - iv. Located at least two feet from the edge of a curb or sidewalk, or from the edge of the pavement if there is no curb or sidewalk.
 - v. Signs shall be installed so as not to damage plant materials, irrigation equipment or other public property.
 - vi. No temporary sign can be closer than forty feet (40 ft) from any other temporary sign.
 - vii. No more than six (6) signs per business, entity, or person(s) shall be located on a single block face, which for the purpose of this Section is the street frontage between major intersections (e.g. collector and/or arterial intersections).

- e. **Time.** Temporary signs in the right of way may be in place only during the hours of 6 p.m. Friday to 6 a.m. Monday.

- f. **Prohibitions.** The following prohibitions apply to temporary signs in the right of way:
- i. No person shall place a sign on any structure within the right of way, including utility poles, light standards, traffic signals, etc.
 - ii. Signs may not be placed in the center median or on a sidewalk.
 - iii. Signs may not be constructed of single ply cardboard or paper..
 - iv. Signs may not include any attachments, such as balloons, streamers, etc., affixed to the sign.
 - v. Signs may not obstruct the view of street signs or traffic control devices.
 - Vi Signs may not be placed on, or adjacent to, a public park.
- g. **Enforcement.** Temporary signs placed in the public right of way which do not comply with the requirement of this Section will be subject to summary removal and enforcement in accordance with Section 1.8 (Enforcement) of City of Eastvale Zoning Code.



CITY OF EASTVALE PLANNING DEPARTMENT

MEMORANDUM

TO: PLANNING COMMISSION

FROM: ERIC NORRIS, PLANNING DIRECTOR

DATE: MAY 16, 2012

SUBJECT: RECOMMENDING CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE EASTVALE GENERAL PLAN

Summary and Recommendation

As the Commission is aware, a comprehensive environmental impact report (EIR) has been prepared for the adoption of the Eastvale General Plan and Zoning Code. The EIR examines the physical effects on the environment that would result from adoption of the General Plan and Zoning Code.

The Final EIR presented to the Commission at tonight's meeting includes three basic parts:

- The Draft EIR circulated for review by the public and other local and state agencies for a 45-day period ending on May 4;
- All of the comments received during the review period; and
- Responses to all of the comments.

The EIR process and the EIR itself are summarized briefly below. Staff recommends that the Planning Commission adopt a resolution recommending certification of the EIR by the City Council (required before the Council can take action on the General Plan and Zoning Code).

Background

In order to simplify the process of preparing the General Plan and reduce the scope of the environmental impact report, a decision was made to make no changes to the policies inherited from Riverside County in two key areas: the Land Use Map and the Circulation Map. The planned land uses and roadways shown in the Eastvale General Plan (with the exception of changes to the Land Use Map approved with their own environmental analysis since incorporation) are unchanged.

From an environmental standpoint, the decision to leave planned land uses and roadways in place allowed the City to rely to a large extent on the Final EIR prepared by Riverside County for their recent (pre-incorporation) update of the Riverside County General Plan. The Eastvale General Plan EIR, therefore, in many cases references the conclusions of the Riverside County General Plan EIR; because no changes were made in the “project” being examined, the conclusions of the prior EIR will not change, and the City did not need to re-examine most topics.

Two new topics not included in the County’s EIR (because they were not required at the time that document was prepared) are in the City’s EIR: Greenhouse Gases and Climate Change.

The Eastvale General Plan EIR examines following topics:

- Land Use and Agricultural Resources
- Transportation and Traffic
- Air Quality
- Water Resources
- Greenhouse Gas and Climate Change
- Public Services

The City’s EIR also examines:

- Cumulative Impacts (those impacts which will be felt in combination with growth in other cities and the region)
- Project Alternatives
- Growth-Inducing Impacts (ways in which the adoption of the General Plan could cause growth to occur that otherwise would not)
- Significant Irreversible Environmental Effects (changes in the physical environment that cannot be “undone”)
- Significant and Unavoidable Environmental Effects

Basic Conclusions of the Eastvale General Plan EIR

In general, the City’s EIR concludes that the impacts of the Eastvale General Plan would be the same as those identified for the County General Plan. Because no changes in land uses or the pattern of major roadways is proposed, the level of impacts related to development (conversion of land to urban uses, increases in traffic, increases in demand for public services such as police protection, etc.) would not change.

The City’s EIR concludes that the following irreversible changes would occur from adoption of the Eastvale General Plan:

- Conversion of undeveloped land to urban uses (housing, commercial, parks, roadways, etc.)
- Use of building materials and energy to construct these urban uses

The City's EIR also concludes that the following significant and unavoidable impacts would occur:

- Conversion of agricultural land to urban uses (a local and cumulative impact)
- Unacceptable traffic congestion at some locations on the local roadway system, based on the currently adopted standards for acceptable congestion (a local and cumulative impact)
- Generation of greenhouse gases (a cumulative impact only, in conjunction with regional, statewide, national, and international greenhouse gas emissions)

Because these impacts cannot be avoided, staff has prepared a Statement of Overriding Considerations (included as attachment A to this staff report) that provides the reasons why the City accepts these impacts.

Recommendation

Staff recommends that the Planning Commission adopt the attached Resolution (attachment B), which in turn recommends that the City Council certify the Final EIR. The resolution prepared by staff for the Commission finds that:

1. The Final Environmental Impact Report (FEIR) for the Eastvale General Plan has been completed in compliance with the California Environmental Quality Act (CEQA).
2. The Final EIR was presented to the City and that the City reviewed and considered the information contained in the Final EIR prior to approving the project.
3. The Final EIR reflects the City's independent judgment and analysis, acting as the lead agency for the project.

Attachments

A – Findings of Fact and Statement of Overriding Considerations

B – Planning Commission Resolution Recommending Certification of the Final EIR by the City Council

FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING
CONSIDERATIONS
FOR THE
EASTVALE GENERAL PLAN EIR

SCH #2011111061

Prepared for:

City of Eastvale
12363 Limonite Avenue
Suite 910
Eastvale, CA 92752

Prepared by:

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MAY 2012

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FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

INTRODUCTION

The Eastvale General Plan Environmental Impact Report (EIR) identified significant impacts associated with the adoption of the Eastvale General Plan. Approval of a project with significant impacts requires that findings be made by the lead agency pursuant to the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000 et seq.) and State CEQA Guidelines (California Administrative Code, Title 14, Chapter 3) Sections 15043, 15091, and 15093. Significant impacts of the project would either: (1) be mitigated to a less than significant level pursuant to the mitigation measures identified in the EIR; or (2) mitigation measures notwithstanding, have a residual significant impact that requires a Statement of Overriding Consideration. Specifically, CEQA Guidelines Section 15091 requires lead agencies to make one or more of the following written findings:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the findings. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, social, or other considerations make infeasible the mitigation measure or project alternative identified in the Final EIR.

These Findings accomplish the following:

- a. They address the significant environmental effects identified in the EIR for the approved project;
- b. They incorporate all mitigation measures associated with the significant impacts identified in either the Draft EIR or the Final EIR;
- c. They indicate whether a significant effect is avoided or reduced by the adopted mitigation measures to a less than significant level, or remain significant and unavoidable, either because there are not feasible mitigation measures or because, even with implementation of mitigation measures, a significant impact will occur; and
- d. They address the feasibility of all project alternatives identified in the EIR.

For any effects that will remain significant and unavoidable, a "Statement of Overriding Considerations" is presented. The conclusions presented in these Findings are based on the Final EIR (consisting of the Draft EIR, Response to Comments, and Errata to the Draft EIR) and other evidence in the administrative record.

To the extent these Findings conclude that various proposed mitigation measures outlined in the EIR are feasible and have not been modified, superseded, or withdrawn, the City of Eastvale hereby binds itself to implement these measures. These Findings are not merely informational but constitute a binding set of obligations that will come into effect when the City of Eastvale adopts the General Plan (Public Resources Code, Section 21081.6[b]). The mitigation measures identified as feasible and within the City's authority to implement for the approved project become express conditions of approval to which the City binds itself upon project approval. The City of Eastvale, upon review of the Final EIR, which includes the Draft EIR, and based on all the

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

information and evidence in the administrative record, hereby makes the Findings set forth herein.

CEQA PROCESS OVERVIEW

In accordance with Sections 15063 and 15082 of the CEQA Guidelines, the City of Eastvale prepared and circulated a Notice of Preparation (NOP) and Initial Study for the Eastvale General Plan EIR for public and agency review on November 21, 2011, and held a public scoping meeting on December 15, 2011. The comments received in response to the NOP and scoping meeting were included as an appendix to the Draft EIR. Comments raised in response to the NOP were considered and addressed during preparation of the EIR.

Upon completion of the Eastvale General Plan Draft Environmental Impact Report (State Clearinghouse No. 2011111061), the City prepared and distributed a Notice of Availability on November 21, 2011, pursuant to CEQA Guidelines Section 15087. Pursuant to CEQA Guidelines, Sections 15087 and 15105, a 45-day public comment and review period was opened on March 21, 2012, and closed on May 4, 2012. A public meeting was held before the Eastvale Planning Commission at the City of Eastvale City Hall on April 18, 2012, in order to obtain comments on the Draft EIR. Written comment letters and oral comments were received during this public review period. No new significant environmental issues, beyond those already covered in the Draft EIR, were raised during the comment period, and the Final EIR was prepared. Responses to comments received on the Draft EIR did not involve any changes to the project that would create new significant impacts or provide significant new information that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5. Responses to comments were provided in the Final Environmental Impact Report (Final EIR), and responses were sent to public agencies that commented on the Draft EIR ten days prior to certification of the Final EIR.

ADMINISTRATIVE RECORD

The environmental analysis provided in the Draft EIR and Final EIR and the Findings provided herein are based on and supported by the following documents, materials, and other evidence, which constitute the administrative record for the City of Eastvale General Plan:

- The NOP, comments received on the NOP, and all other public notices issued by the City in relation to the General Plan EIR (e.g., Notice of Availability).
- The Draft EIR, associated appendices to the Draft EIR, and technical materials cited in the Draft EIR.
- The Final EIR, including comment letters, oral testimony, and technical materials cited in the document.
- All non-draft and/or non-confidential reports and memoranda prepared by the City of Eastvale and consultants.
- Minutes and transcripts of the discussions regarding the project and/or project components at public hearings or scoping meetings held by the City of Eastvale Planning Commission and City Council.

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

- Staff reports associated with Planning Commission and City Council meetings on the General Plan.
- The Eastvale General Plan.

The City Clerk is the custodian of the administrative record. The documents and materials constituting the administrative record are available for review at the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, California 91752.

DOCUMENT ORGANIZATION

The findings are organized into the following sections:

- Findings Associated with Less Than Significant and Less than Cumulatively Considerable Impacts Identified in the EIR
- Findings Associated with Significant and Cumulative Significant Impacts which Cannot Feasibly be Mitigated to a Less Than Significant Level
- Findings Associated with Project Alternatives
- Findings Associated with the Mitigation Monitoring and Reporting Program
- Statement of Overriding Considerations

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

FINDINGS ASSOCIATED WITH LESS THAN SIGNIFICANT AND LESS THAN CUMULATIVELY CONSIDERABLE IMPACTS IDENTIFIED IN THE EIR

LAND USE AND AGRICULTURAL RESOURCES

Impact 3.1.2 Implementation of the proposed project (General Plan Update and Zoning Code Update) will not result in conflicts with relevant land use planning documents in the City of Eastvale.

Finding: Based upon the analysis presented in Section 3.1 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that impacts associated with conflicts with relevant land use planning documents within and adjacent to the City of Eastvale are **less than significant** either because land uses designated in the General Plan are consistent with existing land use plans or because the General Plan contains policies and action items that ensure consistency between relevant planning documents.

Reference: Draft EIR page 3.1-23; General Plan EIR Appendix 2.0-1

TRANSPORTATION AND TRAFFIC

Impact 3.2.2 Implementation of the proposed General Plan would not increase the severity of air traffic-related impacts or result in a new impact.

Finding: Based upon the analysis presented in Section 3.2 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that the proposed General Plan would result in **no impact** to air traffic patterns, levels of air traffic use, or change in existing access to air traffic. The policies of the proposed General Plan are internally consistent, and the City of Eastvale coordinates with all surrounding jurisdictions, including San Bernardino County which owns the Chino Airport and the Riverside County Airport Land Use Commission, in an effort to deal with cross-border and regional issues (see page 1-6 of the proposed General Plan). Demand for aviation facilities or services, which may increase slightly with population and employment growth in the city, is not expected to cause an increase in air traffic patterns or traffic levels that would result in a substantial safety risk.

Reference: Draft EIR pages 3.2-15 and -16; General Plan Policies S-18, S-19

Impact 3.2.3 Implementation of the proposed General Plan could result in greater potential for roadway or traffic hazards.

Finding: Based upon the analysis presented in Section 3.2 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that while buildout of Eastvale under the proposed General Plan would increase the amount of vehicle traffic and will require improvement of the City's roadway system, the new and upgraded roadways will be designed according to applicable federal, state, and standards, which would minimize traffic hazards. The proposed General Plan does not contain any provisions which would exacerbate a hazardous situation associated with roadway hazards. Thus, this impact is **less than significant**.

Reference: Draft EIR pages 3.2-16 and -17; General Plan Policies C-12, C-15

Impact 3.2.4 Implementation of the proposed General Plan would result in an increase in traffic volumes, which could increase the potential opportunities for safety

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

conflicts as well as potential conflicts related to emergency access. However, implementation of the proposed General Plan would not result in inadequate emergency services.

Finding: Based upon the analysis presented in Section 3.2 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that while impacts associated with the buildout of Eastvale under the proposed General Plan would increase the amount of vehicle traffic, new and upgraded roadways would be designed according to applicable federal, state, and local standards, minimizing conflicts with emergency access. Furthermore, all development proposals in Eastvale are reviewed by City engineering and planning staff to ensure they meet all applicable standards, including the minimum turnaround area for emergency vehicles. For these reasons, this impact is considered **less than significant**.

Reference: Draft EIR page 3.2-17

Impact 3.2.5 Buildout under the proposed General Plan would result in an increase in demand for public transit services in Eastvale. However, implementation of the proposed General Plan would not conflict with the policies, plans, or programs supporting alternative transportation nor increase demand for transit facilities greater than planned capacity.

Finding: Based upon the analysis presented in Section 3.2 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that while impacts associated with the implementation of the proposed General Plan would result in an increased demand for public transit services, the intent of the proposed General Plan is to accommodate anticipated growth through walkable neighborhoods and mixed-use development and to develop an integrated, multimodal circulation system that accommodates transit, bicycles, and pedestrians. Implementation of proposed General Plan Policies C-15 through C-23, C-25, and C-26, and Action Items C-17.1 and C-17.2 would reduce potential impacts to the transit, bicycle, and pedestrian systems to a **less than significant** level.

Reference: Draft EIR pages 3.2-17 and -18; General Plan Policies C-15 through C-23, C-25, C-26; General Plan Action Items C-17.1, C-17.2

AIR QUALITY

Impact 3.3.1 Subsequent land use activities associated with implementation of the proposed General Plan would not conflict with or obstruct implementation of the 2007 Air Quality Management Plan. The proposed General Plan also includes several policy provisions that would further assist in air quality attainment efforts.

Finding: Based upon the analysis presented in Section 3.3 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that impacts associated with the implementation of the proposed policy provisions of the Eastvale General Plan would not obstruct any of the control measures contained within the 2007 Air Quality Management Plan. Furthermore, the intent of proposed General Plan Policies C-11, C-25, LU-14, and LU-29 is to accommodate anticipated growth in a compact urban form, including mixed-use development, as well as focusing development along transit corridors and at other key locations. This impact is **less than significant**.

Reference: Draft EIR pages 3.3-14 and -15; General Plan Policies C-11, C-25, LU-14, LU-29

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

Impact 3.3.4 Implementation of the proposed General Plan could result in population and employment that would increase traffic volumes on area roadways. This could result in elevated carbon monoxide (CO) emissions from motor vehicle congestion that could expose sensitive receptors to elevated carbon monoxide concentrations. However, traffic volumes would not be large enough to generate excessive carbon monoxide emission levels.

Finding: Based upon the analysis presented in Section 3.3 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that impacts associated with implementation of the proposed General Plan would not contribute to localized concentrations of mobile-source carbon monoxide that exceeds applicable ambient air quality standards. Because the proposed General Plan would not be anticipated to result in or contribute to local CO concentrations that exceed the state 1-hour or 8-hour ambient air quality standards of 20 parts per million (ppm) or 9 ppm, respectively, this impact is considered to be **less than significant**.

Reference: Draft EIR pages 3.3-19 and -20

Impact 3.3.5 Subsequent land use activities associated with implementation of the proposed General Plan could result in projects that would include sources of toxic air contaminants which could affect surrounding land uses. Subsequent land use activities could also place sensitive land uses near existing sources of toxic air contaminants. These factors could result in the exposure of sensitive receptors to substantial pollutant concentrations such as toxic air contaminants. However, the South Coast Air Quality Management District (SCAQMD) and state regulations would address exposure to toxic air contaminants.

Finding: Based upon the analysis presented in Section 3.3 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that although subsequent land use activities associated with the implementation of the proposed General Plan could potentially include short-term construction sources of toxic air contaminants (TACs) and long-term operational sources of TACs, implementation of General Plan Policies AQ-5, AQ-6, and AQ-16, in combination with SCAQMD's permitting process and California Air Resources Board (CARB) guidance, would minimize the exposure of air toxins affecting sensitive receptors. In addition, the Riverside County General Plan has less than significant toxic air containment-related impacts. Since the proposed Eastvale General Plan would not include changes to the existing County of Riverside Land Use Map, as a result, no development differing from that previously considered in the 2003 Riverside County General Plan EIR would occur with implementation of the proposed General Plan, allowing this impact to be **less than significant**.

Reference: Draft EIR pages 3.3-20 through -22; General Plan Policies AQ-5, AQ-6, AQ-16

Impact 3.3.6 Subsequent land use activities associated with the implementation of the proposed General Plan could include sources that could create objectionable odors affecting a substantial number of people or expose new residents to existing sources of odor. However, continued implementation of current SCAQMD rules and regulations, as well as proposed General Plan provisions, would address this issue.

Finding: Based upon the analysis presented in Section 3.3 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that the

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

implementation of proposed General Plan Policy AQ-43, in combination with SCAQMD's Rule 402, would minimize the creation of objectionable odors affecting a substantial number of people. In addition, the Riverside County General Plan EIR determined that implementation of the Riverside County General Plan has less than significant odor impacts, and the proposed Eastvale General Plan would not include changes to the existing (County of Riverside) Land Use Map. Because the Eastvale General Plan would not result in development beyond that previously considered in the 2003 Riverside County General Plan EIR, this impact is considered **less than significant**.

Reference: Draft EIR pages 3.3-22 and -23; General Plan Policy AQ-43

Impact 3.3.7 Implementation of the proposed General Plan, in combination with cumulative development in the South Coast Air Basin (SoCAB), would result in a cumulatively considerable net increase of ozone and coarse and fine particulate matter.

Finding: Based upon the analysis presented in Section 3.3 of the DEIR and considering the information contained in the administrative record, the City hereby finds that the proposed General Plan would be consistent with the 2007 Air Quality Management Plan (AQMP), which is intended to bring the SoCAB into attainment for all criteria pollutants. Furthermore, the buildout projections of the General Plan Planning Area under the proposed new Eastvale General Plan Land Use Map are the same as projected under the existing Riverside County General Plan, as the proposed City of Eastvale General Plan will not include changes to the existing Land Use Map. Therefore, no development beyond that previously identified in the 2003 Riverside County General Plan would occur as a result of the proposed Eastvale General Plan, and buildout assumptions for Eastvale would be the same as the buildout assumptions for the city in the 2003 Riverside County General Plan, allowing this impact to be considered **less than cumulatively considerable**.

Reference: Draft EIR pages 4.0-3 and -4

WATER RESOURCES

Impact 3.4.1 Implementation of the proposed General Plan could result in the degradation of groundwater quality and may violate water quality standards and/or degrade water quality resulting from future land uses. However, implementation of proposed General Plan policy provisions and continued implementation of current standards would ensure that groundwater quality is protected.

Finding: Based upon the analysis presented in Section 3.4 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that the proposed General Plan would result in no greater impact to the Chino Groundwater Basin than that previously disclosed in the Riverside County General Plan EIR. Impacts to groundwater with implementation of the proposed General Plan would be **less than significant**.

Reference: Draft EIR pages 3.4-7 and -8; General Plan Policy AQ-22

Impact 3.4.2 Implementation of the proposed General Plan could increase demand for water supply and thus require increased groundwater production, which could result in significant effects on the physical environment. However, adequate groundwater supply sources exist, and proposed General Plan

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policy provisions and Jurupa Community Services District's conservation provisions would ensure adequate water service.

Finding: Based upon the analysis presented in Section 3.4 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that the proposed Eastvale General Plan would not include changes to the existing (County of Riverside) Land Use Map, and, as a result, no development beyond that previously considered in the 2003 Riverside County General Plan EIR would occur with implementation of the proposed General Plan. Therefore buildout of Eastvale would not require additional groundwater beyond that discussed in the Jurupa Community Services District 2010 Urban Water Management Plan, given that proposed General Plan growth capacity would not change the city's anticipated water needs for the year 2030. In addition, the proposed General Plan includes water conservation provision policies LU-31, AQ-21, and S-9 as measures to ensure that impacts will be **less than significant**.

Reference: Draft EIR pages 3.4-8 and -9; General Plan Policies LU-31, AQ-21, S-9; Jurupa Community Services District 2010 Urban Water Management Plan

Impact 3.4.3 Implementation of the proposed General Plan, in combination with current land uses in the surrounding region, could introduce substantial grading, site preparation, and an increase in urbanized development. Increased development would contribute to cumulative groundwater quality impacts as well as increase the cumulative demand for groundwater supplies.

Finding: Based upon the analysis presented in Section 3.4 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that the proposed Eastvale General Plan would not include changes to the existing (County of Riverside) Land Use Map. As a result, no development beyond that previously considered in the 2003 Riverside County General Plan EIR would occur with implementation of the proposed General Plan. Therefore the proposed Eastvale General Plan would result in a **less than cumulatively considerable** impact to the Chino Groundwater Basin.

Reference: Draft EIR pages 3.4-9 and -10; Chino Groundwater Basin Optimum Basin Management Program

PUBLIC SERVICES

Impact 3.6.1.1 Implementation of the proposed General Plan could result in the need for additional fire protection services facilities in order to maintain acceptable service ratios and response times. The provision of these facilities could cause environmental impacts. However, future fire protection/emergency medical services facilities would be subject to project-level CEQA review at such time as an application for a project was submitted to the appropriate agency.

Finding: Based upon the analysis presented in Section 3.6 of the DEIR and considering the information contained in the administrative record, the City hereby finds that the proposed Eastvale General Plan would not include changes to the existing (County of Riverside) Land Use Map. As a result, no development beyond that previously considered in the 2003 Riverside County General Plan EIR would occur with implementation of the proposed General Plan, allowing impacts associated with fire protection to be **less than significant**.

Reference: Draft EIR pages 3.6-4 and -5

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Impact 3.6.1.2 Implementation of the proposed General Plan, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in Riverside County, could increase the demand for fire protection services and thus require additional staffing, equipment, and related facilities under cumulative conditions. The provision of these facilities could result in environmental impacts.

Finding: Based upon the analysis presented in Section 3.6 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that while future regional growth would result in increased demand for fire protection services and mutual aid throughout Riverside County, this increased demand would not require the creation of additional fire protection facilities. Furthermore, if future fire protection facilities were required, the proposed projects would be subject to project-level CEQA review which would ensure that impacts were **less than cumulatively considerable**.

Reference: Draft EIR pages 3.6-5 and -6

Impact 3.6.2.1 Implementation of the proposed General Plan would not result in increased demand for law enforcement services that would result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts.

Finding: Based upon the analysis presented in Section 3.6 of the DEIR and considering the information contained in the administrative record, the City hereby finds that the proposed Eastvale General Plan would not include changes to the existing (County of Riverside) Land Use Map. As a result, no development beyond that previously considered in the 2003 Riverside County General Plan EIR would occur with implementation of the proposed General Plan. Therefore, no new or expanded law enforcement facilities would be needed to accommodate anticipated growth in Eastvale, and this impact is **less than significant**.

Reference: Draft EIR page 3.6-9

Impact 3.6.2.2 Implementation of the proposed General Plan, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the Jurupa Valley Sheriff's Station service area, would increase the demand for law enforcement services and thus require additional staffing, equipment, and facilities, the construction of which could cause significant environmental impacts.

Finding: Based upon the analysis presented in Section 3.6 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that growth anticipated in association with the proposed General Plan would occur in Eastvale. However, the proposed General Plan would not result in the need for additional law enforcement staffing, equipment, and facilities. Since the project would have a less than significant impact on law enforcement services provided by the Jurupa Valley Sheriff's Station, it would not contribute significantly to cumulative impacts on these services. Therefore, this impact would be **less than cumulatively considerable**.

Reference: Draft EIR page 3.6-10

Impact 3.6.3.1 Implementation of the proposed General Plan would accommodate population growth, which could subsequently increase the use of existing

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parcs and recreation facilities and/or require the construction or expansion of park and recreational facilities to meet increased demand.

Finding: Based upon the analysis presented in Section 3.6 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that implementation of the proposed Eastvale General Plan would not include changes to the existing (County of Riverside) Land Use Map. In addition, the policies included in the proposed General Plan support continued cooperation with the Jurupa Community Services District (JCSD) and other agencies to require that development of recreation facilities occurs concurrently with other development and to require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. To that end, future development projects would be required to pay development impact fees for park facilities on behalf of the City in order to fund the development and maintenance of Eastvale parks and community use facilities to the extent they are needed as a result of new development. Implementation of the proposed General Plan policies, along with project-level planning and environmental review, would ensure that future development under the proposed General Plan would provide and maintain adequate park and recreation facilities consistent with parkland standards. Project-level environmental review would also ensure that site-specific environmental impacts associated with the provision of such facilities would be mitigated. Therefore, this impact is **less than significant**.

Reference: Draft EIR pages 3.6-13 and-14; General Plan Policies OS-2, OS-3, OS-6

Impact 3.6.3.2 Implementation of the proposed General Plan, along with other existing, planned, proposed, approved, and reasonably foreseeable development, would increase the use of existing parks and would require additional park and recreation facilities within the cumulative setting, the provision of which could have an adverse physical effect on the environment.

Finding: Based upon the analysis presented in Section 3.6 of the Draft EIR and considering the information contained in the administrative record, the City hereby finds that individual development projects associated with the proposed General Plan would be subject to development impact fees to fund the provision of physical parkland, and the proposed General Plan directs that the City pursue other park funding sources. These fees ensure that the City would adequately provide for park and recreation needs for residents, and environmental review of new development would mitigate any environmental impacts of park and recreational facilities. Therefore, the proposed General Plan would have a **less than cumulatively considerable** impact.

Reference: Draft EIR page 3.6-14

FINDINGS ASSOCIATED WITH SIGNIFICANT AND CUMULATIVE SIGNIFICANT IMPACTS WHICH CANNOT FEASIBLY BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

Based upon the criteria set forth in the Draft Environmental Impact Report and the Final Environmental Impact Report, the City finds that the following environmental effects of the project are significant and unavoidable. However, as explained in the Statement of Overriding Considerations contained in Section 6 below, these effects are considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project.

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

LAND USE AND AGRICULTURAL RESOURCES

Impact 3.1.1 Implementation of the proposed General Plan would result in the conversion of agricultural land uses to nonagricultural use. This is considered a significant and unavoidable impact.

Mitigation Measures

None available.

Finding: No Feasible Mitigation Measures Available to Mitigate the Impact. Based upon the information contained in the Draft EIR and the administrative record, the City hereby finds that even with implementation of General Plan Policy AQ-40 and the City's "right-to-farm" ordinance, there are no feasible mitigation measures available that will lessen the significant adverse effect on the conversion of agricultural land uses. The City further finds that there are no feasible mitigation measures that might minimize, avoid, or reduce this impact. Thus, this impact is **significant and unavoidable**. However, this impact is considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project as specified in Section 6 of this document.

Reference: Draft EIR pages 3.1-2 and -3; General Plan Policies AQ-39, AQ-40; City of Eastvale Right-to-Farm Ordinance

Impact 3.1.3 Implementation of the proposed General Plan, along with regional and statewide growth, would result in a contribution to the conversion of agricultural land uses.

Mitigation Measures

None available.

Finding: No Feasible Mitigation Measures Available to Mitigate the Impact. Based upon the information contained in the Draft EIR and the administrative record, the City hereby finds that there are no feasible mitigation measures that might minimize, avoid, or reduce the proposed General Plan's cumulative and significant impact to the conversion of agricultural land uses. Thus, this impact is **cumulatively considerable and significant and unavoidable**. However, this impact is considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project as specified in Section 6 of this document.

Reference: Draft EIR page 3.1-4

TRANSPORTATION AND TRAFFIC

Impact 3.2.1 Implementation of the proposed General Plan would result in unacceptable traffic operations on City roadway facilities.

Mitigation Measures

None available.

Finding: No Feasible Mitigation Measures Available to Mitigate the Impact. Based upon the information contained in the DEIR and the administrative record, the City hereby finds that while

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implementation of General Plan Policies C-3, C-9, C-15, C-16 through C-23, C-25, and C-26 and Action Items C-17.1 and C-17.2 provide some mitigation for impacts to roadway facilities within the city, these measures will not allow for the three specific roadway segments listed in Draft EIR **Table 3.2-3** to operate at an acceptable standard during the peak hour. The City further finds that there are no feasible mitigation measures that might minimize, avoid, or reduce this impact. Thus, this impact is **significant and unavoidable**. However, this impact is considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project as specified in Section 6 of this document.

Reference: Draft EIR pages 3.2-12 through -15; General Plan Policies C-3, C-9, C-15, C-16 through C-23, C-25, C-26; General Plan Action Items C17.1, C-17.2

Impact 3.2.6 When considered with existing, proposed, planned, and approved development in the region, implementation of the proposed General Plan would contribute to cumulative traffic volumes in the region that result in significant impacts to level of service and operations.

Mitigation Measures

None available.

Finding: No Feasible Mitigation Measures Available to Mitigate the Impact. Based upon the information contained in the Draft EIR and the administrative record, the City hereby finds that while implementation of General Plan policies would assist in reducing its cumulative contribution to regional traffic, there are no feasible mitigation measures available that will lessen this significant adverse effect on the environment. Thus, this impact is **cumulatively considerable** and **significant and unavoidable**. However, this impact is considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project as specified in Section 6 of this document.

Reference: Draft EIR page 3.2-19

AIR QUALITY

Impact 3.3.2 Subsequent land use activities associated with implementation of the proposed General Plan could result in short-term construction emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter.

Mitigation Measures

None available.

Finding: No Feasible Mitigation Measures Available to Mitigate the Impact. Based upon the information contained in the Draft EIR and the administrative record, the City hereby finds that while the proposed General Plan will be subject to South Coast Air Quality Management District (SCAQMD) rules and regulations, these actions might not fully offset air pollutant emissions resulting from construction activities. Projected growth under the proposed Eastvale General Plan would not occur to an extent beyond that previously considered in the 2003 Riverside County General Plan EIR. Therefore, the proposed General Plan would not result in a new or substantially more severe significant impact compared with the currently adopted Riverside County General Plan. However, the Riverside County General Plan EIR found that despite the

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imposition of certain mitigation measures, construction-related impacts to air quality from implementation of the Riverside County General Plan cannot be fully mitigated to a level below significance. Since the proposed City of Eastvale General Plan does not change the existing Riverside County Land Use Map, this impact is considered **significant and unavoidable**. However, the impact is considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project as specified in Section 6 of this document.

Reference: Draft EIR pages 3.3-15 and -16

Impact 3.3.3 Subsequent land use activities associated with implementation of the proposed General Plan could result in long-term, operational emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter.

Mitigation Measures

None available.

Finding: No Feasible Mitigation Measures Available to Mitigate the Impact. Based upon the information contained in the Draft EIR and the administrative record, the City hereby finds that despite the imposition of certain mitigation measures, long-term, operational impacts to air quality from implementation of the Riverside County General Plan cannot be fully mitigated to a level below significance. The buildout projections of the General Plan Planning Area under the proposed new General Plan Land Use Map are the same as projected under the existing Riverside County General Plan, as the proposed City of Eastvale General Plan will not include changes to the existing Land Use Map. Therefore, no development beyond that previously identified in the 2003 Riverside County General Plan would occur as a result of the proposed Eastvale General Plan. Therefore, while buildout of the City of Eastvale would result in emissions in excess of SCAQMD thresholds for criteria air pollutants and precursors for which the South Coast Air Basin is in nonattainment, the proposed Eastvale General Plan would not result in a new or substantially more severe significant impact compared with the currently adopted Riverside County General Plan. However, the Riverside County General Plan EIR found that despite the imposition of certain mitigation measures, operational-related impacts to air quality from implementation of the Riverside County General Plan cannot be fully mitigated to a level below significance. Since the proposed City of Eastvale General Plan does not change the existing Riverside County Land Use Map, this impact is considered **significant and unavoidable**.

Reference: Draft EIR pages 3.3-17 through -19

GREENHOUSE GASES AND CLIMATE CHANGE

Impact 3.5.1 Implementation of the proposed General Plan will result in greenhouse gas emissions that would further contribute to significant impacts on the environment.

Mitigation Measures

None available.

Finding: No Feasible Mitigation Measures Available to Mitigate the Impact. Based upon the information contained in the Draft EIR and the administrative record, the City hereby finds that while implementation of General Plan Policies AQ-19, C-11, C-25, and LU-29 provide some

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mitigation of the calculated, predicted net increase in GHG emissions, these measures would not prevent the buildout anticipated by the implementation of the proposed General Plan from exceeding the SCAQMD's greenhouse gas threshold of 6.6 metric tons of CO₂e per service population per year by the year 2020 and 4.1 metric tons of CO₂e per service population by the year 2035. Thus, this impact is **significant and unavoidable**. However, this impact is considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project as specified in Section 6 of this document.

Reference: Draft EIR pages 3.5-16 through -19; General Plan Policies AQ-19, C-11, C-25, LU-29

Impact 3.5.2 Implementation of the proposed General Plan would not be consistent with the goals of AB 32 (Health and Safety Code Sections 38500, 38501, 28510, 38530, etc.), as interim SCAQMD thresholds would be surpassed.

Mitigation Measures

MM 3.5.2 Add the following Implementation Item to the Air Quality and Conservation Chapter of the General Plan:

"Implementation Item AQ-18.1: As funding permits, the City will prepare a greenhouse gas (GHG) inventory and Climate Action Plan (CAP) designated to reduce greenhouse gases. The City may also participate in a regional climate action plan prepared by other. Until a climate action plan is adopted each project shall evaluate its impact on greenhouse gases as part of the environmental process."

Finding: No Feasible Mitigation Measures Available to Mitigate the Impact. Based upon the information contained in the Draft EIR and the administrative record, the City hereby finds that while implementation of mitigation measure MM 3.5.2 could potentially mitigate GHG emissions projected for buildout conditions consistent with the reduction goal of AB 32, the additional funding required to implement mitigation measure MM 3.5.2 is not currently available. Since embarking on the process of CAP development is unable to occur at this time, this impact is considered **cumulatively considerable** and **significant and unavoidable**. However, this impact is considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project as specified in Section 6 of this document.

Reference: Draft EIR pages 3.5-19 and -20; mitigation measure MM 3.5.2

FINDINGS ASSOCIATED WITH PROJECT ALTERNATIVES

The CEQA Guidelines require that an EIR "describe a range of reasonable alternatives to the Project, or to the location of the Project, which could feasibly obtain the basic objectives of the Project..." (CEQA Guidelines Section 15126.6[a]).

The City recognizes that while several of the alternatives described below would yield environmental benefits, the procurement of these benefits may also have corresponding negative environmental impacts and may conflict with the goals and objectives of the City associated with the General Plan. In addition, the City considered land use designation modification requests to the Land Use Map in the alternatives analysis that (in several cases) do not provide substantial environmental benefits over the General Plan.

The alternatives analyzed are as follows:

- Alternative 1 – No Project
- Alternative 2 – Prevent Agricultural Conversion

Alternative 1 – No Project

Description: CEQA Guidelines Section 15126.6(e)(1) states that a No Project alternative shall be analyzed. The purpose of describing and analyzing a No Project alternative is to allow decision-makers to compare the impacts of approving a proposed project with the impacts of not approving the proposed project. The No Project alternative analysis is not the baseline for determining whether the environmental impacts of a proposed project may be significant, unless the analysis is identical to the environmental setting analysis, which does establish that baseline.

Under this alternative, the proposed City of Eastvale General Plan would not be adopted and the current Riverside County General Plan, which Eastvale adopted upon incorporation in 2010, would remain in effect. The proposed General Plan retains the same land use designations and roadway classifications as in the current Riverside County General Plan; therefore, the No Project alternative would result in no difference compared to the proposed General Plan's land use patterns. However, under the No Project alternative, existing Riverside County General Plan policies and programs would continue to be in effect and the proposed Eastvale-specific policy provisions proposed under the new General Plan would not go into effect.

Finding: The City finds that the No Project alternative is less desirable than the project and is infeasible for the following reasons:

It would not allow for the adoption of proposed General Plan policies encouraging the development of complete streets, pedestrian and trail access, and an emphasis on accessibility to public transit.

Extensive and specific air quality-related policies required for new development, such as the allowance for the development of mixed-use projects and the incorporation of public transit service in the design of developments identified as major trip attractions, would not be implemented.

Water conservation policies, such as the requirement that adequate water resources must be demonstrated to be available prior to new development, would not be implemented.

No eventual development of an Eastvale Climate Action Plan (CAP) would occur.

References that support the finding: Draft EIR pages 5.0-2 through -5 provide an analysis of the No Project alternative as compared to the proposed General Plan. In addition, **Table 5.0-1** of the Draft EIR provides a summary comparison of project alternatives.

Alternative 2 – Prevent Agricultural Land Conversion

Description: Under this alternative, the City would modify the proposed General Plan to prevent the conversion of land designated and zoned for agricultural use to urban uses. For purposes of this alternative, it is also assumed that land designated for urban development but zoned for agricultural use would also remain in agriculture.

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Finding: The City finds that while Alternative 2 is the environmentally superior alternative, it is less desirable than the project and is infeasible for the following reasons:

A majority of the city's 200 acres designated or zoned for agricultural consist of parcels less than an acre in size. Lots of this size are typically unsuitable for agricultural operations, making it unlikely that they would be utilized as such.

The County of Riverside determined in the 2003 County General Plan that concentrated urbanized growth like that which is planned for the City of Eastvale is the most effective means of limiting or eliminating future encroachment on agricultural land.

References that support the finding: Draft EIR pages 5.0-5 through -7 provide an analysis of the Prevent Agricultural Land Conversion Alternative as compared to the proposed General Plan. In addition, **Table 5.0-1** of the Draft EIR provides a summary comparison of project alternatives.

Findings Associated with Mitigation Monitoring and Reporting Program

Section 21081.6 of the California Public Resources Code requires the City Council to adopt a mitigation monitoring and reporting program regarding changes in the project or mitigation measures imposed to lessen or avoid significant effects on the environment.

In this instance, a mitigation monitoring and reporting program is unnecessary because the mitigation measure was integrated into the policy document directly as policy in the General Plan. Once the General Plan is adopted, it effectively fulfills the CEQA mitigation monitoring requirement.

The mitigation measures are specific and, as appropriate, define performance standards to measure compliance under the program and subsequent implementation as part of the General Plan.

Compliance with the program is itself a requirement of the project through implementation of the General Plan.

STATEMENT OF OVERRIDING CONSIDERATIONS

In approving the City of Eastvale General Plan, which is evaluated in the Final Environmental Impact Report (Final EIR), the City makes the following Statement of Overriding Considerations in support of its findings on the Final EIR. The City has considered the information contained in the Final EIR (Draft EIR and Response to Comments on the Draft EIR) and has fully reviewed and considered the public testimony and record in this proceeding.

The City has carefully balanced the benefits of the project against any adverse impacts identified in the EIR that could not be feasibly mitigated to a level of insignificance. Notwithstanding the identification and analysis of the impacts identified in the EIR as being significant which have not been eliminated, lessened, or mitigated to a level of insignificance, the City, acting pursuant to Section 15093 of the CEQA Guidelines, hereby determines that the benefits of the project outweigh the unmitigated adverse impacts and the project should be approved. The EIR describes certain environmental impacts that cannot be avoided if the project is implemented. This Statement of Overriding Considerations applies specifically to those impacts found to be significant and unavoidable as set forth in the EIR and the public hearing records.

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Eight significant and unavoidable impacts have been identified in the EIR:

1. Implementation of the project would result in the loss of important farmland. The loss of farmland is inevitable as the development of the city progresses. For this reason, this impact is considered **significant and unavoidable**.
2. Under cumulative conditions, implementation of the project would contribute significantly to the conversion of important farmland and agriculture/urban interface conflicts. The loss of farmland in the city would contribute to regional losses of farmland. In addition, the project would contribute to agriculture/urban interface conflicts on the border between the city, urban study areas, and planning areas. Given the statewide conversion of important farmland areas and the extent of conversion in Riverside County anticipated as a result of subsequent development under the General Plan and potential development of the urban study areas, the project's contribution to this cumulative impact is considered **significant and unavoidable**.
3. Implementation of the project would result in increased traffic volumes, volume-to-capacity ratios, and a decrease in level of service (LOS) on area roadways during peak hours. Draft EIR **Table 3.2-3** shows the roadway segments that would not reach the acceptable LOS F even with improvements. Further improvement of the impacted roadways is considered infeasible given that the necessary right-of-way is not available as a result of extensive residential and commercial development immediately adjacent to these roadways. For these reasons, this impact is considered **significant and unavoidable**.
4. Under cumulative conditions, the project would contribute to impacts on local roadways and state highways. Draft EIR **Table 3.2-3** shows the roadway segments that would not reach the acceptable LOS D even with improvements. Further improvement of these impacted roadways is considered infeasible given that the necessary right-of-way is not available as a result of extensive residential and commercial development immediately adjacent to these roadways. For these reasons, these impacts are considered **significant and unavoidable**.
5. Implementation of the project would increase air pollution emissions from operational activities of land uses within the city. Implementation of the project would result in regional emissions of reactive organic gases (ROG), nitrogen oxides (NO_x), coarse particulate matter (PM₁₀), and carbon monoxide (CO). Buildout conditions would increase the number of vehicle miles traveled (VMT), thus increasing potential operational air quality impacts. Because of the nonattainment conditions for the area, any increases from operational related emissions are considered **significant and unavoidable**.
6. Under cumulative conditions, the project would exacerbate existing regional problems with ozone and particulate matter. The South Coast Air Basin is classified as a severe nonattainment area for the federal ozone standards. In order to improve air quality and attain the health-based standards, reductions in emissions are necessary within the nonattainment area. The growth in population, vehicle usage, and business activity within the nonattainment area, when considered with growth proposed under the General Plan, would contribute to cumulative regional air quality impacts. For these reasons, this impact is considered **significant and unavoidable**.

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7. Under cumulative conditions, the project would result in greenhouse gas emissions that would further contribute to significant impacts on the environment. In consideration of the proposed project, calculated greenhouse gas emissions in excess of the South Coast Air Quality Management District (SCAQMD) threshold are expected. This impact is considered **significant and unavoidable**.
8. Under cumulative conditions, implementation of the project would not be consistent with the goals of AB 32 (Health and Safety Code Sections 38500, 38501, 28510, 38530, etc.), as interim SCAQMD thresholds would be surpassed. Due to budget constraints, implementation of a climate action plan designed to reduce greenhouse gases is not currently feasible, allowing this impact to be **significant and unavoidable**.

SPECIFIC FINDINGS

Project Benefits Outweigh Unavoidable Impacts. The City hereby finds that the remaining significant and unavoidable impacts of the project are acceptable in light of the long-term social, environmental, land use, and other considerations set forth herein. Specifically, these detrimental changes are outweighed by the following project benefits:

The project would provide for future city housing needs. The proposed General Plan contains a number of policies which, when implemented, would serve to diversify and expand the city's affordable housing stock as well as provide necessary housing for future conditions.

The project would provide additional employment opportunities in the city. Land use designations and policies of the proposed General Plan encourage the establishment of uses that will generate employment opportunities for the residents of the city and improve the jobs/housing balance in the city.

The project would increase City revenues, through sales tax revenues from the commercial component, and (to a limited extent) property taxes from the parcels created by the project. Revenues are important to the continuation of services and the ability to invest in future civic projects.

The project would assist the City to make appropriate land use decisions. The land use designations and policies of the proposed General Plan will allow decision-makers to approve development within the city consistent with the City's vision for growth.

The project would provide for an efficient land use pattern which reduces the need to convert additional agricultural land. By allowing for an efficient use of land and a mix of density and intensity, the city is able to accommodate more development than if a more rural approach was assumed. By accommodating more development in a smaller area, the city can meet regional housing needs as well as non-residential development demand on less land.

Efficient development reduces the need to extend or expand some city services. A compact urban form, shorter commute times, bike routes and local employment reduce the need to extend or expand roadways, makes efficient use of existing utilities and encourages residents to walk or use alternative transportation. This reduces costs of providing and maintaining services.

Balance of Competing Goals. The City hereby finds it is imperative to balance competing goals in approving the project and the environmental documentation of the project. Not every environmental concern has been fully satisfied because of the need to satisfy competing concerns to a certain extent. The City has chosen to accept certain environmental impacts

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because complete eradication of impacts would unduly compromise some other important community goals.

The City hereby finds and determines that the project proposal and the supporting environmental documentation provide for a positive balance of the competing goals and that the social, environmental, land use, and other benefits to be obtained by the project outweigh any remaining environmental and related potential detriment of the project.

OVERRIDING CONSIDERATIONS

Based upon the objectives identified for the project and through extensive public participation, the City has determined that the project should be approved and that any remaining unmitigated environmental impacts attributable to the project are outweighed by the specific social, environmental, land use, and other overriding considerations. These include the project providing additional affordable housing opportunities, job opportunities, commercial opportunities, and the ability to control land use decisions and guide the development of the city.

The City has determined that any environmental detriment caused by the General Plan has been minimized to the extent feasible through mitigation measures identified herein and, where not feasible, has been outweighed and counterbalanced by the significant social, educational, environmental, and land use benefits to be generated to the City of Eastvale.

RESOLUTION NO. 12-_____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
EASTVALE RECOMMENDING CITY COUNCIL CERTIFICATION OF THE
EASTVALE GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT**

WHEREAS, the City of Eastvale (“City”) has prepared its first General Plan, to the Riverside County General Plan used since incorporation; and

WHEREAS, the City determined that an Environmental Impact Report (“EIR”) needed be prepared and circulated a Notice of Preparation dated November 21, 2011 to public agencies and interested parties; and

WHEREAS, the City prepared a Draft EIR, dated March 2010. The Draft EIR was circulated for 45 days, ending on May 4, 2012. A public meeting to receive comments on the Draft EIR was held before the Planning Commission on May 2, 2012; and

WHEREAS, the City released a Final EIR in May 2012 containing comments received on the Draft EIR and written responses to those comments.

NOW THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL CERTIFY THAT:

1. The Final Environmental Impact Report (FEIR) for the Eastvale General Plan has been completed in compliance with the California Environmental Quality Act (CEQA).
2. The Final EIR was presented to the City and that the City reviewed and considered the information contained in the Final EIR prior to approving the project.
3. The Final EIR reflects the City’s independent judgment and analysis, acting as the lead agency for the project.

PASSED AND ADOPTED by the Planning Commission of the City of Eastvale at a meeting on May 16, 2012.

Bill Link, Planning
Commission Chair

ATTEST:

Ariel Berry, Deputy City Clerk

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF EASTVALE

CERTIFICATION:

I, Ariel Berry, Recording Secretary of the Planning Commission of the City of Eastvale, California, do hereby certify that the foregoing Resolution No. PC12-, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 16th day of May, 2012, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ariel Berry, Recording Secretary