

Section 3 – Project Description

This Draft EIR analyzes the potential environmental effects of the construction and implementation of the proposed Eastvale Commerce Center Specific Plan including all on- and off-site supporting improvements, and associated discretionary actions, including but not limited to adoption of the specific plan and development agreement between the City and the applicant, all of which are herein collectively referred to as the “Project.”

3.1 Project Location and Setting

3.1.1 Project Location

The Eastvale Commerce Center Specific Plan Project (hereinafter referred to as “ECC”) is a proposed commercial/industrial development located in the northern portion of the City of Eastvale. The site is located on approximately 205 acres within the City of Eastvale, in Riverside County, California as reflected in **Figure 3.0-1, Regional Map**. The Project site is bounded on the west by Hamner/Milliken Avenue, on the south by Bellegrave Avenue, on the east by Interstate 15 (I-15), and on the north by Cantu-Galleano Ranch Road (formerly Galena Street) as reflected in **Figure 3.0-2, Aerial Photograph** (“Project site”). The intersection of Cantu-Galleano Ranch Road and I-15 border the northeastern corner of the Project site with the southbound entrance ramp to I-15 running along the northeastern corner of the Project site. Hamner/Milliken Avenue forms the boundary between the City of Eastvale and the City of Ontario. The Assessor’s parcel numbers (APNs) for the Project site are 160-020-005, 160-020-006, 160-020-023, 160-020-024, 160-020-025, 160-020-029, 160-020-030, 160-020-031, and 160-020-032.

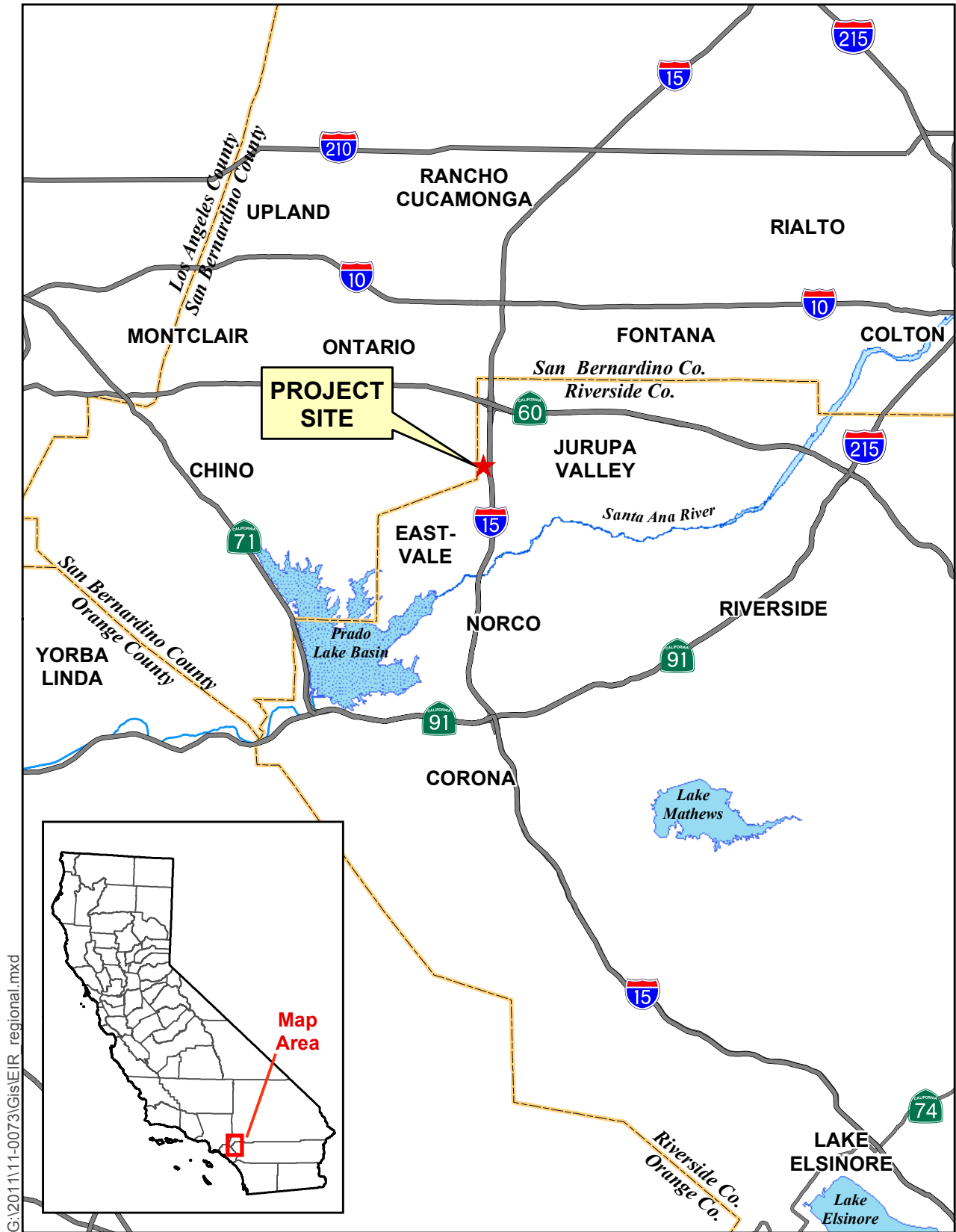
3.1.2 Project Background

In October 2005, the County of Riverside adopted the Resort Specific Plan No. 335 (“SP355” or “The Resort Specific Plan”) which established the land use, zoning, and development standards for the Project site. The Resort Specific Plan provides for approximately 58.39 acres of high density residential development with 646 dwelling units, approximately 72.72 acres of very high density residential development with 1,104 dwelling units, an 8.08-acre elementary school site, and a 13.0-acre community park site. The Resort Specific Plan encompasses approximately 195 acres and included the proposed Eastvale Commerce Center Specific Plan Project site.¹

On October 1, 2010, the City of Eastvale incorporated, and the boundaries of the new City included the Project site. On June 13, 2012, the City adopted the *City of Eastvale General Plan (GP)* and the *Final Environmental Impact Report for the Eastvale General Plan and Zoning Code Update (GP FEIR)* as its policy documents as well as all Riverside County Ordinances to guide the City until such time new ordinances are adopted. The City adopted the zoning and land uses that were in existence, including the Resort Specific Plan for the Project site. Although the applicant has indicated there is no intent to develop the site in accordance with SP335, the existing specific plan establishes the existing zoning and land use planning document for the site and could be implemented if desired by the applicant/owner, if ECC were not adopted by the City.

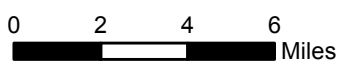
The ECC will be prepared and adopted in accordance with the requirements of California Government Code Sections 65450–65457. When adopted, the Eastvale Commerce Center Specific Plan would establish the land uses, development standards and zoning for the Project site.

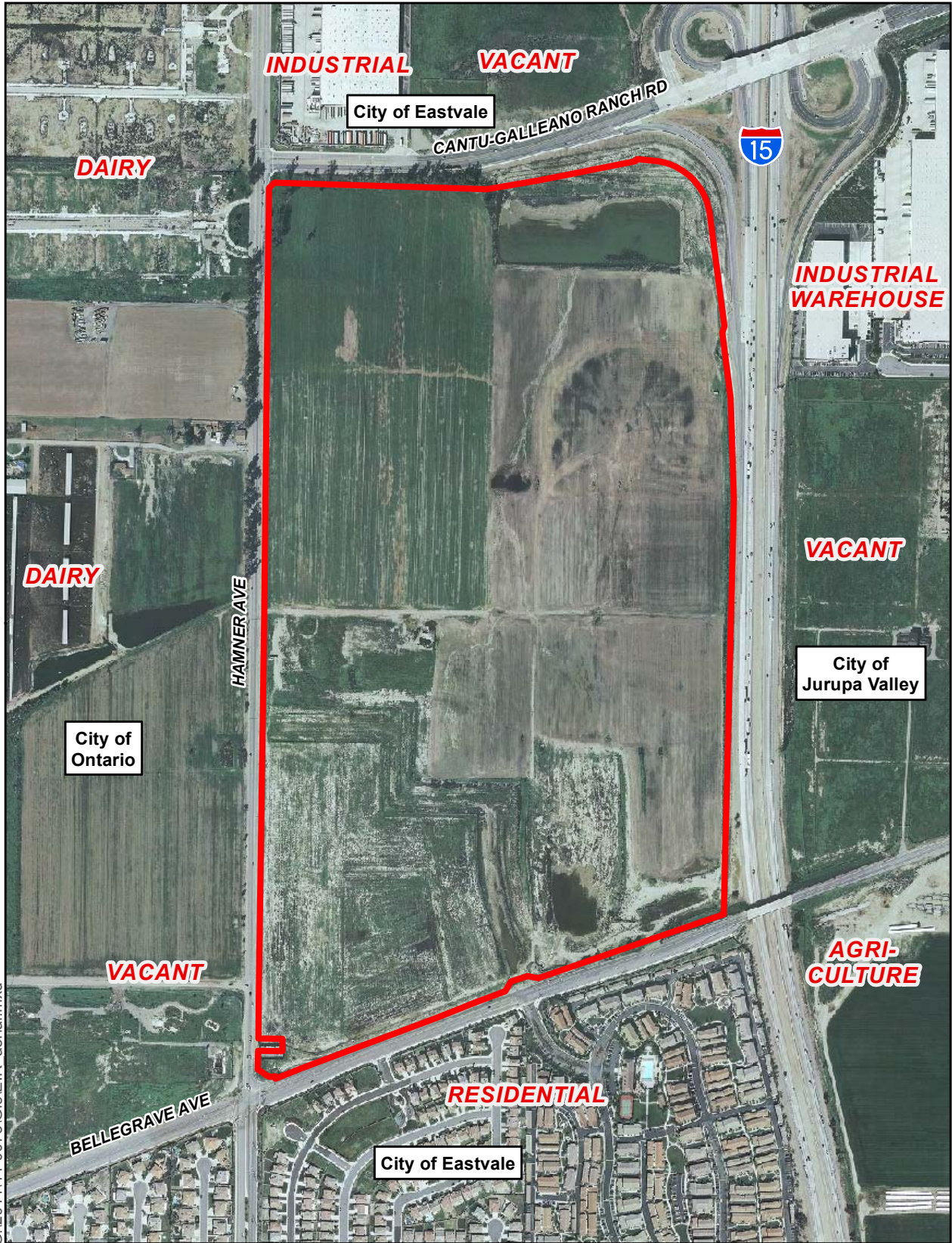
¹ An additional 12 acres located at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road is included in the current Project but is not a part of The Resort Specific Plan No. 335.



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Figure 3.0-1 Regional Map
Eastvale Commerce Center





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Sources: County of Riverside GIS, 2011;
 Eagle Aerial, April 2010.

Figure 3.0-2 Aerial Photograph
 Eastvale Commerce Center

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3.1.3 Project Site – Existing Conditions

The topography of the Project site is generally flat, with an elevation ranging from approximately 700 to 730 feet above mean sea level (AMSL), sloping gently from north to south as reflected in **Figure 3.0-3, Topography Map**. Historically, the Project site has been used for dairy, cattle grazing, and agricultural fields with scattered residential buildings. Currently, approximately 50 acres of the site has been rough graded and approximately 50 to 75 acres is being dry farmed for sorghum.

3.1.4 Existing Land Use and Zoning Designations

The City's General Plan land use designations for the site are Light Industrial (LI) and High Density Residential (HDR) as reflected in **Figure 3.0-4, Existing General Plan Land Use Designations**. The Project site's existing zoning is Specific Plan-Resort Specific Plan No. 335 (SP), General Residential (R-3) and Industrial Park (I-P).

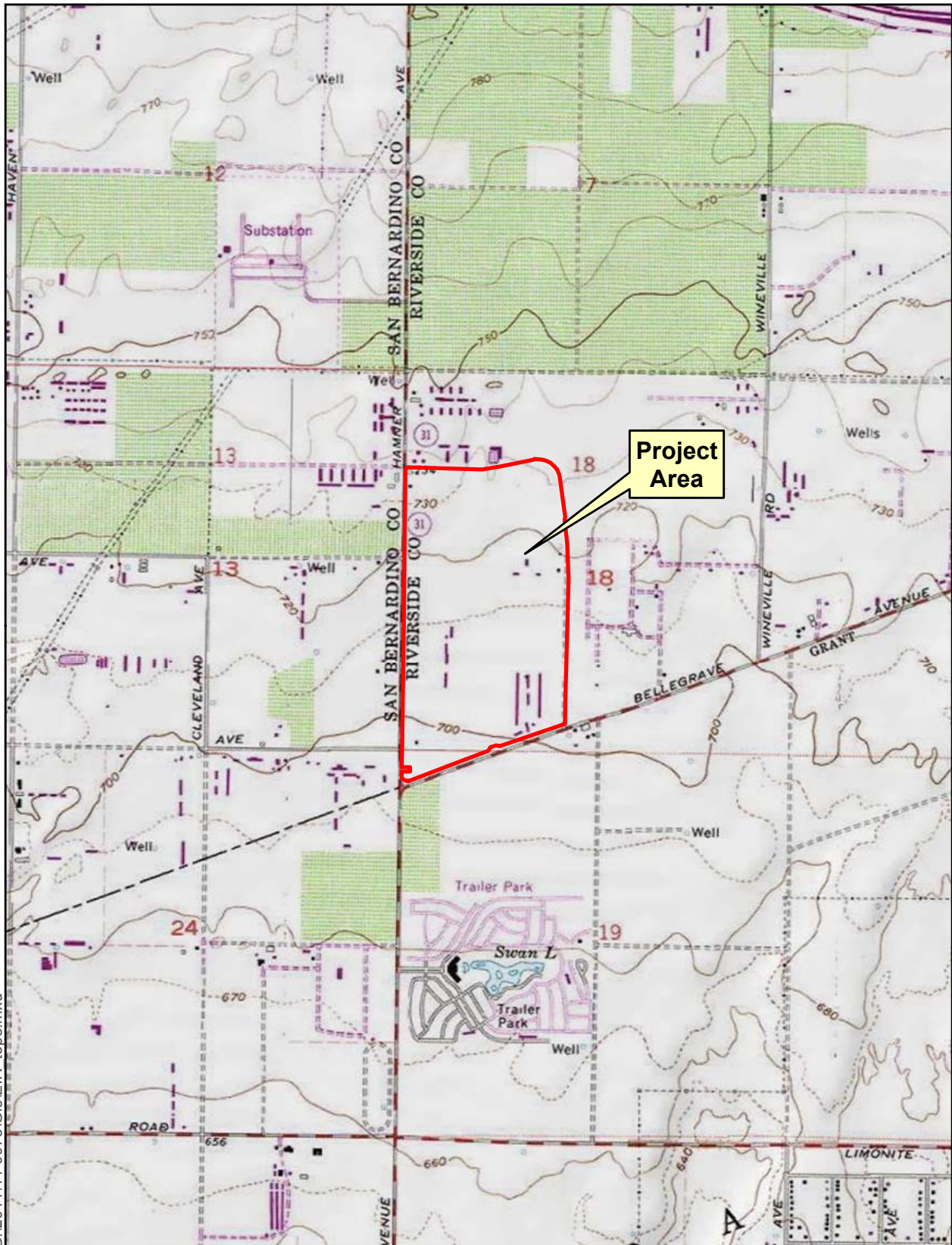
3.1.5 Surrounding Land Uses

The area surrounding the Project site is primarily developed with industrial uses to the north, agricultural land and a dairy to the west, residential uses to the south, and I-15 to the east, followed by vacant land and industrial uses to the further east, across I-15 within the City of Jurupa Valley. As referenced in **Figure 3.0-5, Existing Setting Map**, the City of Ontario, located within the County of San Bernardino, lies adjacent to and west of the Project site. This area adjacent to the Project is located within the City of Ontario's New Model Colony Plan (NMCP).

- The area covered by the New Model Colony Plan was originally in the City of Ontario's Sphere of Influence (SOI) and was commonly referred to as the "Ag Preserve." It was the last significant underdeveloped area in the San Bernardino valley. The NMCP area has been annexed into the City of Ontario. This area is generally bounded by Riverside Drive to the north, Hamner/Milliken Avenue to the east, the Riverside County line and Merrill Avenue to the south, and Euclid Avenue to the west. The Plan encompasses approximately 8,200 acres. The New Model Colony Planning Division in the City of Ontario is responsible for coordinating the implementation of the General Plan through creation of specific plans and review of entitlement plans.

Within the NMCP and located immediately adjacent to and west of the Project site, are two adopted specific plans: the Esperanza Specific Plan and the Rich Haven Specific Plan.

- The Esperanza Specific Plan was adopted in February 2007 by the City of Ontario for the development of up to 1,410 single-family detached and attached residential dwelling units along with a neighborhood park and parkways. The Esperanza Specific Plan covers an area of approximately 223 acres. Planning areas 6–10 of the Esperanza Specific Plan, located along Bellegrave Avenue and Mill Creek Avenue, are the only areas of the Specific Plan that have received subdivision approval but there has been no development to date. The Esperanza Specific Plan project site is currently vacant and used for crop farming. (Figure 3.0-5, Existing Setting Map)
- The Rich Haven Specific Plan was adopted on December 4, 2007 by the City of Ontario for the development of 510.6 acres of land that is bounded by Riverside Drive to the north, Haven Avenue to the west, Edison Avenue to the south and Milliken Avenue to the east. The Rich Haven Specific Plan allows for up to 4,256 residential units, 889,200 square feet of commercial office uses and 30.1 acres of park land. To date, no development has been approved or taken place under the Rich Haven Specific Plan. (Figure 3.0-5, Existing Setting Map)



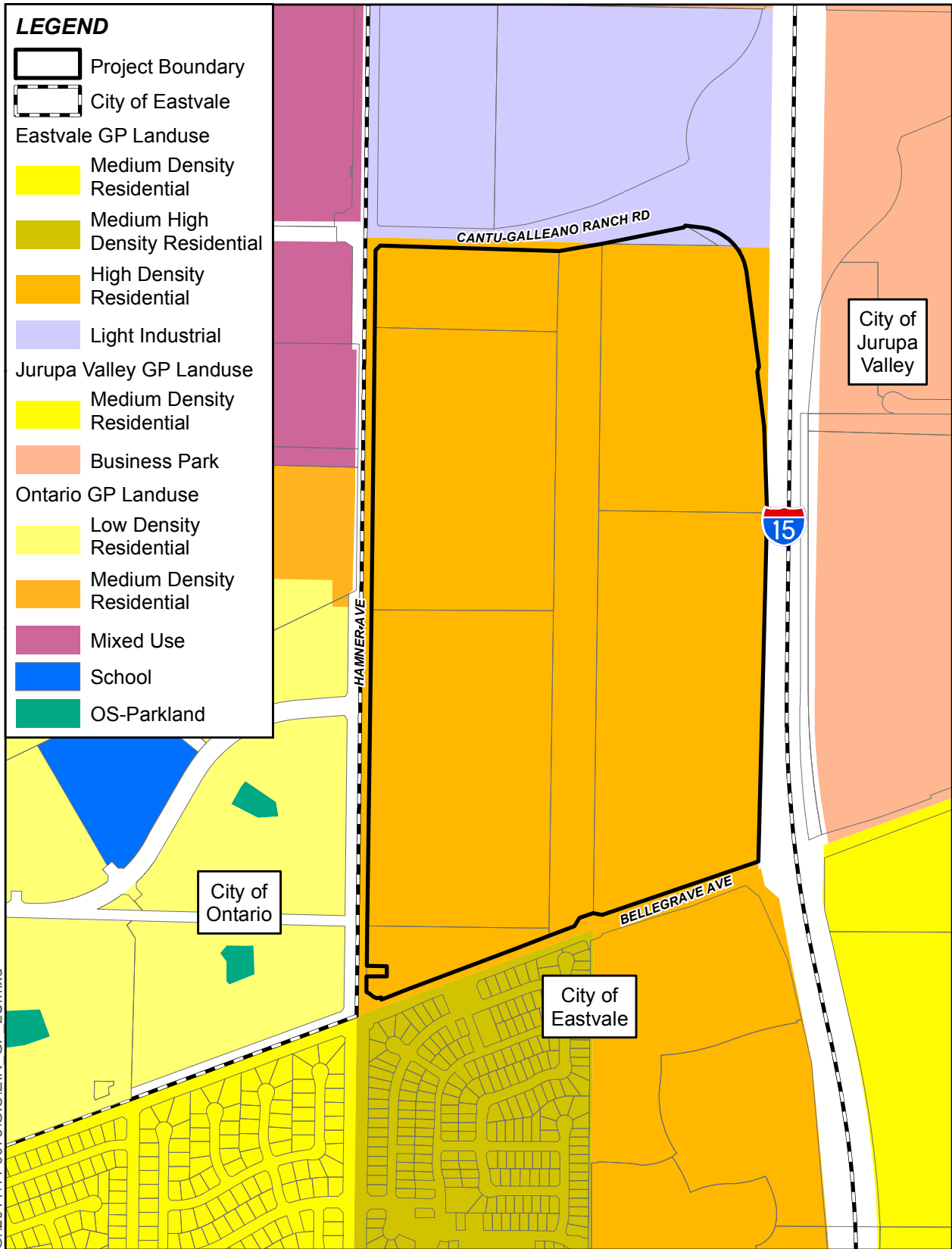
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Sources: ESRI / USGS 7.5min Quad
 DRGs: CORONA NORTH / GUASTI (1981)

Figure 3.0-3 Topography Map
 Eastvale Commerce Center

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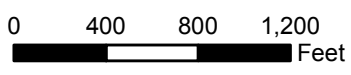


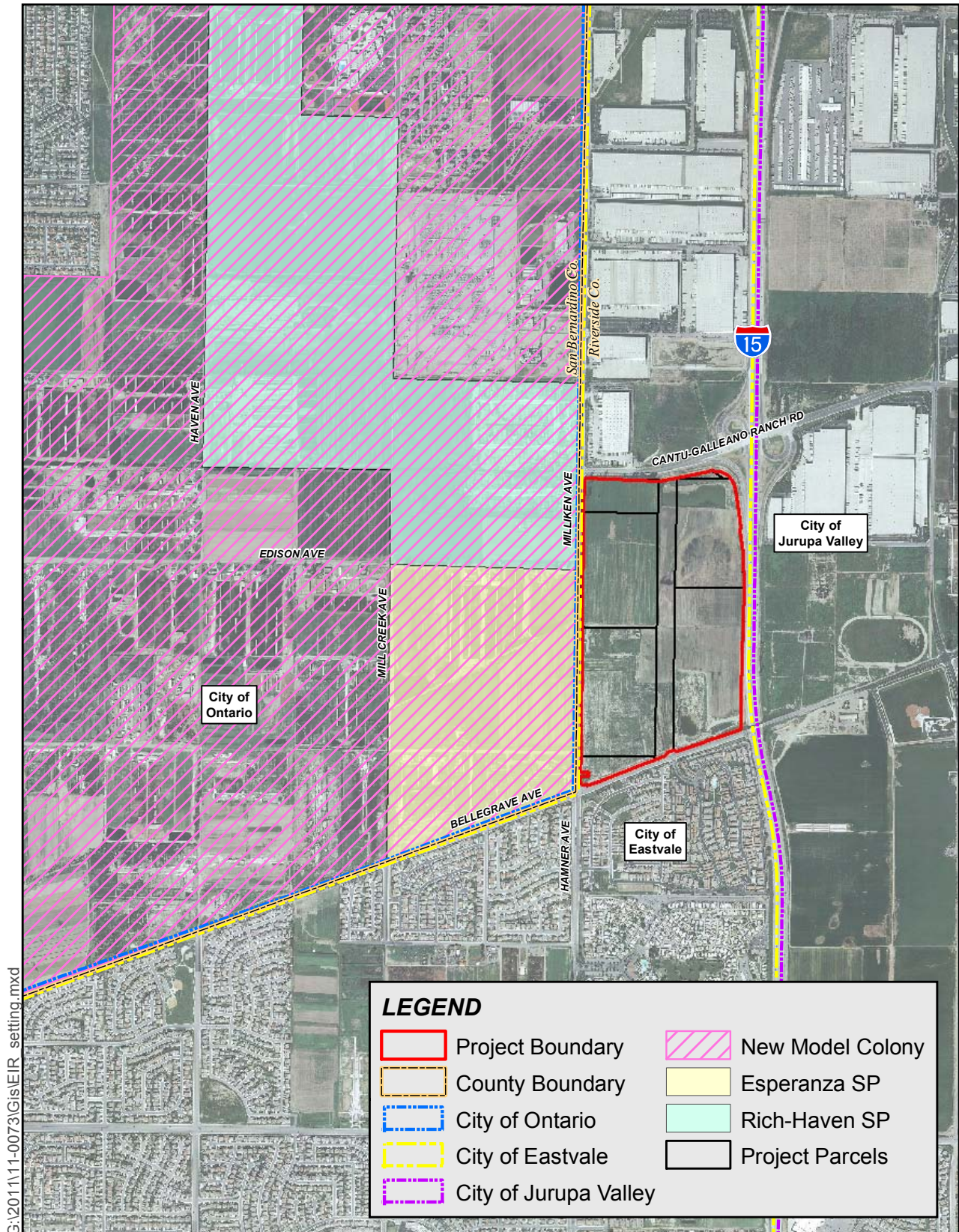


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Sources: City of Eastvale GP, June 2012; County of Riverside RCIP (as amended through Jan. 2012); City of Ontario June 2011.

Figure 3.0-4 Existing General Plan Land Use Designations
Eastvale Commerce Center





Sources: City of Ontario, 2011;
Eagle Aerial, April 2010.

Figure 3.0-5 Existing Setting Map
Eastvale Commerce Center

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The following roadways currently provide service to the area surrounding the Project site:

- **Hamner/Milliken Avenue** – Hamner/Milliken Avenue is a north-south roadway located adjacent to the west side of the Project site. Hamner/Milliken Avenue has eastbound and westbound on- and off-ramps at SR-60 and becomes Milliken Avenue north of SR-60. Hamner/Milliken Avenue runs along the boundary of the City of Eastvale and the City of Ontario.
- **Bellegrave Avenue** – Bellegrave Avenue is an east-west roadway located adjacent to the south side of the Project site. West of the Project site, Bellegrave Avenue runs along the boundary of the City of Eastvale and the City of Ontario.
- **Cantu-Galleano Ranch Road** – Cantu-Galleano Ranch Road is an east-west roadway located adjacent to the north side of the Project site. Cantu-Galleano Ranch Road has northbound and southbound on- and off-ramps at I-15 and will extend to the west into the New Model Colony Plan.

3.2 Project Characteristics

3.2.1 Proposed Project

The proposed Project includes a General Plan Amendment and adoption of the ECC which will establish the zoning for the Project site and includes a land use plan, designation of planning areas, design and landscaping guidelines, and development standards for the development of the Eastvale Commerce Center. ECC would accommodate light industrial, business park, and commercial-retail land uses divided into the following categories as reflected in **Figure 3.0-6, Proposed Land Use Plan**:

- **Commercial-Retail:** This area is envisioned to be located along Cantu-Galleano Ranch Road, the site's main connection to I-15. The area would accommodate a mixture of neighborhood and regional retail shopping, restaurants, entertainment, service stations, fitness, medical office, and showrooms. This area would also accommodate a 130-room hotel. While the preferred location would be located on 2.5 acres near I-15, a hotel would be permitted anywhere within this land use.
- **Industrial:** This area is envisioned to be located in the center of the Project site, buffered from residential uses to the south by business park uses, separated from residential uses to the west by Hamner/Milliken Avenue, a planned six lane divided arterial, and primarily accessed by Cantu-Galleano Ranch Road and Hamner/Milliken Avenue. This area could accommodate a mixture of professional office, light industrial, research and development, distribution, warehousing, light assembly uses, and light manufacturing.
- **Business Park:** This area is envisioned along Bellegrave Avenue, the part of the site closest to residential uses. This location was selected to take advantage of visibility from Bellegrave Avenue and to provide a buffer between large industrial structures and residences south of Bellegrave Avenue. This area could accommodate flexible, incubator space that houses office uses, such as medical, research and development, and design studios as well as small-scale, light industrial, light assembly, scientific research, wholesaling, and warehousing/distribution uses. Tenant spaces would have a limited number of garages and loading docks.

The proposed Project's land uses are reflected in **Table 3-A, Land Use Plan**, below. The Land Use Plan would allow for development under the following land use designations and acreage quantities: 25.3

acres of commercial-retail development allowing for a 130-room hotel to be developed on 2.5 acres, 145 acres of industrial development, and 35 acres of business park development.

Table 3-A, Land Use Plan

Land Use Designation	Gross Acres	Square Footage
Commercial-Retail ¹	25.3	340,500
Industrial	145.0	3,100,000
Business Park	35.0	610,000
Total	205.3	4,050,500

¹ This land use allows for a 130-room hotel to be developed on 2.5 acres with a square footage of 91,500. The preferred location is near I-15, however, a hotel is permitted anywhere within this land use.

Land Use Applications

The applications described below are included as part of the Project analyzed in this EIR. The proposed Project includes the following land use applications under Case No. 11-0271:

- **General Plan Amendment:** Proposes an amendment of Project site’s land use designation from Light Industrial (LI) and High Density Residential (HDR) to Light Industrial (LI), Business Park (BP), and Commercial-Retail (CR).
- **Specific Plan (Eastvale Commerce Center Specific Plan):** As authorized by Government Code Section 65450 *et seq.*, the Specific Plan includes land use plan, designation of planning areas, design and landscape guidelines and development standards associated with the development of Eastvale Commerce Center. When adopted, the Eastvale Commerce Center Specific Plan will replace the Resort Specific Plan as the zoning for the Project site and the Resort Specific Plan will no longer be in effect.
- **Change of Zone:** Proposes to change the site zoning from SP (Resort Specific Plan No. 335), General Residential (R-3) and Industrial Park (I-P) to SP (Eastvale Commerce Center Specific Plan).
- **Tentative Parcel Map (No. 36487):** Proposes to subdivide 205 acres into 6 parcels for mixed use development.
- **Major Development Review:** For the construction of 3,100,000 square feet of industrial use facilities consisting of four (4) buildings ranging from 339,220 square feet to 1,219,330 square feet, 340,500 square feet of commercial retail uses including a hotel allowing for 130-rooms, and 610,000 square feet of business park uses.
- **Conditional Use Permit:** For construction of industrial, commercial-retail and business park land uses requiring a conditional use permit as identified in the Specific Plan.
- **Development Agreement:** Agreement between the developer and City that will establish provisions for development of the Project such as, but not limited to, phasing of land uses, installation and financing of infrastructure, vesting of development rights, and timing of construction of public improvements.

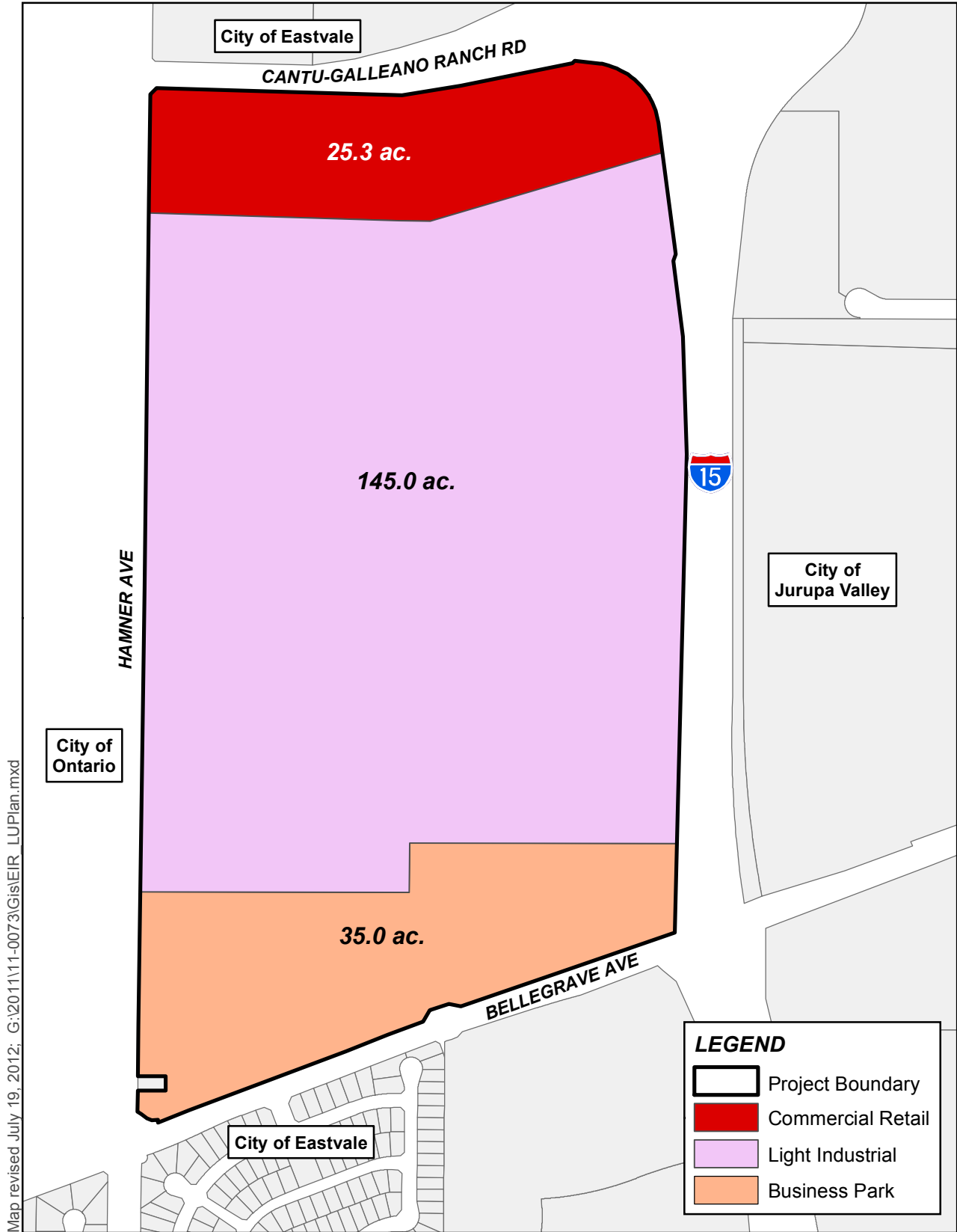
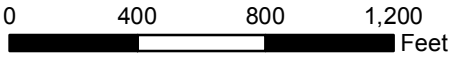


Figure 3.0-6 Proposed Land Use Map
Eastvale Commerce Center



3.3 Project Objectives

A clear statement of project objectives describing the underlying purpose of the Project is required to be provided as part of the Project Description. The Project objectives allow for the analysis of reasonable alternatives to the proposed Project. A range of reasonable alternatives, both on and off site, that would feasibly attain most of the basic Project objectives, while avoiding or substantially lessening the significant effects of the Project, must be analyzed per *CEQA Guidelines* Section 15126.6.

The overall intent of the ECC is to provide high quality commercial, retail, and industrial uses to serve existing and future residents of the City of Eastvale and to provide additional jobs and economic development within the City. To achieve this intent, the following are the basic development objectives of the ECC:

- Provide for the development of a master-planned project consisting of warehousing/distribution, office/business park, visitor-serving and retail uses, the appropriate mix of which has been established through a specific plan.
- Provide for an integrated mix of uses that will be designed and developed to provide compatibility among the uses and unity of design through development standards.
- Promote the development of a variety of employment and business uses that provide a diversity of employment opportunities for those that live and work in the City of Eastvale and its vicinity.
- Improve the relationship and ratio between jobs and housing so that residents in Eastvale have more opportunities to work within the City.
- Develop land uses that can provide additional sources of revenue for the City.
- Provide for additional light industrial development opportunities to take advantage of the Project site's proximity to freeway and rail infrastructure.
- Accommodate a mix of commercial office and retail development that serves the local community, provides retail and office uses closer to residential areas to help reduce automobile trip and travel distance, and improve air quality.
- Provide the opportunity for a mix of businesses that are easily accessible to the nearby I-15 freeway.
- Develop uses that rely on visibility from and easy and nearby access to a major interstate freeway (I-15).
- Provide a project that represents a balance of land uses that maintains and enhances the City's fiscal viability, economic diversity, and environmental integrity and meets the needs of Eastvale's residents.
- Allow for a development that can capitalize on multimodal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.
- Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and reduce vehicle trips.
- Encourage new investment in the City of Eastvale.
- Reduce vehicle miles traveled and motor vehicle emissions through local job creation.

3.4 Proposed Project Infrastructure/Utilities

Development of the Project site would require extension of new waterlines through the Project site ranging from 12 inches in diameter to 16 inches in diameter to connect to current facilities. No additional off-site water facilities would be required.

The proposed Project lies within the boundaries of the Riverside County Flood Control and Water Conservation District's Eastvale Area Drainage Plan. The Eastvale Area Drainage Plan's proposed Line E-1 alignment crosses the Project site in a north-south direction and connects to the existing storm drain at the southern end of the Project site at the intersection of Bellegrave Avenue and Homecoming. A portion of Line E-1 is already constructed in Bellegrave Avenue. The Project would require construction of new storm water drainage systems to address on-site drainage and accommodate the additional runoff associated with the increase of impervious surfaces on the Project site. The proposed Project would include a 100-year capacity subsurface storm water system including the construction of Line E-1. The on-site storm water system would connect to the County Line Channel at the intersection of Hamner/Milliken Avenue and Bellegrave and to the existing storm drain at the intersection of Bellegrave Avenue and Homecoming. The Project may also be required to construct an inlet structure and storm drain to collect off-site flows north of Cantu-Galleano Ranch Road. No additional off-site drainage facilities would be required to be constructed as part of the proposed Project.

There are currently no local Jurupa Community Service District (JCSD) sewer system facilities within or adjacent to the Project site. A proposed 8 inch on-site sewer line will connect to a proposed 18 inch line running west in Bellegrave Avenue (Area B sewer line). The sewer flow generated by the proposed Project and discharged to the JCSD Area B Sewer line would be treated and disposed of through the Western Riverside County Regional Wastewater Authority (WRCRWA) Regional Wastewater Reclamation Plant located south of River Road and west of Archibald Avenue.

The projected average daily wastewater that will be generated by the Eastvale Commerce Center Specific Plan is approximately 410,600 gpd (gallons per day)². The proposed Project may be required to contribute to the installation of an 18-inch-diameter trunk sewer line on the southern boundary of the Project site on Bellegrave Avenue. The Project may contribute to the need for installation of additional sewer lines, including those located between the western boundary of the Project site on Bellegrave Avenue to Archibald Avenue, and those located within Archibald Avenue between Bellegrave Avenue and Chandler Avenue. The extent of sewer infrastructure that the Project will be responsible for also depends upon the degree of development of the surrounding area at the time the Project is implemented.

These off-site sewer trunk line improvements are identified in JCSD's Eastvale Master Water and Sewer Plans. The potential environmental impacts associated with the construction of these off-site facilities were evaluated in a document titled, "Initial Study/Mitigated Negative Declaration for Jurupa Community Services District Eastvale Master Water and Sewer Plan, Eastvale, Riverside County" (JCSD-ISMND). The JCSD-ISMND found that construction of the water and sewer facilities described in the Master Water and Sewer Plan would have potential environmental impacts related to short-term air quality due to construction activities; biological resources related to burrowing owl and other foraging/nesting raptors and the potential to impact an unnamed blue-line stream; unknown buried cultural resources; and the proximity of one facility to a known hazardous material site. However, it was determined that all potential impacts could be mitigated to below the level of significance. JCSD

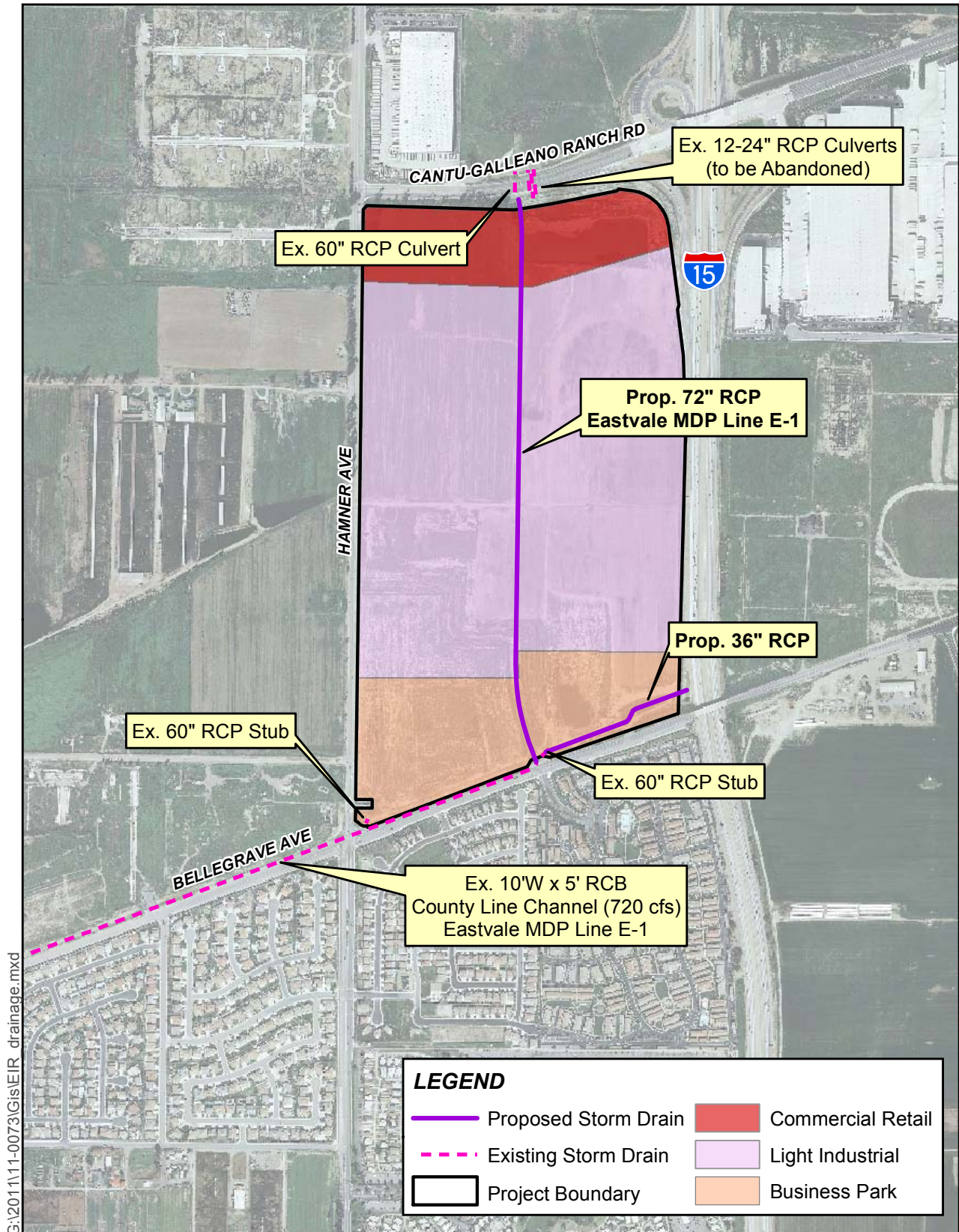
² JCSD uses a generation factor of 2,000 gpd/acre for commercial/industrial development (JCSD, p.3-4).

adopted the JCSD-ISMND (State Clearinghouse Number 2003121055) on January 26, 2004 and filed the Notice of Determination (NOD) on January 30, 2004.

Further, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and approved January 24, 2011 (State Clearinghouse Number 2010101017) for the JCSD Master Sewer Plan District Project No. 3066 (JCSD-ISMND-MSP) which determined implementation of the Master Sewer Plan would result in less than significant impacts. Implementation of mitigation measures identified in the IS/MND would ensure impacts are less than significant in the following areas: biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and transportation and traffic. The 2010 IS/MND was circulated for a 30-day period pursuant to State *CEQA Guidelines* Section 15073 from October 7, 2010 to November 5, 2010, to responsible agencies and interested parties for review and comment. No significant unavoidable effects were identified during the public comment period. Nonetheless, while not required for an IS/MND, responses to comment letters received on the 2010 IS/MND were prepared for consideration by the JCSD Board of Directors. Further, a mitigation monitoring and reporting program (the 2010 MMRP) was compiled to verify implementation of adopted mitigation measures pursuant to State *CEQA Guidelines* Section 15097.

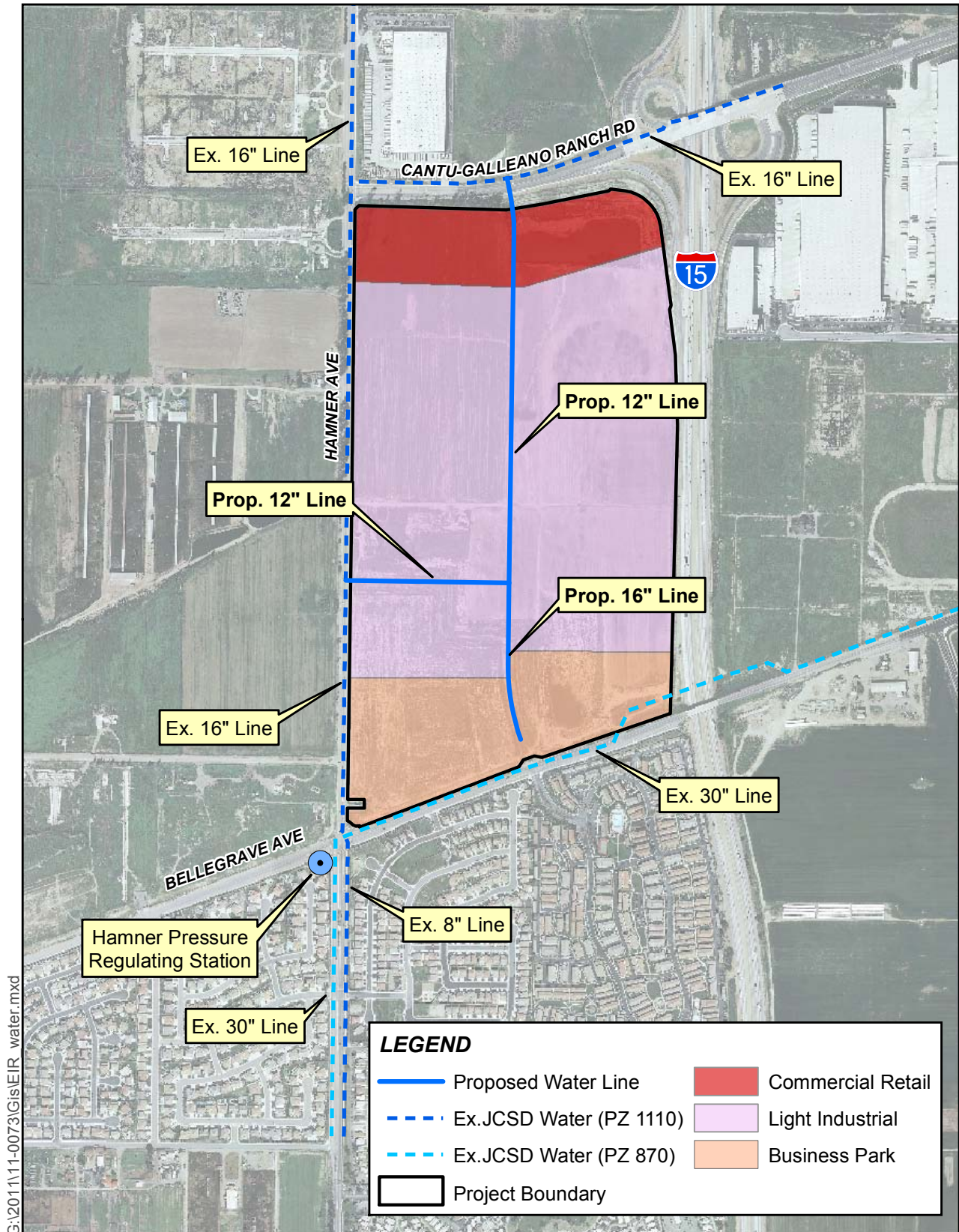
The proposed Project will require utility services provided by these purveyors:

Type of Services	Purveyor
Communications	Various providers
Electricity	Southern California Edison
Natural Gas	Southern California Gas Company
Sewer and Water	Jurupa Community Services District
Solid Waste Disposal	Waste Management
Storm Drain	Riverside County Flood Control and Water Conservation District



Sources: County of Riverside GIS, 2012; Eagle Aerial, April 2010.

Figure 3.0-7 Proposed Storm Drain Facilities
Eastvale Commerce Center



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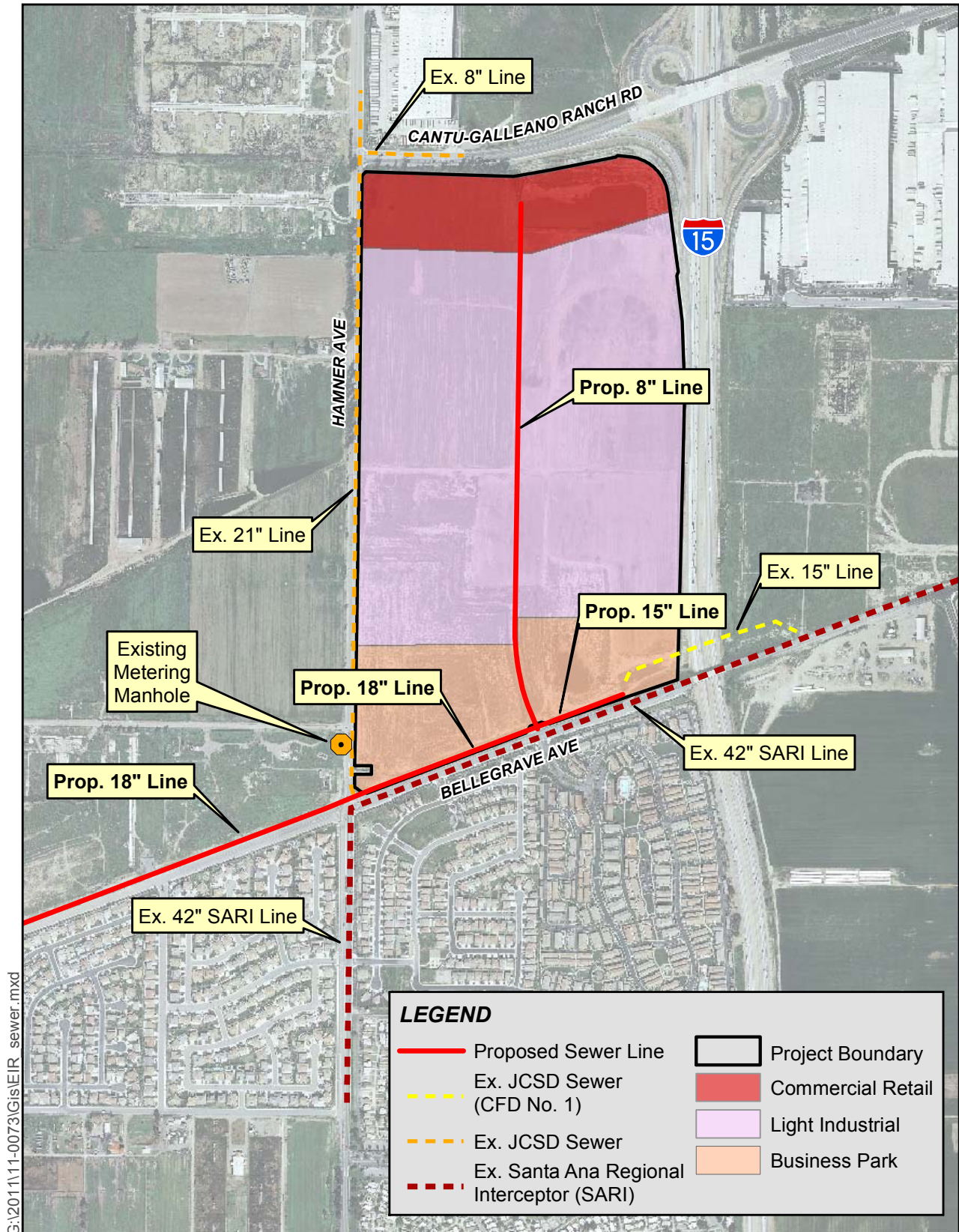
Sources: County of Riverside GIS, 2012; Eagle Aerial, April 2010.

Figure 3.0-8 Proposed Water Facilities

Eastvale Commerce Center

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Sources: County of Riverside GIS, 2012; Eagle Aerial, April 2010.

Figure 3.0-9 Proposed Sewer Facilities
Eastvale Commerce Center

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3.5 Discretionary Actions and Approvals

The Draft EIR serves as an informational document for use by public agencies, the general public, and decision makers. This EIR discusses the impacts of development pursuant to the proposed Project and related components, and analyzes Project alternatives. This EIR will be used by the City of Eastvale and responsible agencies in assessing impacts of the proposed Project.

The following public officials and agencies will use this EIR when considering the following actions:

- **City of Eastvale City Council**
 - a) Certification of Final Environmental Impact Report for the Eastvale Commerce Center Specific Plan (Project No. 11-0271).
 - b) Approval and adoption of Eastvale Commerce Center Specific Plan (Case No.11-0271), which includes the land use plan, zoning, design guidelines, and designation of planning areas associated with the development of the Eastvale Commerce Center Specific Plan.
 - c) Approval and adoption of General Plan Amendment (Case No. 11-0271), which proposes to establish the boundaries of the Eastvale Commerce Center Specific Plan in the General Plan and to change the Project site existing land use from Light Industrial (LI) and HDR (High Density Residential), to Light Industrial (LI), Business Park (BP), and Commercial-Retail (CR).
 - d) Approval and adoption by ordinance of Change of Zone (Case No. 11-0271), which proposes to change the site zoning from SP (Resort Specific Plan No. 335), R-3 (General Residential) and I-P (Industrial-Park) to SP (Eastvale Commerce Center Specific Plan), which will reflect the proposed Project's land use designations and development standards.
 - e) Approval and adoption of Tentative Parcel Map (No. 36487), which proposes to subdivide 205 acres into 6 parcels for mixed use development.
 - f) Approval and adoption of a Major Development Review (formerly referred to as a Plot Plan), to construct 3,100,000 square feet of industrial use facilities consisting of four (4) buildings ranging from 339,220 square feet to 1,219,330 square feet, 340,500 square feet of commercial retail uses including a hotel allowing for 130-rooms, and 610,000 square feet of business park uses.
 - g) Implementation of the Specific Plan through the approval of land use proposals including, but not limited to, Subdivisions, Conditional Use Permits, Major Development Reviews and Minor Development Reviews.
 - h) Approval and adoption by ordinance of a development agreement between the City and applicant that will establish provisions for development of the Project, including but not limited to phasing of land use, installation and financing of infrastructure, vesting of development rights and timing of construction of public improvements.
- **City of Eastvale Planning Commission**
 - a) Recommendation to the City Council for Certification of Final Environmental Impact Report for the Eastvale Commerce Center Specific Plan (Case No. 11-0271).

- b) Recommendation to City Council regarding approval of General Plan Amendment (Case No. 11-0271), which proposes to establish the boundaries of the Eastvale Commerce Center Specific Plan in the General Plan and to change the Project site land use from Light Industrial (LI) and HDR (High Density Residential), to Light Industrial (LI), Business Park (BP), and Commercial-Retail (CR).
 - c) Recommendation to City Council regarding approval of the Eastvale Commerce Center Specific Plan, which includes the land use plan, zoning, design guidelines, and designation of planning areas associated with the development of the Eastvale Commerce Center Specific Plan (Case No. 11-0271).
 - d) Recommendation to City Council regarding approval of Change of Zone (Case No. 11-0271), which proposes to change the existing site zoning from SP (Resort Specific Plan No. 335), R-3 (General Residential) and I-P (Industrial-Park) to SP (Eastvale Commerce Center Specific Plan), which will reflect the proposed Project's land use designations and development standards.
 - e) Recommendation to City Council regarding approval of Tentative Parcel Map (No. 36487), which proposes to subdivide 205 acres into 6 parcels for mixed use development.
 - f) Recommendation to City Council regarding approval of a Major Development Review (Formerly referred to as a Plot Plan), to construct 3,100,000 square feet of industrial use facilities consisting of four (4) buildings ranging from 339,220 square feet to 1,219,330 square feet, 340,500 square feet of commercial retail uses including a hotel allowing for 130-rooms, and 610,000 square feet of business park uses.
 - g) Recommendation to the City Council regarding the development agreement between the City and applicant.
 - h) Implementation of the Specific Plan through the approval of land use proposals including, but not limited to, subdivisions and use permits.
- **City of Eastvale Planning Director**
 - a) Implementation of the Specific Plan through the approval of land use proposals including, but not limited to, Minor Development Reviews.
 - **City of Eastvale Building and Safety Department**
 - a) Issuance of Building Permits, Grading Permits, Construction Permits and Encroachment Permits.
 - **Jurupa Community Services District**
 - a) Approval and construction of infrastructure improvements.
 - **Regional Water Quality Control Board**
 - a) Issuance of a National Pollutant Discharge Elimination System (NPDES) Construction Permit.
 - **Riverside County Flood Control and Water Conservation District**
 - a) Approval of hydrology/storm water drainage system and Water Quality Management Plan (WQMP).