



# **AGENDA PLANNING COMMISSION CITY OF EASTVALE**

**Regular Meeting  
Wednesday, November 4, 2015  
6:00 p.m.**

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

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**

Commissioners: Bill Van Leeuwen, Karen Patel, Howard Feng  
Vice-Chair: Larry Oblea  
Chair: Daryl Charlson

- 3. PUBLIC COMMENT**

This is the time when any member of the public may bring a matter to the attention of the Planning 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 Recording Secretary prior to being heard. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

- 4. PRESENTATIONS**
- 5. ADDITIONS/DELETIONS TO THE AGENDA**
- 6. CONSENT CALENDAR**

None

- 6.1 Planning Commission Minutes**

RECOMMENDATION: Approve the minutes from the September 16, 2015, regular meeting.

## 7. PUBLIC HEARING

- 7.1 **Project No. 15-0783** – An amendment to The Ranch at Eastvale Specific Plan, Tentative Parcel Map No. 36787 for the subdivision of an approximately 98 acres into 14 parcels, and Major Development Review for the development of six light industrial/business park buildings totaling approximately 936,000 square feet and associated improvements on approximately 60 acres located at the northeast corner of Hellman and Limonite Avenues. An Addendum to the certified Environmental Impact Report (EIR; SCH #2006091105) has been prepared for the project pursuant to the California Environmental Quality Act.

### RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council take the following actions:

1. Adopt the Addendum to the certified EIR (SCH #2006091105) prepared for the project; and
2. Approve the proposed amendment to The Ranch at Eastvale Specific Plan; and
3. Approve Tentative Parcel Map No. 36787 to subdivide the 98 acres into 14 parcels including: 4 Light Industrial lots, 4 Business Park lots, 5 Commercial Retail lots and one parcel for an infiltration basin, subject to conditions; and
4. Approve the Major Development Review for the development of six light industrial/business park buildings totaling 936,000 square feet and associated improvements, and one water quality detention basin on approximately 60 acres, subject to conditions of approval.

## 8. BUSINESS ITEMS

## 9. CITY STAFF REPORT

## 10. COMMISSION COMMUNICATIONS

## 11. ADJOURNMENT

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The next regular meeting of the Eastvale Planning Commission will be held on **November 18, 2015**, at 6:00 p.m. at Rosa Parks Elementary School.



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.

I, Marc Donohue, City Clerk, or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted seventy-two (72) hours prior to the meeting, per Government Code Section 54954.2, at the following locations: City Hall, 12363 Limonite Avenue, Suite 910; Rosa Parks Elementary School, 13830 Whispering Hills Drive; Eastvale Library, 7447 Scholar Way; and on the City's website ([www.eastvaleca.gov](http://www.eastvaleca.gov)).

**MINUTES**  
**REGULAR MEETING OF THE PLANNING COMMISSION**  
**OF THE CITY OF EASTVALE**  
**Wednesday, September 16, 2015**  
**6:00 P.M.**  
**Rosa Parks Elementary School**  
**13830 Whispering Hills Drive**  
**Eastvale, CA 92880**

1. **CALL TO ORDER** - 6:02 p.m.

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

Commissioners present: Commissioners Feng, Patel, Vice Chair Oblea, and Chair Charlson.

Commissioners absent: Commissioner Van Leeuwen

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

The Pledge of Allegiance was led by Commissioner Oblea.

3. **PUBLIC COMMENT**

There was no public comment.

4. **PRESENTATIONS**

There were no presentations.

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

There were no Additions or Deletions to the Agenda.

6. **CONSENT CALENDAR**

6.1 **Planning Commission Minutes**

RECOMMENDATION: Approve the minutes from the August 5, 2015 regular meeting with corrections.

Motion: Moved by Oblea, seconded by Feng, to approve the Consent Calendar

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

## 7. PUBLIC HEARING

- 7.1 **Leal Master Plan** – The Leal Master Plan covers an approximately 160-acre vacant site located north of Limonite Avenue, south of 58<sup>th</sup> Street and between Scholar Way and Hamner Avenue. The Leal Master Plan describes the City’s vision for the area, identifies land use categories and the amount of development permitted, includes development standards that are necessary to achieve the vision, defines the character of the project’s development, lists the steps involved with the development process, and provides guidance on implementation of the plan. A Draft Environmental Impact Report (EIR) has been prepared for the Leal Master Plan pursuant to the California Environmental Quality Act.

### RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council approve the following items related to the proposed Leal Master Plan:

- Certification of the Environmental Impact Report
- Adding a new chapter, “Master Plans” to the Zoning Code
- Amendments to the Land Use chapter of the General Plan to revise the Land Use Map and the text of the chapter
- Adoption of the Leal Master Plan

Planning Director Norris provided a PowerPoint presentation for the item, including background information and a summary of the project.

The Public Hearing was opened at 6:22 p.m.

Jesus Vazquez, a resident, shared his concerns regarding traffic, specifically access to the I-15 via Limonite. He also expressed concerns about over-density with the proposed residential units.

Ricardo Ramirez, a resident, was also concerned about traffic. He requested the City consider access points for commercial trucks and construction vehicles as residents off of 58<sup>th</sup> Street would prefer those vehicles not be allowed to access the site from the adjacent residential areas.

The Public Hearing was closed at 6:27 p.m.

Commissioner Patel inquired about the removal of Section 6.2 from the revised version of the Master Plan. There was discussion regarding the changes made to the document from the previous version. Commissioner Patel expressed concern and believes there is a need for accountability from a development requirement for infrastructure phasing on the project. She stated that she would like to see a trolley considered for within the project and around the City. She noted that

social media should not be the only avenue to request public input on the project. She would like press releases and mailings be utilized to notify the public.

Commissioner Oblea inquired about possible parking scenarios for the project.

Planning Director Norris noted that the numbers used in the environmental document were on the high end of every range. He stated that from a traffic standpoint the numbers overstate the traffic impacts. In the next steps, traffic would be looked at again to determine if there are any mitigation measures needed for traffic impacts, such as a trolley.

Commissioner Oblea inquired about possible locations within the project for retail, residential and other uses. He also stated that he would like to see some of the accountability for development of the lifestyle center remain in the document.

Chair Charlson inquired about the height limits of potential commercial office buildings. Planning Director Norris stated that height limits would be addressed in stage 2 of the planning but likely would be similar to that of buildings in the surrounding areas.

Chair Charlson clarified for the public at the meeting that the developer would propose a plan for the project but any details would be subject to Planning Commission approval.

Chair Charlson also expressed concern about the infrastructure phasing, specifically for external circulation. He would like to see all streets surrounding the project improved and completed in Phase One.

Chair Charlson initiated discussion regarding the time frame to recoup money used for infrastructure and other costs associated with development of the project.

Commissioner Feng requested that research be done on potential developers preferred clientele, as there is a need for a wider range of stores in the City to keep tax dollars in Eastvale.

Commissioner Oblea stated that the widening of Hamner and Archibald up to the 60 Freeway and the extension of Limonite west into Chino would all mitigate traffic and, while the development will bring traffic, those improvements would alleviate it in the future.

Commissioner Patel inquired about the mechanism that would allow the Planning Commission to review and possibly deny the types of restaurants proposed in the project. Planning Director Norris noted that the Restaurant Development Approval Process in Section 4.2.3 of the Master Plan would ensure a high quality shopping, entertainment, and dining environment.

There was further discussion regarding the phasing requirements that were removed from the revised document.

Motion: Moved by Patel, seconded by Oblea, to accept Staff recommendations to approve general plan amendments and zoning code amendments and to adopt the Leal Master Plan with modifications to reinsert Section 6.2 on Lifestyle Center Phasing Requirements and for Section 6.3, Number 2 (External Circulation) build all four roadways to full width as part of Phase 1.

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

## **8. BUSINESS ITEMS**

There were no Business Items.

## **9. CITY STAFF REPORT**

There was no Staff report.

## **10. COMMISSION COMMUNICATIONS**

Commissioner Patel noted that the Naval Surface Warfare Center Technology Showcase would be held on November 3, 2015 in Eastvale and could lead to future business opportunities. She requested an update from Staff on the Riverside County EDA marketing efforts and how Eastvale is being identified. Finally, she stated that the Spirit of Entrepreneur Awards would possibly be held in November and requested the Staff look at the budget for Eastvale to participate and support the venue.

Vice-Chair Oblea congratulated Silverlakes Equestrian Center on their soft grand opening. He also stated that he was looking forward to the City's 5<sup>th</sup> Birthday Celebration in October.

Commissioner Feng requested more details on International Walk to School Day participation by Planning Commissioners.

Chair Charlson thanked all those who participated in the meeting and thanked staff for their work on the Leal Master Plan.

## **11. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:12 p.m.

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



**City of Eastvale**  
**Planning Commission Meeting Agenda**  
**Staff Report**

**ITEM 7.1**

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**MEETING DATE: NOVEMBER 4, 2015**

**TO: PLANNING COMMISSION**

**FROM: CATHY PERRING, ASSISTANT PLANNING DIRECTOR**

**SUBJECT: PROJECT NO. 15-0783** – An amendment to The Ranch at Eastvale Specific Plan, Tentative Parcel Map, and Major Development Review for the development of a light industrial/business park at the northeast corner of Hellman and Limonite avenues

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**RECOMMENDATION**

Staff recommends that the Planning Commission recommend that the City Council take the following actions:

1. Adopt the Addendum to the certified Environmental Impact Report (SCH #2006091105) prepared for the project (attached).
2. Approve the proposed amendments to The Ranch at Eastvale Specific Plan.
3. Approve Tentative Parcel Map No. 36787 to subdivide the 98 acres into 14 parcels including four Light Industrial lots, four Business Park lots, five Commercial/Retail lots, and one parcel for an infiltration basin, subject to conditions.
4. Approve the Major Development Review for the development of six light industrial/business park buildings, totaling 936,000 square feet, and associated improvements, and one water quality detention basin on approximately 60 acres, subject to conditions of approval.

**BACKGROUND**

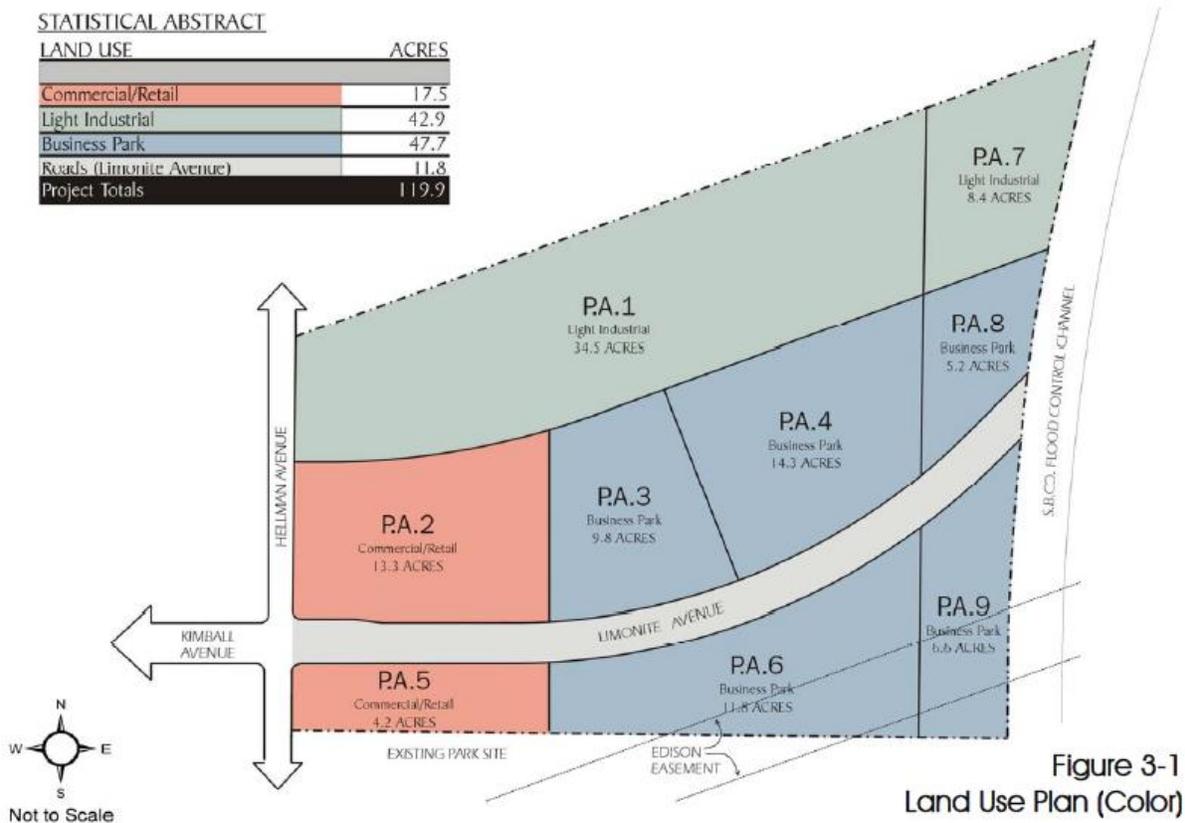
On May 25, 2010, the County of Riverside certified Environmental Impact Report No. 498 and adopted The Ranch at Eastvale Specific Plan (SP No. 358). The Specific Plan covers an approximately 120-acre area east of Hellman Avenue and west of the San Bernardino County Flood Control Channel between American Heroes Park and the Riverside/San Bernardino County Line (see Figure 1). The approved Specific Plan includes Light Industrial, Business Park, and Commercial/Retail land use designations (Figure 2).

Figure 1: Aerial Photograph of the Ranch at Eastvale Site



Figure 2: Specific Plan No. 358 Land Use Plan – Adopted 2010

STATISTICAL ABSTRACT	
LAND USE	ACRES
Commercial/Retail	17.5
Light Industrial	42.9
Business Park	47.7
Roads (Limonite Avenue)	11.8
<b>Project Totals</b>	<b>119.9</b>



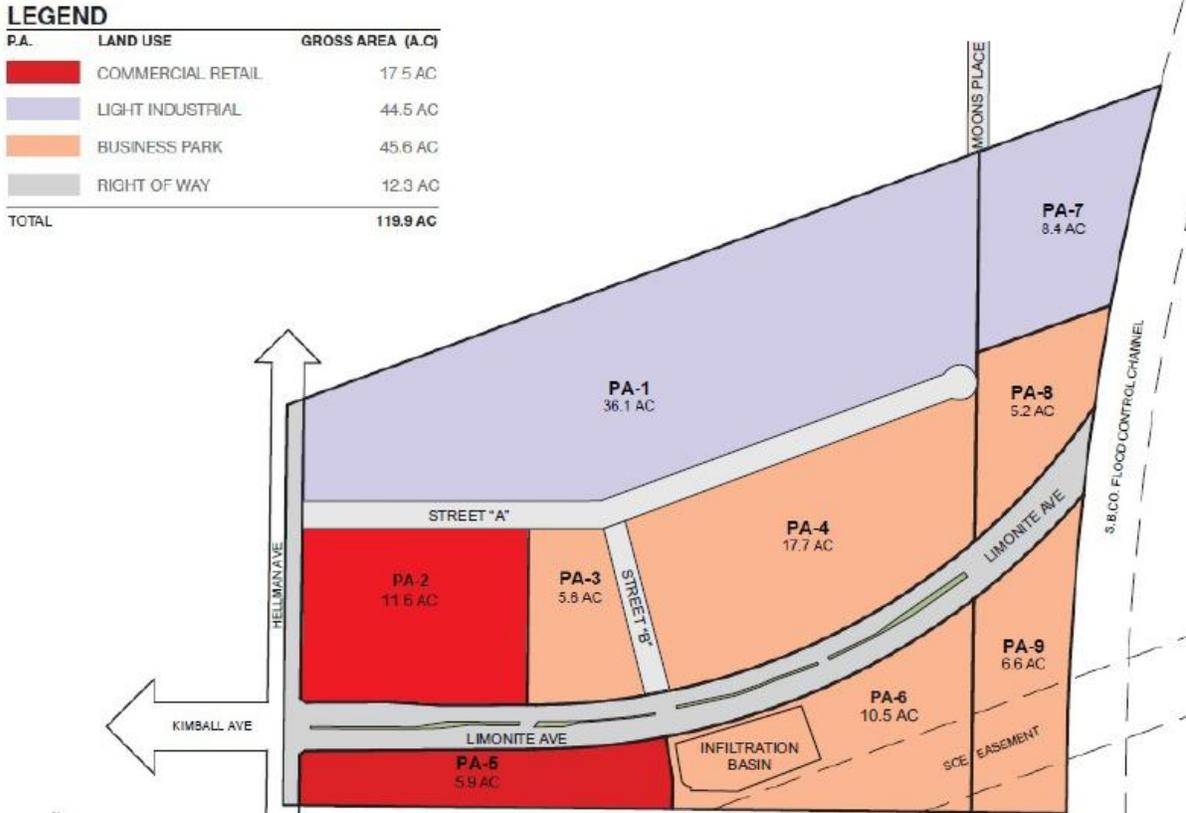
As shown in Figure 1, the site is currently mostly agricultural uses. Existing uses include dairy operations and a landscape and nursery materials operation (Redwood Products of Chino, 9301 Remington Avenue, Chino, CA 91710).<sup>1</sup> Staff has met with the Redwood Products property/business owners, and they have reviewed the proposed project. Their correspondence related to the project is attached. The proposed project will remove the dairy and existing access easements, but the nursery materials business will continue to operate. Alternate access will be provided, as described in the Project Description, below.

**Project Description**

The applicant, Summit Development Corporation, is proposing to modify the Specific Plan, subdivide 98 of the 120 acres into 14 parcels, and build a 60-acre portion of the light industrial/business park area of the Specific Plan. Figure 3 shows the revised land use plan proposed by the applicant.

<sup>1</sup> Please note that although the business’s address is in Chino and it takes some access from a public street in Chino, the parcel is located in Eastvale and the parcel takes additional access through easements located in Eastvale through the proposed project development.

Figure 3: Proposed Land Use Plan



The revisions to the Specific Plan land use plan include the addition of Streets A and B and the necessary refinements in planning area boundaries to coincide with the roadways. In addition to serving the parcels created by this proposal, Street A and Limonite Avenue will replace access provided via easements through the applicant’s property to the parcel occupied by Redwood Products. As shown in the table below, the street alignments caused Light Industrial use to increase by about 2 acres, while Business Park use was reduced by the same amount. The total acreage of Commercial/Retail use (17.5 acres) remains the same between the two plans. However, the proposed plan includes a reduction in the number of acres of Commercial/Retail use north of Limonite in PA-2, which is offset by an increase in Commercial/Retail use south of Limonite Avenue in PA-5. No changes were made to the planning area locations, allowed square footage, or acreages for the property held by the owners of Redwood Products (Planning Areas 7, 8, and 9). Other changes to the Specific Plan include changes in allowable land uses and design theme and guidelines, discussed below.

The 2015 Specific Plan Amendment (SPA) reflects an overall reduction in intensity when compared to the plan adopted in 2010. The following table shows that as currently approved, The Ranch at Eastvale Specific Plan allows development up to nearly 2.2 million square feet. The proposed SPA caps development at approximately 1.8 million square feet, a reduction of nearly 380,000 square feet.

Land Use	2010 Adopted SP		2015 Proposed SPA	
	Approved Acreage	Approved Square Footage	Proposed Acreage	Proposed Square Footage
Light Industrial	42.9	801,500	44.5	800,937
Business Park	47.7	1,121,100	45.6	801,337
Commercial/Retail	17.5	267,200	17.5	210,000
Road Dedications	11.8		12.3	
<b>TOTAL</b>	<b>119.9</b>	<b>2,189,800</b>	<b>119.9</b>	<b>1,812,274</b>

The proposed land use plan is consistent with the General Plan, which designates this site as Light Industrial.

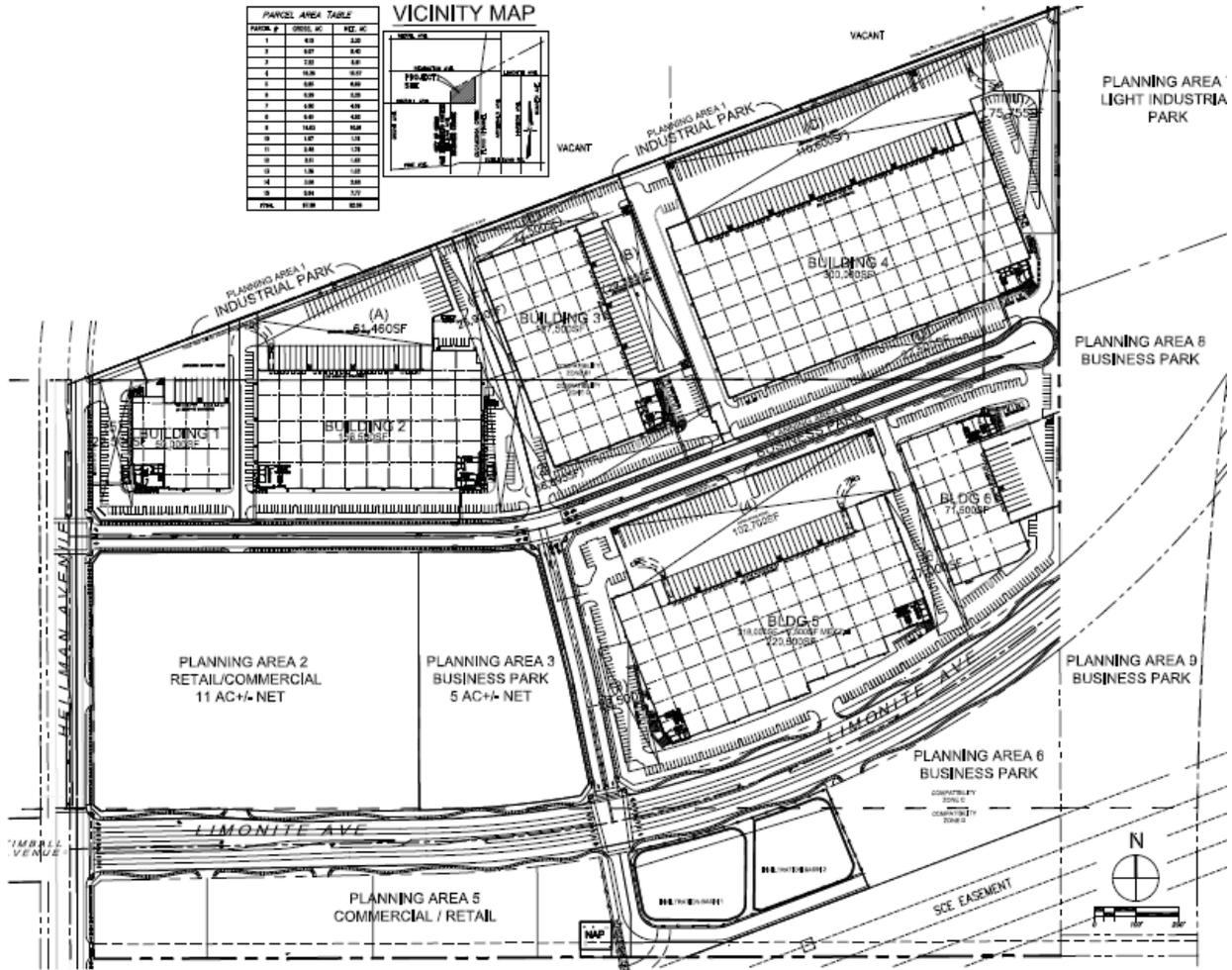
In addition to changes in the land use plan, the applicant’s submittal to the City includes development plans for a portion of the Business Park and Light Industrial portions of the project. Six buildings are included in the detailed development plans:

- Four light industrial buildings, ranging in size from 50,000 to 300,000 square feet, on approximately 34 acres
- Two business park buildings of 71,000 and 220,500 square feet on approximately 4 and 12 acres, respectively.

The development plans also include a flood control/water quality basin, which will be constructed with the first six buildings but sized to accommodate the entire project.

This proposed development totals approximately 936,000 square feet (see Figure 4 and all development plans, attached).

Figure 4: Proposed Development Plan



Portions of the project site are located in Zones B1, C, and D of the Chino Airport Land Use Compatibility Plan (CLUP). The project’s location in these zones has implications on building construction techniques, allowable land uses, and open space requirements on the site. The project plans have been reviewed by the Airport Land Use Commission (ALUC) and found consistent with the CLUP, subject to conditions. The ALUC report is attached to this report.

Vehicular access to the project site is provided with the proposed improvement of Limonite and Hellman avenues, and internal industrial collector streets (Streets A and B). The Commission should note the following:

- The west half of Hellman Avenue is located in Chino. Improvements to Hellman Avenue will need to be coordinated with the City of Chino.

- The easternmost parcel in the Specific Plan area (Planning Areas 7, 8, and 9) is accessed via private access easements located within the project site and via Moons Place, a private road that connects to Remington Avenue in Chino. The Moons Place access will be maintained and the private access easements will be replaced by access from Street A (a public street) and Limonite Avenue.

Off-site improvements will include sewer, water, and drainage facilities and some roadway paving in Chino on Hellman Avenue. Water and sewer lines adequate to serve the site exist immediately adjacent to The Ranch at Eastvale Specific Plan property boundary. An additional connection to the sewer system is available in Tract No. 31309 in Prairie Smoke Road, approximately 1,000 feet south of The Ranch property and 200 feet east of Hellman Avenue. Either of or both of these off-site sewer system connection points will be used.

Ultimately, industrial projects proposed along this project's north boundary will capture and convey all runoff from the north before it reaches this project. However, if The Ranch at Eastvale project is constructed prior to construction of the projects to the north, an interim drainage system for off-site storm flows will be required. At this time, the preferred option would be built off-site in conjunction with the developer/property owner to the north (Watson in Chino). Both an on-site and an off-site solution for this situation are included in the Specific Plan Amendment. The off-site solution is called Option A, as described below.

Currently, off-site drainage from the north is collected by an existing earthen berm on the adjacent property along the project's north boundary, then conveyed westerly to an existing off-site detention/water quality basin and at the northwest corner of the proposed project. (These facilities are part of the existing dairy operations to the north.) Under Drainage Plan Option A, the existing berm would be refined and reinforced and the detention/water quality basin would be enlarged to accept and convey the 100-year storm flows. The outlet from the basin would flow into a proposed 72-inch drainage pipe to be located within the Hellman Avenue right-of-way in Chino.

## **Project Analysis**

### Specific Plan Amendment

The Ranch at Eastvale Specific Plan Amendment is consistent with the General Plan and generally with the approved Specific Plan land use acreages, as described above. It will cap development at a lower intensity than the adopted Specific Plan, which would not usually warrant a Specific Plan Amendment. However, the proposed SPA includes additional allowable land uses, most notably warehousing, and a significant shift in the design approach to the project. The addition of warehouse and distribution uses as a stand-alone use not ancillary to another use warranted environmental reconsideration, and the design changes were so significant that an amendment was necessary.

The Specific Plan document was reorganized and simplified to better work for the City, as the County's Form and Contents for Specific Plans document is cumbersome. Therefore, no "track changes" (to highlight proposed changes) version is provided because almost everything moved. The complete "clean" version (showing the document with all of the proposed changes incorporated) is provided as an attachment to this report.

The following is a chapter-by-chapter summary of the proposed changes. The entire document includes minor edits such as changing references from the County of Riverside to the City of Eastvale, ordinance numbers, deletion of County Area Plan and General Plan references, and revisions to reduce redundancy. These proposed changes are not discussed below and are recommended for approval.

### ***Chapter 1.0, Introduction***

This chapter has been revised to include a brief history of the Specific Plan, Environmental Impact Report approvals in 2010, and adjustments to the project objectives that better describe the proposed development and design approach.

Section 1.5, Relationship to the City of Eastvale General Plan, was added.

*Staff Analysis: These changes are minor in nature, and staff recommends approval.*

### ***Chapter 2.0, Development Standards***

This chapter has been revised to include the correct description of acreages, target square footage, and phasing based on the proposed land use plan. The descriptions of Light Industrial and Business Park land uses were revised to describe the current proposal and proposed allowable uses.

*Staff Analysis: The changes provide a better description of the uses envisioned in the business park area. Staff recommends approval.*

Table 2-2, Allowable Land Uses, was simplified for ease of use when reviewing subsequent implementing projects and made more consistent in style and content to the recently approved Goodman Commerce Center Specific Plan Amendment. A glossary was added to define land uses. The following describe specific changes.

The current list of uses includes a number of specific business uses that, in staff's opinion, do not need to be listed individually (e.g., barbers, flower shops, shoe repair). These uses are now identified under more general listings, such as General Retail Sales.

*Staff Analysis: These changes are appropriate and remove unnecessary detail. For instance, there is no clear reason why shoe repair or flower shops were selected to be individually listed as permitted uses. Staff recommends approval.*

Similarly, the industrial uses in the table are now shown as Light Industrial, which include uses that occur entirely inside a building with no indication outside of the activity inside, and Heavy Industrial, which includes uses that have some outdoor uses (storage, etc.) and may have some visible outward signs of the use occurring inside (vapor vents, dust, noise, etc.). This substantially simplifies the table while providing the same protections for the business park area.

*Staff Analysis: These changes are consistent with Planning staff's efforts over time to make the City's planning documents simpler and easier to understand. The use of light and heavy industrial classifications (which are defined in the Glossary) ensures that industrial uses either will have no effect on other properties (light industrial) or can be properly regulated through a Conditional Use Permit (heavy industry). Staff recommends approval.*

In addition to the consolidation and simplification of Table 2-2, Allowable Land Uses, warehousing/distribution was added as an allowable use in both the light industrial and business park areas. The document approved in 2010 did not allow this use other than as ancillary to another primary use. The proposed amendment also sets a limit of building sizes in the business park and light industrial areas at 235,000 square feet and 300,000 square feet, respectively.

*Staff Analysis: While these changes allow more flexibility in the types of end-users that may locate within the project, the limit on building sizes places a reasonable limit on the scale of development in this area. The changes have been evaluated from the traffic, air quality, and greenhouse gas perspectives and found not to create new or more substantial environmental impacts than the adopted Specific Plan. Because of its proximity to the Chino Airport, this location is limited to nonresidential uses. For these reasons, staff recommends approval.*

The applicant and staff also looked for key uses that might be appropriately located within this Specific Plan to add to the allowable uses table. Mini-storage facilities and animal hospitals and veterinary uses were added. All are appropriate in this location, and animal hospitals are not allowed in any other location in Eastvale.

*Staff Analysis: Mini-storage is a use that does not require optimum access because of limited traffic generation. The planning areas located on the curved portion of Limonite Avenue closest to the flood control channel will likely have limited access options due to the curve and the future bridge, so mini-storage would be an option. Staff is asked regularly about various animal services such as an animal hospital and believes this location may be ideal for such a use. Staff recommends approval.*

Day care centers and religious facilities in some planning areas have been added to the list of prohibited uses.

*Staff Analysis: This makes the document more consistent with ALUC restrictions.*

Medical marijuana dispensaries have been added to the list of prohibited uses.

*Staff Analysis: This is a staff-suggested change that aligns the Specific Plan with the Eastvale Municipal Code, which prohibits these types of uses.*

Table 2-3, Development Standards, was greatly simplified and made more consistent with City of Eastvale quality and development standards. For example, the minimum landscape coverage requirement for Commercial/Retail uses in the adopted Specific Plan is 10 percent, while the proposed coverage is 15 percent. Business Park landscape coverage remains the same at 10 percent, and Industrial landscape coverage decreased from 15 to 10 percent. Other changes include removal of average setbacks in favor of minimum setbacks, which are simpler to implement. No setbacks were reduced. Building height limitations were reduced, consistent with ALUC conditions.

*Staff Analysis: These changes reflect a more appropriate focus on heavier landscaping in commercial areas, assist staff with ease of future reviews, and make the document more consistent with ALUC requirements. Staff recommends approval.*

All affected figures were changed to reflect the addition of Streets A and B.

*Staff Analysis: Following review of the proposed Major Development Plan, Public Works staff identified that full access to Planning Area 8 from Limonite Avenue will not be possible once the bridge over the San Bernardino County Flood Control Channel is in place in the future. Therefore, Streets A and B were necessary to ensure access to Planning Area 8. Staff recommends approval.*

Figure 2-2, Circulation Plan (and all other affected text and figures), was modified to show Moons Place and include a Planning Area Access point symbol into PA-7. The adopted Specific Plan did not identify Moons Plan and showed an Industrial Collector access point symbol into PA7.

*Staff Analysis: Moons Place is a dedicated street providing access to the Specific Plan. Because the City of Eastvale has no ability to require the City of Chino to provide a public Industrial Collector street via Moons Place, the type of access point symbol into PA-7 needed to be changed from Industrial Collector to Planning Area Access. These changes were clarifications; staff recommends approval.*

Figure 2-3, Roadway Cross Sections (and all other affected text and figures), was modified to include sidewalks on both sides of the Industrial Collector cross section and to add a raised landscaped median in Limonite Avenue.

*Staff Analysis: These changes are minor in nature and reflect requirements on streets elsewhere in Eastvale. Staff recommends approval.*

Figure 2-4, Non-Vehicular Circulation Plan (and all other affected figures), was modified to include a trail connection from Limonite Avenue at Street B to the trail in American Heroes Park at the request of the JCSD in order to ultimately provide a pedestrian connection over the San Bernardino County Flood Control Channel.

*Staff Analysis: In addition to meeting the JCSD's request, the trail connection will allow park users and residents in the neighborhoods south of The Ranch direct non-vehicular access to the project, particularly the areas designated for Commercial/Retail uses. Likewise, The Ranch employees can easily access the park and its trails during breaks and lunchtimes. Staff recommends approval.*

The Conceptual Drainage Plan has been amended to include a second alternative approach to moving off-site stormwater coming from Chino and Ontario through the site. Figure 2-7, Conceptual Drainage Plan (Option B), is the only approach included in the adopted Specific Plan. Figure 2-6, Conceptual Drainage Plan (Option A), and its description have been added.

*Staff Analysis: This change acknowledges that there may be more than one approach to addressing this engineering issue now that other development is happening in the vicinity. The language also allows the City Engineer to work with the applicant to address drainage in the best way as development proceeds. Staff recommends approval.*

The detailed discussion of the ALUC and the Chino Airport Comprehensive Land Use Plan was eliminated from the Specific Plan. A simple statement regarding the project being subject to ALUC review and regulations was added to the overall project description, and specific ALUC conditions/recommendations were added throughout the plan as development standards, prohibited uses, etc. The complete ALUC report is included as an attachment to this document.

*Staff Analysis: Since ALUC regulations are still required to be met, this procedural section is unnecessary. This change simplifies and better mandates that ALUC review and requirements be implemented. Staff recommends approval.*

Flexibility to move square footage between planning areas without requiring a Specific Plan Amendment was always a part of the adopted Specific Plan's Implementation section. This type of flexibility has been maintained, but the actual process has been tied to the City's standard processing and how such shifts will be tracked is more clearly spelled out. As with the Goodman Commerce Center, City staff will track approved/constructed square footage to ensure that the maximum square footage allowed in the Specific Plan and evaluated in the Environmental Impact Report is not exceeded.

*Staff Analysis: This represents no substantive change in the Specific Plan and is in line with the process being used for a similar project elsewhere in the city. Staff recommends approval.*

The development standards applicable to the entire project and by planning area have been revised to include key standards that were already mentioned elsewhere in the Specific Plan and/or proposed in the Major Development Plan Review process. Some new standards were added by staff to ensure that information needed to perform reviews of proposed development is provided as follows:

1. Lighting standards for the site
2. Clarification that no public streets may be used to meet ALUC open space requirements.

*Staff Analysis: These changes are either consistent with City standards or with City policy addressed by the City Council. Staff recommends approval.*

### **Chapter 3.0, Architectural and Sign Design**

Language was repeated from elsewhere in the document to emphasize the difference between a development standard and a design guideline. The differences between a standard and a guideline were agreed to by staff and the applicant, and this section was revised accordingly.

*Staff Analysis: This is a staff-suggested change that aligns the Specific Plan with the Eastvale Zoning Code, which differentiates between standards that are required and guidelines that are encouraged.*

The architectural theme of the adopted Specific Plan is California Ranch, which uses rugged, natural finishes such as heavy timber and steel. The Specific Plan Amendment proposes a Mid-Century Modern theme, which incorporates classic clean lines and simple shapes. Typical materials are concrete, steel, and glass with room for use of stone, especially in Commercial/Retail areas. All figures and text have been revised to reflect this change in theme and to bring the document more in line with City design guidelines.

*Staff Analysis: The change in theme is appropriate for the types of allowable uses within the Specific Plan. Staff recommends approval.*

Figure 3-1, Monument Plan: The location of the City of Eastvale entry monument sign required within this project was moved from the southeast corner of Limonite and Hellman (in the commercial planning area) to the raised median in Limonite Avenue.

*Staff Analysis: This is a staff-suggested change that will provide less sign clutter on the commercial parcel and give the Eastvale entry monument sign more prominence.*

### *Chapter 4.0, Landscape and Site Design*

This section was modified similar to Chapter 3.0 with respect to the theme, to standards versus guidelines, and for ease of staff reviews in the future.

*Staff Analysis: This is a staff-suggested change that aligns the Specific Plan with the Eastvale Zoning Code, which differentiates between standards that are required and guidelines that are encouraged. The change in theme is reflected in the landscape and sign designs. Staff recommends approval.*

The plant palette presented in the adopted Specific Plan has been updated to reflect more drought-tolerant varieties, consistent with adopted City of Eastvale guidance.

*Staff Analysis: This brings the Specific Plan up to date and consistent with City guidance on this issue. Staff recommends approval.*

### Major Development Review

The proposed project has been designed to meet and exceed the minimum development criteria of the Specific Plan, including landscaping, circulation, and parking. The Specific Plan encourages buildings to be sited to provide an array of pedestrian amenities and create opportunities for outdoor common areas such as patios, plazas, and courtyards. Buildings are encouraged to have windows and entries facing the street or pedestrian walkways and should use color and materials to articulate building facades.

The project already includes or has conditions of approval (Attachment 1) to provide all necessary dedications and improvements to provide adequate automobile, truck, and pedestrian circulation associated with the proposed project to, from, and through the site. More detailed discussions of the required improvements are provided below.

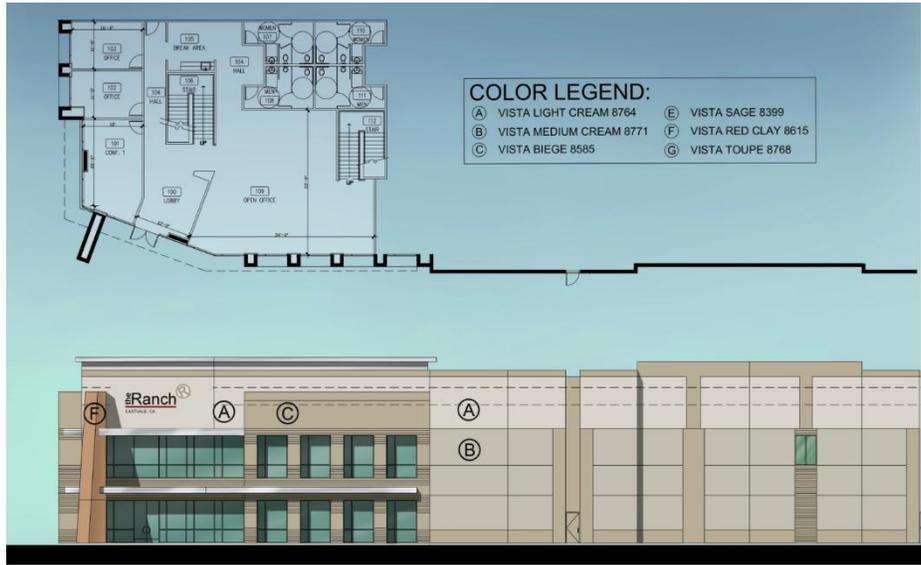
### *Architectural Design*

The Mid-Century Modern architectural theme proposed as part of the applicant's amendment to the Specific Plan is expressed through clean lines, simple shapes, and unornamented facades. Typical materials employed include reinforced concrete, glass, and steel.

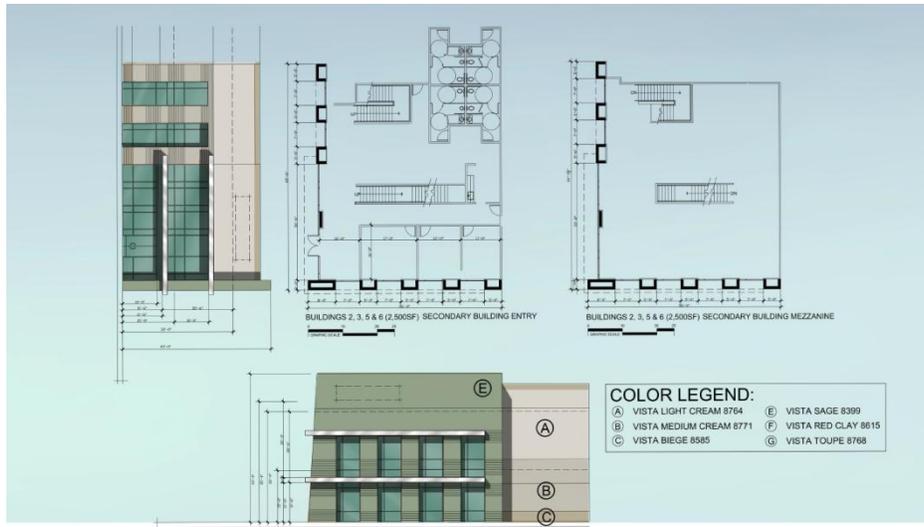
The proposed architecture is well suited for the Light Industrial/Business Park uses and is consistent with the materials, colors, and details of the Specific Plan Amendment.

The Specific Plan requires individual building entries to feature distinctive elements that make them easily recognizable as the entry and provide an architectural focal point. Color, extensive glazing, texture, overhangs, and a prominent vertical plane are used in the design to meet such standards. Various colors and design elements in a consistent palette are intermixed throughout the project to give individual identity and variety to each building.

Figure 5: Typical Building Entries



Primary Building Entry



Secondary Building Entry

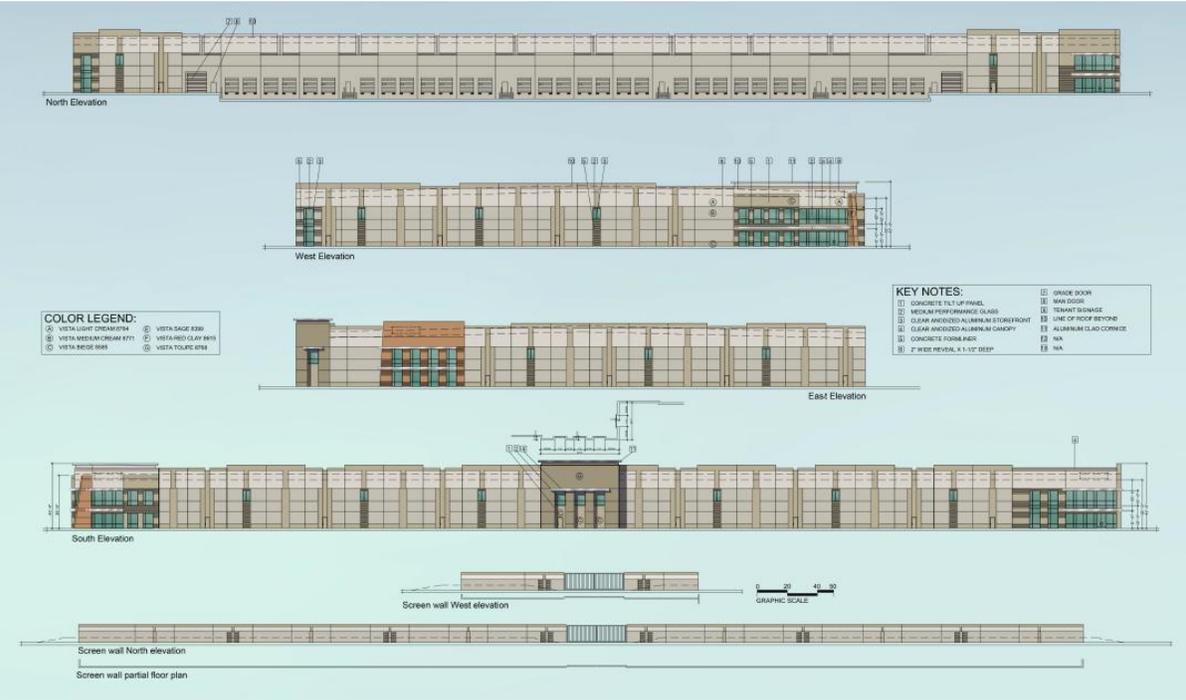
The proposed building facades are given interest and variety (both vertically and horizontally) using reveal lines, colors, and various building materials to help create visual interest. For long building facades visible to Limonite Avenue or Hellman Avenue, greater/different articulation is required every 250 feet. The proposed buildings provide a change in parapet height, color, and profile relief to meet this standard. Loading area screen walls are also designed to complement building architecture.

Below are a few building elevations representative of the light industrial buildings along Street A and the business park buildings along Limonite Avenue.

**Figure 6: Light Industrial Building Elevations (Building 4)**

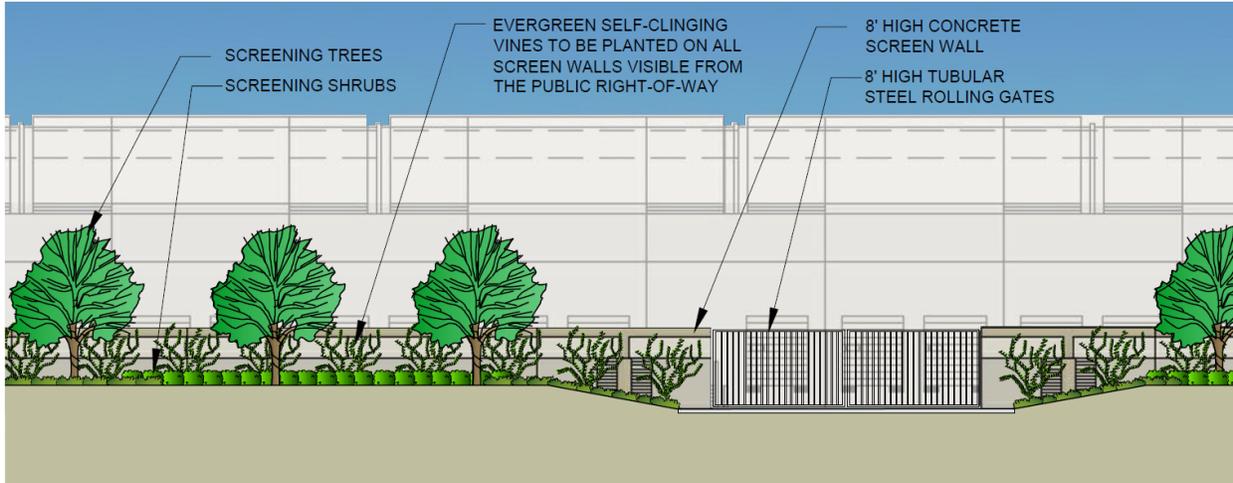


**Figure 7: Business Park Building Elevations (Building 5)**



Building 5 (Figure 7, above) has public streets on three sides of the building. The side facing Street A includes the truck bays. The drawing shows the screen wall and typical landscaping proposed for this elevation. This is the only location where a proposed building includes truck bays facing a public street.

**Figure 8: Typical Screen Wall and Gate Design**



*Right-of-Way Improvements and Vehicular Access*

The public streets adjacent to the site that will be built to full widths prior to occupancy of the business park include Limonite Avenue and Streets A and B. Hellman Avenue will be built to half width adjacent to the project with one return lane on the southbound Chino side of the street.

Currently, access easements between the property owners are provided along the north and south property lines within the project. A proposed condition of approval requires that permanent access via public streets be provided to the Redwood Products property owners via Street A, Limonite Avenue, and Moons Place (in Chino). Public Works and Planning staff have met with City of Chino staff to confirm that access via Moons Place will be provided through either public right-of-way or private access easements.

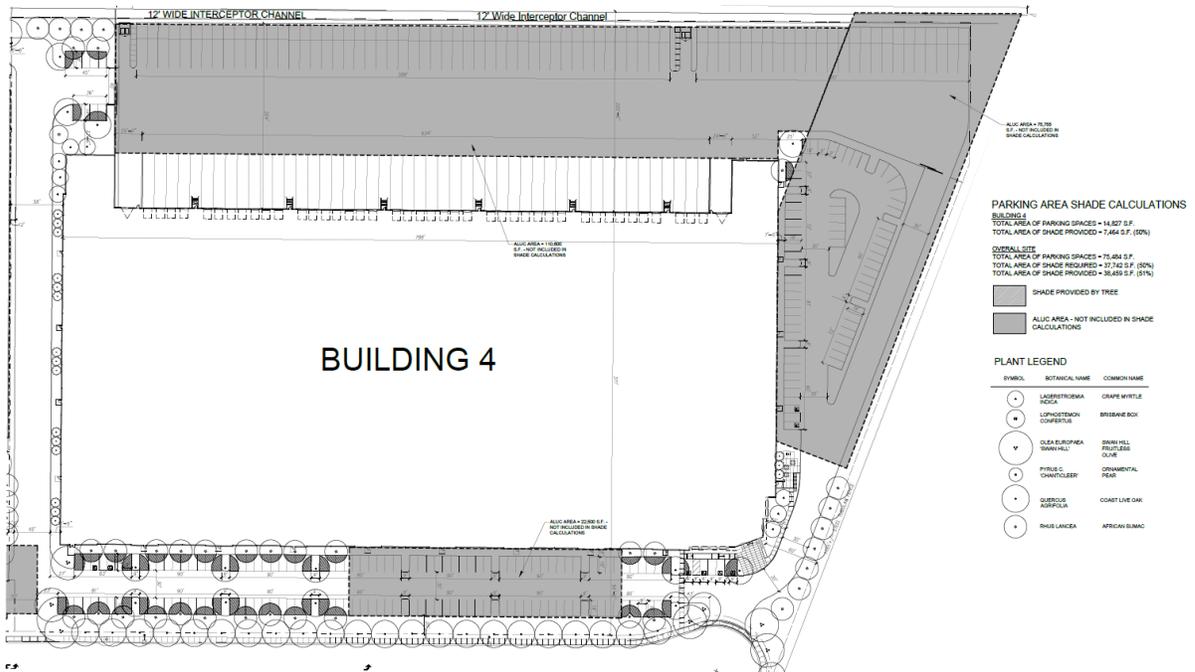
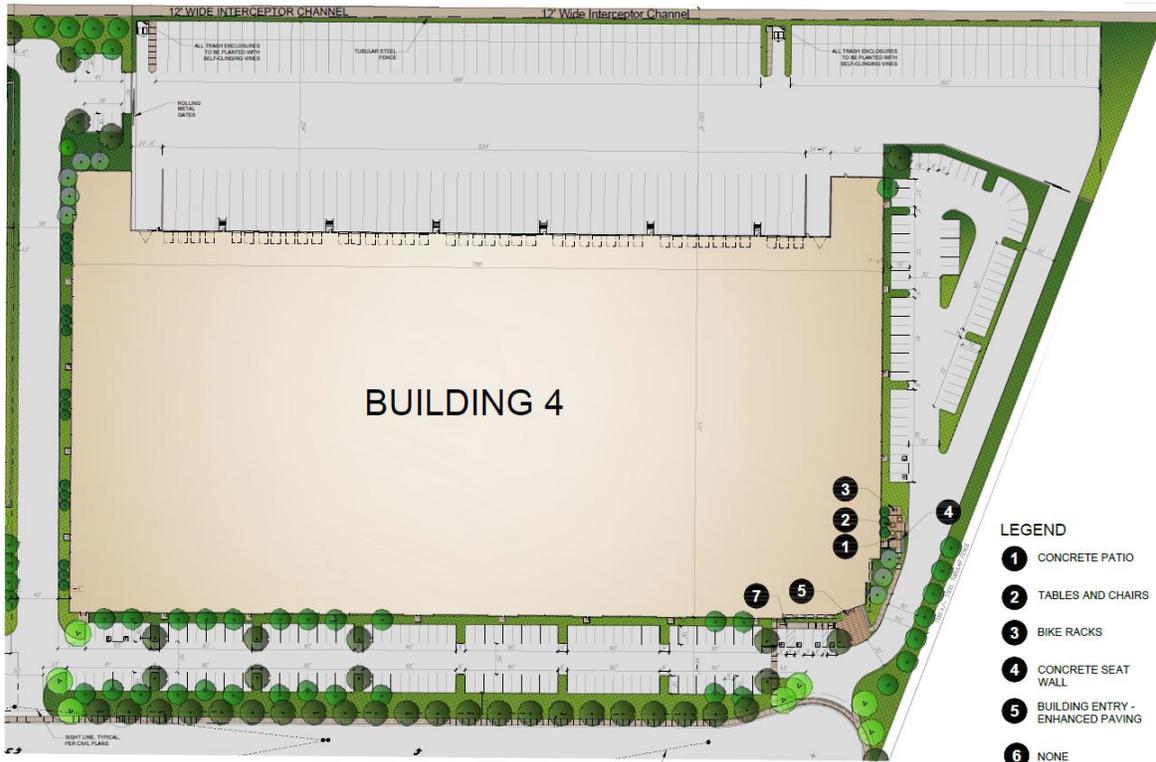
*Landscaping and ALUC Open Space*

The conceptual landscape plans have been reviewed and found to comply with the requirements of the Specific Plan. In the Specific Plan, the minimum required landscaping is 10 percent. Light Industrial buildings 1 through 4 range from 10 to 11.7 percent landscape coverage. Business Park buildings 5 and 6 include 13.5 and 18.9 percent landscaping, respectively, with an average of 16.2 percent. The proposed landscape plan is shown in the figure below.





**Figure 11: ALUC Open Space Areas and Landscape**



*Water Quality Basin and Trail*

The proposed detention basin is required for the project in order to meet state-mandated water quality requirements and serve the entire 120-acre Specific Plan area. The basin is located adjacent to and south of Limonite Avenue. Landscaping and fencing will be required to screen the basin, as shown above.

A pedestrian trail link is provided at the east end of Planning Area 5 to connect the trail in American Heroes Park and the sidewalk on Limonite Avenue at its intersection with Street B (see Figure 12). Sidewalk and trail connections through the proposed development allow park users and residents in the neighborhoods south of The Ranch direct non-vehicular access to the business park, particularly the areas designated for Commercial/Retail uses. Likewise, The Ranch employees can easily access the park and its trails during breaks and lunchtimes. Nighttime lighting and trash receptacles are provided along or near all trails and pedestrian areas. See Figure 13 for details of the trail design.

**Figure 12: Trail Location**

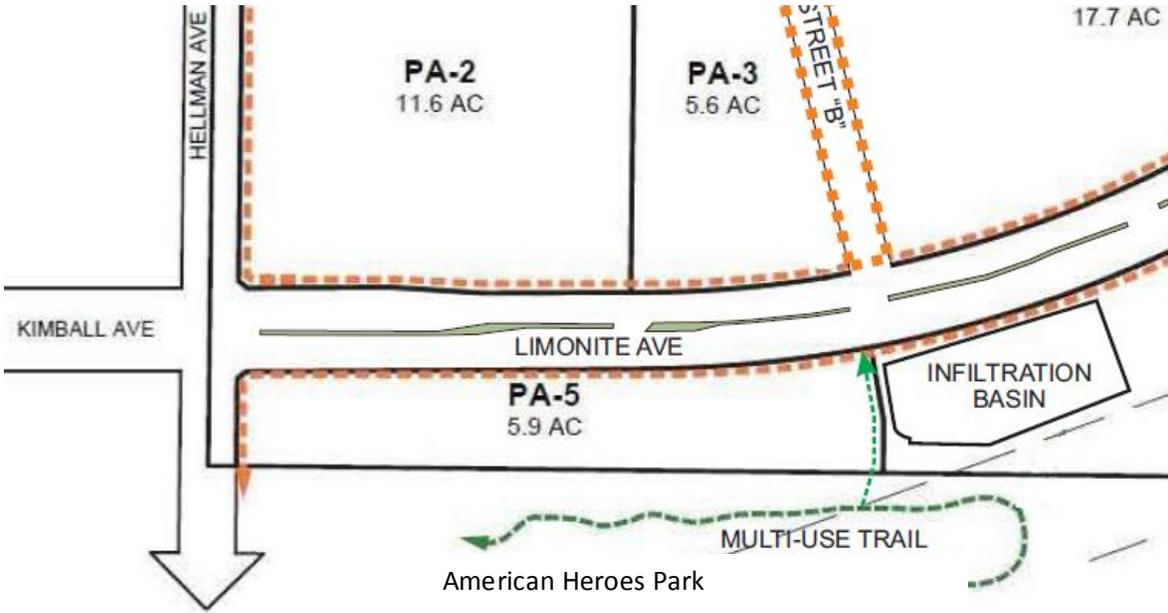
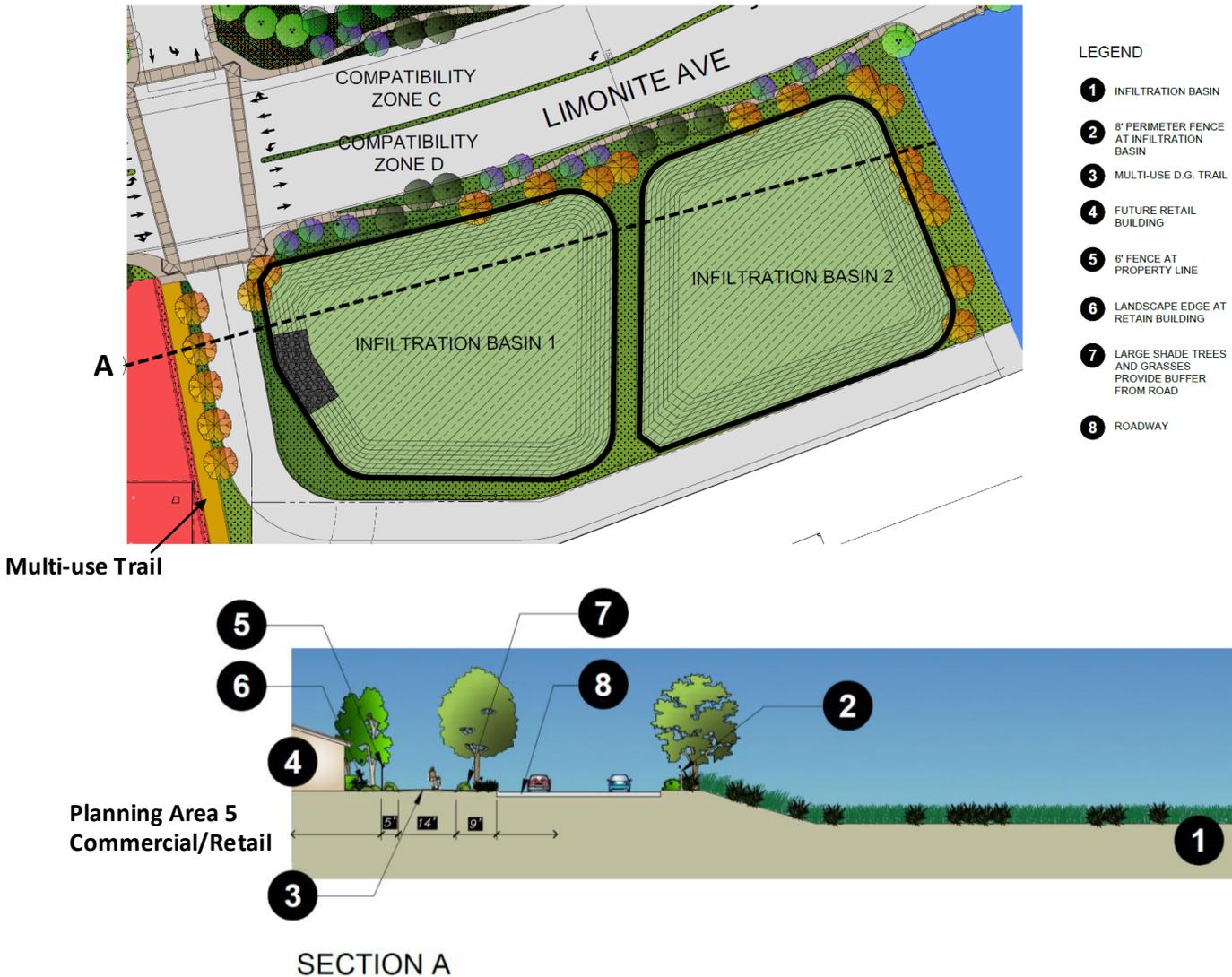


Figure 13: Infiltration Basin and Trail Landscaping



While pedestrian connections to the park are planned, screening the backs of the commercial and business park buildings from the park is required as a buffer between these uses. This buffer screen will also include a tubular steel fence that will replace the temporary fencing (provided by the Jurupa Community Services District) that is currently in place. The fencing will be the responsibility of the project developer/owner to provide security and prevent wind-blown debris from entering the park. Providing such fencing was a specific request of the JCSD and is required as a condition of approval to be built adjacent to Planning Area 5, even though that area is not currently being developed.

Condition of Approval No. 72 is included to require the applicant to provide documentation showing the responsible entity for maintaining landscaping and parking within the business park area.

### *Parking/Loading*

There are 1,046 parking stalls required and 1,095 provided. The project proposes 142 dock-high bays. Per the Specific Plan, parking and loading are required to meet City of Eastvale zoning standards. The project is not proposing development for any specific tenants, and industrial/business park uses vary widely in the number of parking spaces required. For example, professional offices require 1 parking space per 250 square feet; a manufacturing use requires 1 space per 500 square feet; and a warehouse use requires 1 space per 1,000 square feet. For purposes of calculating required parking, 6,000 square feet of office were assumed for each building, with the remainder of the square footage calculated at the warehouse rate. Based on these assumptions, all buildings meet or exceed the requirements for the number of parking spaces. Therefore, with cross access and shared parking agreements as required in Condition of Approval No. 72, staff has determined that the 1,095 parking spaces provided will be adequate for various tenants over time.

### *Bicycle Parking*

The project is required to provide 42 bicycle parking spaces for employees. A condition of approval is included to require the applicant to identify the location and number of bicycle parking spaces for each building on the site's construction and landscape plans.

### Tentative Parcel Map

The applicant has also filed an application for approval of Tentative Parcel Map No. 36787, which would create lot lines that correspond with the proposed site plan. The map is included in Attachment 3.

### Public Hearing Notification and Comment

The proposed project requires a 10-day public hearing notification period for property owners within a 600-foot radius of the project site. The notification was published on October 25, 2015, for the Planning Commission meeting on November 4, 2015. The notice of public hearing was sent to property owners and commercial tenants on October 22, 2015. At the time of staff report preparation, no comments had been received.

A map of the area to which notices were sent is included as an attachment to this report.

### California Environmental Quality Act

The Ranch at Eastvale Specific Plan was fully evaluated in Environmental Impact Report No. 498 (SCH #2006091105) certified by the County of Riverside on May 25, 2010. Staff has reviewed the environmental analysis in the EIR and believes that it remains valid for the proposed Specific Plan Amendment and industrial/business park project. The proposed site plan appears to be substantially consistent with the original site plan, with enough similarity that the changes are characterized as minor. The point of connection to existing roads remains the same, and the general area of each use is not substantially different from the original approval. The proposed changes to the Specific Plan are largely consistent with existing light industrial and

commercial uses applied to similarly zoned districts in the city. Fehr & Peers prepared a trip generation calculation which showed that the change in uses would not substantially increase the number of trips beyond those reviewed in the EIR. Urban Crossroads prepared a health risk assessment which concluded that the existing EIR adequately addressed greenhouse gases, health risks, and air quality. Because there are no substantial changes to the project, no new significant impacts, and no worsening of impacts evaluated in the EIR that require new mitigation, an Addendum to the EIR is appropriate consistent with Section 15164 of the State CEQA Guidelines. The Addendum is included in this staff report as Attachment 6. Note that the original mitigation monitoring program has been revised to change responsibility for compliance from the County of Riverside to the City of Eastvale.

### **FISCAL IMPACT**

Fiscal analyses were not prepared specifically for The Ranch at Eastvale Specific Plan. However, City staff worked with the applicant to retain the 17 acres of commercially designated land that was in the Specific Plan adopted in 2010 so that revenue-generating commercial uses will ultimately be developed in the project.

Using rule-of-thumb estimates of fiscal benefits to the City for Business Park and Commercial/Retail uses (originally created for similar uses in the Goodman Commerce Center project), the proposed Specific Plan is estimated to generate a per acre net fiscal impact of \$3,806 to \$5,086, for a total net fiscal impact of \$411,032 to \$549,247.

### **ATTACHMENTS**

1. Conditions of Approval
2. Specific Plan Amendment (Available on the City Website)
3. Development Plans and Tentative Parcel Map (Available on the City Website)
4. Redwood Products Correspondence
5. Airport Land Use Commission
6. Addendum to EIR (Available on the City Website)
7. Notification Information

Prepared by: Cathy Perring, Assistant Planning Director  
Reviewed by: Eric Norris, Planning Director  
John Cavanaugh, City Attorney

**ATTACHMENT 1**

**CONDITIONS OF APPROVAL**

<b>CONDITIONS OF APPROVAL</b>			
<b>Planning Application Number and Description:</b> Project No. 15-0783 – TPM No. 36787 for the subdivision of approximately 98 gross acres into 14 parcels for light industrial, commercial and business park lots, ranging in size from 1.36 acres to 16.36 acres, with detention basin(s) on one lot at The Ranch at Eastvale.			
<b>Assessor's Parcel Number:</b> 144-010-008-0 and -013-4			
<b>City Council Approval Date:</b> _____, 2015			
Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<b>General Conditions/Requirements</b>			
1. The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City.  <hr/> <div style="display: flex; justify-content: space-between;"> <span>Applicant Signature</span> <span>Date</span> </div>		Planning Department	
2. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions	Ongoing	Planning Department	

	approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	The project shall be developed in accordance with the Specific Plan, Tentative Parcel Map 36787, and Major Development Review applications approved by the City Council on _____, including the approved site plan, architectural elevations, conceptual landscape plan, etc., unless otherwise conditioned herein. The applicant may request modifications or revisions to the approved project as outlined in the Specific Plan and Eastvale Zoning Code.	Ongoing	Planning Department	
4.	Any approval shall not be final until and unless the applicant’s deposit account is (1) paid in full to cover all expenditures up to and including the final public hearing and (2) an additional deposit of <b>\$10,000</b> is made as an initial payment to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the <b>City of Eastvale</b> and include <b>Project No. 15-0783</b> on the check.	Ongoing	Planning Department	
<b>Prior to Parcel Map Approval</b>				
5.	The applicant shall provide documentation for the ongoing maintenance of each building, landscaping, parking, and all other on-site facilities to	Prior to Parcel Map Approval	Public Works and Planning	

	the satisfaction of the City Engineer and Planning Director.		Departments	
6.	Various blanket and specific transportation and/or water easements that are no longer in use are to be quit claimed/abandoned on the Parcel map if appropriate	Prior to Parcel Map Approval	Public Works Department	
7.	The developer shall annex the development into all applicable Community Service Areas and Landscaping Maintenance Districts for landscaping, lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to Parcel Map Approval	Public Works Department	
8.	<p>Show on the Parcel map, as applicable, the dedication of the rights-of-way for, and design of Limonite Avenue, Hellman Avenue, and Streets A and B, as listed below, in accordance with the City of Eastvale Road Improvement Standards &amp; Specification, Improvement Plan Check Policies and Guidelines, to the satisfaction of the City Engineer, and in coordination with adjacent agencies as applicable.</p> <ul style="list-style-type: none"> <li>a. Dedicate Hellman Avenue 56 feet east of the centerline, except when additional width is required at street and/or driveway intersection(s) which shall be as depicted in the traffic study, SP, and TPM and consistent with applicable City standards.</li> <li>b. Dedicate Limonite Avenue to provide a full right-of-way width of 152 feet from Hellman Avenue to the eastern edge of the map, except when additional width is required at street and/or driveway intersection(s) which shall be as depicted in the traffic study, SP, and TPM and consistent with applicable City standards, and the approved Exhibit “A” of Limonite Ave. alignment</li> <li>c. Dedicate Street A 78 feet wide except when additional width is required per the traffic study, SP, or TPM and consistent with applicable City standards, including cul-de-sac and extention of 78-foot wide street dedication to the eastern limit of the property to provide for future street extention into NAP parcel east of the</li> </ul>	Prior to Parcel Map Approval	Public Works Department	

	<p>site.</p> <p>d. Dedicate Street B 78 feet wide, except when additional width is required at street and/or driveway intersection(s) which shall be as depicted in the traffic study, SP, or TPM and consistent with applicable City standards.</p> <p>e. Dedicate necessary right-of-way for the installation of traffic signals as required by the traffic study, SP, or TPM.</p>			
9.	The developer, as applicable, shall guarantee by posting security(ies) for the construction of Hellman Avenue, Limonite Avenue, Streets A and B, and other public improvements, as required to the satisfaction of the City Engineer.	Prior to Parcel Map Approval	Public Works Department	
10.	The developer, as applicable, shall guarantee by posting security(ies) for the construction of public facilities under the City of Eastvale and/or other service agencies' jurisdictions, including but not limited to storm drain facilities up to 36 inches in diameter, sewer, water, traffic signal equipment (as applicable) and flood control facilities to the satisfaction of each respective agency and the City Engineer.	Prior to Parcel Map Approval	Public Works Department	
11.	The developer shall enter into a Subdivision Improvement Agreement with the City to include all public improvements the developer is conditioned to construct as part of this approval.	Prior to Parcel Map Approval	Public Works Department	
12.	The developer, as applicable, shall record and identify on Parcel Map appropriate easement(s) and agreement(s) for the construction and maintenance of water quality basin(s) to meet the Storm Water Permit/Water Quality Management Plan requirements.	Prior to Parcel Map Approval	Public Works Department	
13.	The developer shall submit to the City Engineer for review and approval the Covenants, Conditions and Restrictions (CC&Rs) and a Property Owners Association document to maintain and operate common areas and/or facilities including but not limited to water quality basins.	Prior to Parcel Map Approval	Public Works Department	

14.	The developer, as applicable, shall provide to the City and the Jurupa Community Services District (JCSD) satisfaction documentation for providing adequate funding for the cost of the construction and acquisition of public park improvements as required by the City and the JCSD and for the ongoing maintenance in perpetuity of parks, parkways, and open space areas, including street trees, trails, entry monumentation, landscaping, and appurtenances. This condition may be satisfied through the formation of or annexation to a community facilities district or other forms of financing acceptable to the City and the JCSD.	Prior to Parcel Map Approval	Public Works Department	
15.	The developer, as applicable, shall record and identify the appropriate easement for the trail connection to American Heroes Park through Parcel 12.	Prior to Parcel Map Approval	Planning and Public Works Departments	
16.	The developer shall construct all improvements listed under the mitigated measures or pay in-lieu-fees in the event construction option is not practical subject to the approval of the City Engineer	Prior to Parcel Map Approval	Public Works Department	

<b>General Information</b>
<p>The following items are noted for the applicant’s information. These items are generally required for all projects by City or dinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for Eastvale and other agencies, including but not limited to the Jurupa Community Services District, Jurupa Area Recreation and Parks District, Riverside County Flood Control District, and state and federal agencies.</p> <p>“Developer” and “applicant” are used interchangeably, below.</p> <ul style="list-style-type: none"> <li>• In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside County Clerk within five (5) County working days of certification of the EIR in order for the NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to “Riverside County Clerk” in the amount of \$50.00 within one (1) City working day after project approval. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code</li> </ul>

<b>General Information</b>
<p data-bbox="247 245 936 277">Section 711.4(c)). The fee is broken down as follows:</p> <p data-bbox="331 298 1056 331">a. Riverside County Clerk administrative fee of \$50.00.</p> <ul data-bbox="205 354 1919 1414" style="list-style-type: none"><li data-bbox="205 354 1860 386">• The TPM is subject to mitigation measures included in the Goodman Commerce Center at Eastvale EIR (SCH# 2011111012).</li><li data-bbox="205 407 1919 516">• The applicant shall design and construct all improvements in accordance the City of Eastvale Road Improvement Standards &amp; Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.</li><li data-bbox="205 537 1919 646">• Prior to the issuance of certificate of occupancy, the development shall be annexed into all applicable Community Service Areas and Landscaping Maintenance Districts for lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.</li><li data-bbox="205 667 1919 732">• The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at (951) 703-4450.)</li><li data-bbox="205 753 1919 818">• Transportation Uniform Mitigation Fees (TUMF) and any development impact fees that are in effect at the time shall be paid prior to the issuance of certificate of occupancy, or as otherwise allowed per ordinance.</li><li data-bbox="205 839 1919 904">• No obstruction shall be placed on any existing easement. An approval document from easement holders shall be required for any easement encroachment.</li><li data-bbox="205 925 1919 990">• Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.</li><li data-bbox="205 1011 1919 1320">• Project runoff shall be directed to a safe point of discharge. Any additional easement that may be necessary to accomplish such shall be obtained prior to issuance of grading permit. The applicant shall submit a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the Santa Ana Regional Water Quality Control Board. All stormwater quality treatment devices shall be located outside of the ultimate public right-of-way. The applicant shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring that post-construction flow rate, volumes, velocity, and duration do not exceed pre-construction levels, in accordance with City of Eastvale’s Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These best management practices shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.</li><li data-bbox="205 1341 1919 1414">• All connection to flood control facilities shall be reviewed by the Riverside County Flood Control District and shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.</li></ul>

**General Information**

- Prior to the issuance of certificate of occupancy, the applicant shall pay the appropriate storm drain impact mitigation fee for the Riverside County Flood Control and Water Conservation District.
- The applicant shall prepare and submit to the City for review and approval all required development plans including but not limited to Grading (Rough and/or Precise), Street Improvement, Street Light, Storm Drain, and Traffic Signal. All applicable processing and review fees and/or deposits shall be submitted with the first plan submittal.
- No grading shall be performed without prior issuance of a grading permit by the City.
- All grading shall conform to the California Building Code and to all other relevant laws, rules, and regulations governing grading in the City of Eastvale. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Public Works/Engineering Department.
- All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer.
- Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
- Grading in excess of 199 cubic yards will require performance security to be posted with the City.
- Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.
- The applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day, and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.

**CONDITIONS OF APPROVAL**

**Planning Application Number and Description: Project No. 15-0783** – Major Development Plan Review for the development of a six-building business/light industrial park totaling 936,000 square feet, and associated improvements, and one water quality detention basin on approximately 60 acres within a portion of Tentative Parcel Map 36787, The Ranch at Eastvale.

**Assessor’s Parcel Numbers:** 144-010-008-0 and -013-4

**City Council Approval Date:** \_\_\_\_\_, 2015

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
------------------------	---------------------------	----------------------------	-----------------------------------------

**General Conditions/Requirements**

1.	<p>The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City.</p> <hr/> <p align="center">Applicant Signature <span style="float:right">Date</span></p>	<p>_____</p>	<p>Planning Department</p>	
2.	<p>The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project,</p>	<p>Ongoing</p>	<p>Planning Department</p>	

	whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	The project shall be developed in accordance with the Specific Plan and Major Development Review applications approved by the City Council on _____, including the approved site plan, architectural elevations, conceptual landscape plan, etc., unless otherwise stated in these conditions of approval.	Ongoing	Planning Department	
4.	Any approval shall not be final until and unless the applicant's deposit account is (1) paid in full to cover all expenditures up to and including the final public hearing and (2) an additional deposit of \$10,000 is made as an initial payment to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the <b>City of Eastvale</b> and include <b>Project No. 15-0783</b> on the check.	Ongoing	Planning Department	
5.	All conditions of approval shall be printed on construction drawings, including but not limited to site improvement plans, landscaping and irrigation plans, and building construction drawings.	Ongoing	Planning Department	
6.	All conditions of approval and mitigation measures for the underlying project (Project No. 15-0783, Specific Plan, Tentative Parcel Map No. 36787, and EIR No. 498 for The Ranch at Eastvale, SCH #2006091105) shall be complied with prior to issuance of a grading permit, building permit, and certificate of occupancy unless the condition/mitigation	Ongoing	Planning, Public Works, and Building Departments	

	measure(s) has been satisfied, the action(s) is the responsibility of another party, or the condition(s) is determined not applicable by the Planning Director, City Engineer, and/or Building Official.			
<b>Prior to Issuance of Grading Permit</b>				
7.	Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer to include but not limited to Multiple Species Habitat Conservation Plan (MSHCP) fees and grading permit fees.	Prior to issuance of grading permit	Public Works and Building Departments	
8.	<p>This condition shall be included as a note on the grading plan and a preconstruction survey for resident burrowing owls shall be provided to the City for review and approval prior to issuance of any grading permit.</p> <p>A preconstruction survey for resident burrowing owls shall be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the project site containing suitable burrowing owl habitat. If ground-disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls. The preconstruction survey and any relocation activity will be conducted in accordance with the CDFG Report on Burrowing Owl Mitigation, 1995.</p> <p>If active nests are identified on-site during the preconstruction survey, they shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31) and 160 feet during the non-breeding season.</p> <p>If burrowing owls occupy the site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the City of Eastvale Planning Department. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from</p>	Prior to issuance of grading permit and 30 days prior to commencement of grading and construction	Planning and Public Works Departments	

	<p>their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Artificial burrows shall be provided nearby. The project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. The CDFW shall be consulted prior to any active relocation to determine acceptable receiving sites available where this species has a greater chance of successful long-term relocation. (MM Bio 1)</p>			
9.	<p>This condition shall be included as a note on the grading plan, and the applicant shall provide a pre-activity field survey, if needed, to the City for review and approval prior to issuance of any grading permit.</p> <p>In order to avoid violation of the MBTA and California Fish and Game Code, site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species.</p> <p>If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone. If active nests are not located within the project area and appropriate buffer (500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests), construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within</p>	Prior to issuance of grading permit	Planning and Public Works Departments	

	at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active. (MM Bio 2)			
10.	<p>Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the implementing project developer for limited archaeological monitoring of the clearing, grubbing, grading, and utility trenching with respect to potential impacts to potential subsurface archaeological and/or cultural resources. A copy of a fully executed archaeological services contract including the name, address, and telephone number of the retained archaeologist shall be submitted to the Planning Department and the Building Department.</p> <p>A pre-grading meeting between the archaeologist, the Planning Department, and the excavation and grading contractor shall take place to discuss appropriate grading and ground-disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s), and any Native American tribal representative(s) (if any Native American cultural or burial deposits are uncovered) shall actively monitor all project-related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.</p> <p>If the retained archaeologist finds no potential for impacts to archaeological and/or cultural resources after a reasonable amount of monitoring of initial clearing, grubbing, and cuts have been conducted, a detailed letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist. (MM Cultural 1)</p>	Prior to issuance of grading permit	Planning, Building, and Public Works Departments	
11.	The implementing project developer shall retain a qualified paleontologist for paleontology monitoring services. The developer	Prior to the issuance of	Project construction	

	<p>shall submit a copy of a fully executed contract including the name, telephone number, and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety.</p> <p>Prior to site grading, a pre-grading meeting between the paleontologist and the excavation and grading contractor shall be held to outline the procedures to be followed when buried materials of potentially significant paleontological resources have been accidentally discovered during earth-moving operations and to discuss appropriate means to implement mitigation measure MM Cultural 5. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. (MM Cultural 4)</p>	grading permit	manager(s); Planning and Building Departments	
12.	<p>Prior to the issuance of grading permits, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the City of Eastvale Planning Department. Following City of Eastvale Planning Department approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP. The PRMTP shall include the following measures:</p> <ol style="list-style-type: none"> <li>1) A monitoring program specifying the procedures for the monitoring of all grading activities which will reach below a depth of 3 feet below surface area by a qualified paleontologist or qualified designee.</li> <li>2) If fossil remains large enough to be seen are uncovered by earth-moving activities, the qualified paleontologist or qualified designee shall temporarily divert earth-moving activities around the fossil site until the remains have been evaluated for significance and, if appropriate, have been recovered; and the paleontologist or qualified designee allows earth-moving activities to proceed through the site. If potentially significant resources are encountered, a letter of</li> </ol>	Prior to issuance of grading permit	Planning Department	

	<p>notification shall be provided in a timely manner to the City of Eastvale Planning Department, in addition to the report (described below) that is filed at completion of grading.</p> <ol style="list-style-type: none"> <li>3) If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains.</li> <li>4) At the discretion of a qualified paleontologist or qualified designee and to reduce any construction delay, a construction worker shall assist in removing fossiliferous rock samples to an adjacent location for temporary stockpiling pending eventual transport to a laboratory facility for processing.</li> <li>5) A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the project site.</li> <li>6) If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after 50 percent of earth-moving activities have been completed, monitoring can be reduced or discontinued.</li> <li>7) Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository.</li> <li>8) Prior to issuance of certificate of occupancy, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil</li> </ol>			
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	<p>remains accessioned into the museum repository. The report shall be submitted to the City of Eastvale Planning Department, the Riverside County Regional Park and Open Space District, and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources.</p> <p>(MM Cultural 5)</p>			
13.	<p>Flood control facilities improvement plans, grading plans, best management practices (BMPs), improvement plans, and any other necessary documentation, along with supporting hydrologic and hydraulic calculations, must receive County of Riverside Flood Control and Water Conservation District approval. Proof of approvals shall be provided to the City prior to issuance of any grading permit.</p>	Prior to issuance of grading permit	Planning and Public Works Departments	
14.	<p>To reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will ensure smooth traffic flows. Construction equipment and truck idling times shall be prohibited in excess of 5 minutes on-site. To reduce traffic congestion, and therefore nitrogen oxide emissions, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, configuration/location of construction parking to minimize traffic interference, and/or signal synchronization to improve traffic flow. (MM Air 2, MM Air 3, MM Air 4, MM Air 5, and MM Air 6)</p>	Prior to issuance of grading permit	Public Works Department	
15.	<p>Prior to issuance of a precise grading permit, sight distance at the project driveways shall be reviewed and approved with respect to the</p>	Prior to issuance of grading permit	Planning, Building, and	

	City's sight distance standards and shall be illustrated on the final grading, landscape, and street improvement plans. (MM Trans 1)		Public Works Departments	
16.	Prior to issuance of a grading permit, the applicant/developer shall submit evidence of filing a Notice of Intent and obtain a Waste Discharge ID (WDID) number from the Santa Ana Regional Water Quality Control Board.	Prior to issuance of grading permit	Planning and Public Works Departments	
17.	Prior to issuance of grading permit, construction plans shall be reviewed and approved for the drainage facilities needed to address off-site storm flows from the properties north of the project. If the option which includes facilities in Chino is utilized, provide documentation that the City of Chino has reviewed and approved the plans. In the absence of the accepting storm drain facilities in Chino, the applicant/developer shall submit for review and approval an interim construction plan subject to the City Engineer's approval to accept such off-site flows until such time that the accepting facilities have been constructed and connection has been made.	Prior to issuance of grading permit	Planning and Public Works Departments	
18.	In conjunction with any part of the development, a design-level geotechnical study shall be prepared by a registered civil or geotechnical engineer and submitted to and approved by the City prior to plan review submittal. This report shall include a soils report and an analysis of the potential of the development site for seismic-related ground failure, including but not limited to liquefaction and settlement. If a particular development site is confirmed to be prone to seismic-related ground failure, appropriate methods to minimize seismic-related ground failure potential shall be described. Prior to issuance of a grading permit, the applicant/developer shall incorporate the recommendations of the design-level geotechnical report into the grading, building, and improvement plans. The methods for minimizing seismic-related ground failure may include but are not limited to the following measures: <ul style="list-style-type: none"> <li>• Removal and recompaction of any liquefaction-susceptible soils within the upper 10± feet.</li> </ul>	Geotechnical reports to be submitted concurrent with plan review submittal and approved prior to issuance of grading permit	Public Works and Building Departments	

	<ul style="list-style-type: none"> <li>Strengthening of foundations and floor slabs to resist excessive differential settlement associated with seismically induced liquefaction by using additional reinforcement and thickness.</li> </ul> <p>The specific design requirements as identified by the geotechnical engineer and approved by the Department of Building and Safety shall be incorporated into all construction documents. (MM Geo 4)</p>			
19.	<p>Prior to the issuance of a grading permit involving the initial ground disturbance and excavation in each planning area, a limited environmental study shall be performed to determine the possible presence of organochlorine pesticides and arsenic in the on-site soils in accordance with the California Department of Toxic Substances Control (DTSC) Interim Guidelines for Sampling Agricultural Soils (3<sup>rd</sup> revision), dated August 2008. Since this site is greater than 50 acres in size, the DTSC will be consulted on the sampling pattern and frequency. If no pollutants of concern are detected, further mitigation is not necessary. If the assessment finds soil contamination or concentrations of a pesticide or herbicide that meet action levels for hazardous waste pursuant to applicable federal, state or local standards, the appropriate response/remedial measures will be implemented, as directed by County of Riverside Department of Environmental Health, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained. (MM Hazards 1)</p>	Prior to issuance of grading permit	<p>Planning and Public Works Departments; Riverside County Department of Environmental Health</p>	
20.	<p>Prior to any construction or grading on-site, a Construction Traffic Control Plan shall be prepared by the implementing developer and submitted to the City of Eastvale Public Works Department for approval. Approval shall be coordinated with the City of Chino by the implementing developer.</p> <p>a) The Construction Traffic Control Plan shall include the estimated day(s), time(s), and duration of any lane closures that are anticipated to be required on Hellman Avenue and Kimball Avenue due to project construction.</p>	Prior to issuance of grading permit	<p>Public Works Department</p>	

	<p>b) The Construction Traffic Control Plan shall include measures such as signage, flagmen, cones, advance community notice, or other acceptable measures to the satisfaction of the City of Eastvale Public Works Department and the City of Chino.</p> <p>c) The purpose of the measures shall be to safely guide motorists, cyclists, and pedestrians; minimize traffic impacts; and ensure the safe and even flow of traffic consistent with both City of Eastvale and City of Chino level of service standards and safety requirements.</p> <p>The plan must stipulate that during construction, the implementing developer or its general contractor are required to notify the City of Eastvale Public Works Department, the City of Chino, and motorists via changeable message signs at least five business days in advance of any planned lane closure that will be caused by project construction. The Cities shall evaluate any other known lane closures, construction activities, or special events which may conflict with the project's scheduled lane closure or create additional impacts to traffic flow on Hellman Avenue and/or Kimball Avenue, and, if deemed necessary by the City of Eastvale Public Works Department and/or the City of Chino, the project's lane closure may be postponed or rescheduled.</p>			
21.	<p>In order to mitigate impacts related to water quality resulting from construction of the project, the individual project proponents proposing development that implements The Ranch at Eastvale Specific Plan shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ prior to obtaining a grading permit. (MM Hydro 1)</p>	<p>Prior to issuance of grading permit; and Prior to October 1 of each year following issuance of occupancy permits</p>	<p>Public Works Department; Regional Water Quality Control Board, Santa Ana Region</p>	

22.	Prior to issuance of grading permits and in order to mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the individual project proponents proposing development that implements The Ranch at Eastvale Specific Plan shall develop and implement a Final Water Quality Management Plan (WQMP) subject to the approval of the City Engineer. The Final WQMP will contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, which are consistent with the approved WQMP developed in compliance with their MS4 permit. (MM Hydro 2)	Prior to issuance of grading permit	Public Works Department	
23.	The applicant shall submit a trail improvement plan to the City and the Jurupa Community Services District for review and approval. The trail improvement plan shall show a trail connection to American Heroes Park through Parcel 12 and to the existing trail within the park.	Prior to issuance of grading permit	Public Works, Planning, and Building Departments; and JCSD	
<b>Prior to Certification of Rough Grading</b>				
24.	Prior to overexcavation and recompaction of the on-site alluvial soil, all organic-rich soil (organic content greater than 3 percent, including manure) shall be removed from the site. (MM Geo 1)	Prior to certification of rough grading	Public Works Department	
25.	Organics in compacted fill shall not exceed 1 percent of total volume. (MM Geo 2)	Prior to certification of rough grading	Public Works Department	
26.	In areas where structures are planned, alluvial soil will be overexcavated and recompacted to depths ranging from 3 to 5 feet below the existing or finish grade, whichever is deeper. (MM Geo 3)	Prior to certification of rough grading	Public Works Department	
<b>Prior to Issuance of Building Permit</b>				
27.	Prior to the issuance of building permits, the applicant shall submit a final photometric lighting plan for the area adjacent to the building(s) for review and approval. Proper outdoor light shall be provided per	Prior to issuance of building permit	Planning, Building, Public Works, and	

	City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting. (MM Airport 1)		Police Departments	
28.	<p>In order to reduce the energy consumption of the proposed project, each applicant of future implementing development projects shall select at least three of the following for inclusion in their final designs. Proof of incorporation of at least three of these applicant-selected items will be required prior to the issuance of certificates of occupancy:</p> <ul style="list-style-type: none"> <li>• The sealing of duct systems, which reduces energy loss by eliminating air leaks into non-habitable spaces.</li> <li>• Use of photovoltaic cells for solar electric power to generate electricity from the sun to supplement use of traditional, non renewable sources.</li> <li>• Use of fluorescent lighting, which generates approximately 66% less heat and which will last up to ten times longer, instead of incandescent lighting.</li> <li>• Installation of Energy Star-rated appliances such as heating and air-conditioning units, office equipment, and/or refrigerators.</li> <li>• Use of light-colored roofing and building materials to deflect heat and reduce energy consumption.</li> <li>• Installation of skylights with roof coverage of a minimum of 2.5% of the roof area.</li> <li>• Use of timers or photocells to control outdoor lighting order to automatically turn off outdoor lighting during daylight hours.</li> <li>• Use of automatically controls to turn off all non-emergency interior lighting during non-business hours, with manual override capability for after hours use.</li> <li>• Provision of preferred parking for low-emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site.</li> <li>• Provision of preferred parking for carpools or vanpools, marked as</li> </ul>	Prior to issuance of building permit	Building Department	

	<p>such, for 5% of total provided parking spaces.</p> <ul style="list-style-type: none"> <li>• Implementation of a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable best management practices (BMPs).</li> <li>• Provision of an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.</li> <li>• Provision of any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards, and parking lots): <ul style="list-style-type: none"> <li>i. Shade (within 5 years of occupancy)</li> <li>ii. Paving materials with a Solar Reflectance Index (SRI) of at least 29</li> <li>iii. Open grid pavement system</li> </ul> </li> <li>• Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.</li> </ul> <p>(MM Air 7)</p>			
29.	<p>In order to conserve resources, the applicant of future implementing projects shall incorporate at least one of the recycled or sustainable materials described below. The City of Eastvale shall determine that at least one of the applicant-selected items will be used in each development project prior to issuance of certificates of occupancy.</p> <ul style="list-style-type: none"> <li>• Engineered and certified wood products grown in a manner that protects forests in the long term.</li> <li>• Tankless water heaters which minimize the amount of water needed.</li> <li>• Cellulose attic insulation made from recycled newspaper and</li> </ul>	Prior to issuance of building permit	Building and Planning Departments	

	<p>sprayed in for superior sealing with little waste.</p> <ul style="list-style-type: none"> <li>• Flooring made from sustainable and recycled materials such as bamboo, cork, and carpet made from recycled soda bottles.</li> <li>• All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute’s Green Label Plus program. All carpet adhesive shall meet the requirements of EQ Credit 4.1: VOC limit of 50 g/L.</li> <li>• Composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins.</li> <li>• Use of rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the project, based on cost.</li> </ul> <p>(MM Air 8)</p>			
30.	In order to reduce energy consumption from proposed project development, applicable plans (e.g., electrical plans, improvement maps) shall include the installation of energy-efficient street lighting throughout the project site. (MM Air 9)	Prior to issuance of building permit	Public Works Department	
31.	Where buildings service food products and transport refrigeration units (TRUs), electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. (MM Air 10)	Prior to issuance of building permit	Planning and Building Departments	
32.	Prior to the issuance of building permits, final landscape plans for the areas adjacent to the building(s) shall be reviewed and approved by the City. The final landscape plans shall demonstrate compliance with the Specific Plan including but not limited to providing 50 percent shading in the parking area and screening of all loading facilities from public	Prior to issuance of building permit	Planning Department	

	view. Landscape shall be installed and verified prior to occupancy.			
33.	Prior to the issuance of the first building permit, a fence shall be installed along the southern edge of TPM 36787, to the satisfaction of the City and JCSD for the purpose of keeping debris from blowing into American Heroes Park. The fence may be temporary in areas where no construction is proposed at this time; however, any permanent fencing must meet the requirements of The Ranch at Eastvale Specific Plan.	Prior to issuance of first building permit	Planning and Public Works Departments; JCSD	
34.	Prior to the issuance of the first building permits, final landscape plans for the trail connection to American Heroes Park shall be reviewed and approved by the City and JCSD. The final landscape plans shall demonstrate compliance with the Specific Plan including but not limited to providing shading, no fencing along the west side of trail easement, and in compliance with JCSD standards. The landscaping and trail shall be installed and verified prior to occupancy.	Prior to issuance of first building permit	Planning and Public Works Departments; JCSD	
35.	Construction and landscape plans shall indicate the location and number of bicycle parking installations using Class I lockers or Class II racks in an enclosed lockable area. The location of bicycle parking is subject to approval by the Planning Department. (MM Trans 4)	Prior to issuance of building permit	Planning Department	
36.	Landscape plans shall include median trees (narrow columnar canopy-form trees) at the 3-foot-wide or wider segments of the Limonite Avenue median.	Prior to issuance of building permit	Planning Department	
37.	Implementing project developers shall provide JCSD with fire flow requirements from the Riverside County Fire Department in order to determine the adequacy of the water system.	Prior to issuance of building permit	Planning and Building Departments	
38.	The project will participate in the phased construction of off-site traffic signals through payment of the project's fair share of traffic signal mitigation fees. (MM Trans 26)	Prior to issuance of building permit	Public Works Department	

39.	<p>The project will participate in the cost of off-site improvements through payment of the following “fair share” mitigation fees:</p> <ul style="list-style-type: none"> <li>a) Transportation Uniform Mitigation Fee (TUMF), current at time of construction</li> <li>b) City of Eastvale Development Impact Fee Program</li> <li>c) Mira Loma Road and Bridge Benefit District (RBBD), Zone D</li> </ul> <p>These fees shall be collected by the City at the time of issuance of building permits and utilized as needed to construct off-site area-wide improvements necessary to maintain the required level of service in the project area. (MM Trans 27)</p>	Prior to issuance of building permit	Public Works Department	
40.	<p>Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of The Ranch at Eastvale Specific Plan, as approved by the City of Eastvale. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed in conjunction with each project. All intersection spacing for individual tracts or maps shall conform to the minimum City intersection spacing standards. All turn pocket lengths shall conform at least to the minimum City turn pocket length standards. If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the City. (MM Trans 28)</p>	Prior to issuance of building permit	Public Works Department	

41.	<p>Prior to the issuance of a building permit, the applicant shall submit a set of development plans to the Eastvale Police Department for review and approval to ensure compliance with the following:</p> <p><b>PROPERTY GATES AND KNOX BOX ENTRY</b></p> <p>a) The installation of the Knox Rapid Entry System if property gates are installed. This system permits law enforcement, fire, and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9225.</p> <p><b>PROPERTY SIGN</b></p> <p>b) Proper display of "No Trespassing or Loitering" signs prominently around business and any exterior perimeter fencing and adhere to City of Eastvale Municipal Code Section 120.05.070, Signs.</p> <p><b>ADDRESS NUMBERING</b></p> <p>c) Prominently displayed address numbering in size and contrasting in color from the building facade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).</p> <p><b>SECURITY PLAN</b></p> <p>d) Adequate crime prevention measures, such as security cameras, shall be installed to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional security measures should be added during the time frame of the proposed construction. All exterior access points should be properly secured and illuminated to make clearly visible any person on or about the premises during the hours of darkness.</p>	Prior to issuance of building permit	Building and Police Departments	
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42.	Signing/stripping shall be implemented in conjunction with detailed construction plans for the project site as reviewed and accepted by the Public Works Department. (MM Trans 2)	Prior to issuance of building permit	Public Works Department	
43.	Documentation shall be provided to the City for review and approval showing that the property owner requires landscaping contractors to practice grass recycling and/or grass composting to reduce the amounts of grass material in the waste stream or eliminate the use of grass in all nonfunctional areas, such as parking lots and parkways. (MM Solid Waste 3)	Prior to issuance of building permit for landscaping	Public Works and Planning Departments	
44.	The implementing project developer shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for each implementing development. The plans are required to conform to the Waste Management Department's Design Guidelines for Recyclables Collection and Loading Areas. Prior to final building inspection, the applicant is required to construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and verified by the City of Eastvale Building Safety Division through site inspection. (MM Solid Waste 1)	Prior to issuance of building permits	Building Department; Riverside County Waste Management Department	
45.	Documentation shall be provided to the City for review and approval showing that the property owner requires landscaping contractors to use mulch and/or compost for the development and maintenance of project site landscaped areas. (MM Solid Waste 4)	Prior to issuance of building permit for landscaping	Building, Public Works, and Planning Departments	
46.	Prior to the issuance of building permits, the project developer shall provide documentation to the City showing compliance with one of the following two procedures in order to address potential methane-related hazards:  a) <u>Option 1</u> : Testing shall be conducted for subsurface methane concentrations on every lot no sooner than 30 days after the completion of rough grading, in accordance with the procedures set forth in the County Methane Mitigation Protocol (version 7/27/01-	Prior to issuance of building permit	Building Department; Riverside County Department of Environmental Health	

	<p>Final). Testing results shall be submitted to the Eastvale Building Department and the Riverside County Department of Environmental Health for their review and approval. Mitigation measures MM Geo 6 through MM Geo 10 and/or MM Geo 12 through MM Geo 13, as set forth below, shall be adhered to should methane levels exceed 5,000 ppm during post-grading sampling, per Riverside County Department of Environmental Health Methane Mitigation Protocol.</p> <p>b) <u>Option 2</u>: In lieu of testing for subsurface methane concentrations, the project developer shall comply with mitigation measures MM Geo 11 and/or MM Geo 14, as set forth below.</p> <p>(MM Geo 5)</p>			
47.	<p><i>The mitigation measures for Option 1 (MM Geo 6 through MM Geo 10) as described in mitigation measure MM Geo 5(a) for commercial lots are as follows:</i></p> <p>a) On lots where methane is detected above 5,000 ppm and a two-pour slab is utilized, mitigation shall include (1) installation of a minimum 60-mil high density polyethylene (HDPE) membrane barrier (or equivalent), (2) installation of a subslab passive venting system, (3) sealing of utility or other penetrations through the membrane, (4) sealing of utility conduits where they enter a structure, and (5) construction of a utility “dam” at the point where a “dry” utility trench approaches a structure. “Liquid Boot,” applied to a minimum 60-mil dry thickness per manufacturer’s recommendations, may be substituted for the high density polyethylene (HDPE) membrane. (MM Geo 6)</p> <p>b) If a post-tensioned slab is utilized and methane is detected above 5,000 ppm, all of the measures set forth in MM Geo 5 shall be complied with, except that a visqueen vapor barrier shall suffice for the membrane. (MM Geo 7)</p> <p>c) On lots where methane is detected above 12,500 ppm, mitigation shall include all the measures set forth in MM Geo 5, and the HDPE membrane (or equivalent) shall be installed regardless of the slab</p>	Prior to issuance of building permits	Building Department	

	<p>type. (MM Geo 8)</p> <p>d) On lots, regardless of slab types, where methane is detected below 5,000 ppm and which are adjacent to lots (including corner to corner contact, but not including lots across streets) where methane is detected higher than 12,500 ppm, mitigation shall include (1) installation of a visqueen vapor barrier, (2) installation of a subslab passive venting system, (3) sealing of utility conduits where they enter a structure, and (4) construction of a utility “dam” at the point where a “dry” utility trench approaches a structure. (MM Geo 9)</p> <p>e) On all lots, regardless of methane levels, electric and communication conduits shall be sealed where they enter a structure. (MM Geo 10)</p> <p>Submittal of sampling and monitoring results for each mitigation measure and the incorporation of mitigation materials into building plans shall be completed prior to issuance of building permits.</p>			
48.	<p><i>The mitigation measure (MM Geo 11) for Option 2 (no sampling) as described in mitigation measure MM Geo 5(b) for commercial lots is as follows:</i></p> <p>All commercial lots on which testing is not conducted shall (1) install a minimum 60-mil high density polyethylene (HDPE) membrane barrier (or equivalent), (2) install a subslab passive venting system, (3) seal utility or other penetrations through the membrane, (4) seal utility conduits where they enter a structure, and (5) construct a utility “dam” at the point where a “dry” utility trench approaches a structure. “Liquid Boot,” applied to a minimum 60-mil dry thickness per manufacturer’s recommendations, may be substituted for the HDPE membrane. (MM Geo 11)</p> <p>Incorporation of mitigation materials into building plans shall be completed prior to issuance of building permits.</p>	Prior to issuance of building permits	Building Department	
49.	<p><i>The mitigation measures (MM Geo 12 and MM Geo 13) for Option 1 as described in mitigation measure MM Geo 5(a) for business park and</i></p>	Prior to issuance of building	Building Department	

	<p><i>light industrial structures are as follows:</i></p> <p>If the maximum methane reading is above 5,000 ppm anywhere within the building footprint, then mitigation within the offices and those portions of the building with conditioned air shall consist of (1) installation of a minimum 60-mil high density polyethylene (HDPE) membrane barrier (or equivalent), (2) installation of a subslab passive venting system, (3) sealing of utility or other penetrations through the membrane, (4) sealing of utility conduits where they enter a structure, and (5) construction of a utility “dam” at the point where a “dry” utility trench approaches a structure. “Liquid Boot,” applied to a minimum 60-mil dry thickness per manufacturer’s recommendations, may be substituted for the high density polyethylene (HDPE) membrane. If a post-tensioned slab is utilized, a visqueen vapor barrier may be substituted for the membrane, unless the maximum methane reading is above 12,500 ppm. (MM Geo 12)</p> <p>Submittal of sampling and monitoring results and the incorporation of mitigation materials into building plans shall be completed prior to issuance of building permits.</p>	permits		
50.	<p>If the maximum methane reading is above 5,000 ppm anywhere within the building footprint, mitigation within portions of the building without conditioned air shall consist of (1) a visqueen vapor barrier, (2) subslab passive venting system, (3) sealing of utility conduits where they enter structure, and (4) construction of a utility “dam” at any point where a “dry” utility trench approaches the structure. (MM Geo 13)</p> <p>Submittal of sampling and monitoring results and the incorporation of mitigation materials into building plans shall be completed prior to issuance of building permits.</p>	Prior to issuance of building permits	Building Department	
51.	<p><i>The mitigation measure(MM Geo 14) for Option 2 (no sampling) as described in mitigation measure MM Geo 5(b) for business park and light industrial structures is as follows:</i></p> <p>For large warehouse and industrial structures (or portions thereof) without conditioned air shall (1) install a visqueen vapor barrier,</p>	Prior to issuance of building permits	Building Department	

	<p>(2) install a subslab passive venting system, (3) seal utility conduits where they enter structure, and (4) construct a utility “dam” at any point where a “dry” utility trench approaches the structure. For portions of the building with conditioned air, substitute a minimum 60-mil HDPE membrane barrier (or equivalent, e.g., “Liquid Boot” applied to minimum 60- mil dry thickness per manufacturer’s recommendations). (MM Geo 14)</p> <p>Incorporation of mitigation materials into building plans shall be completed prior to issuance of building permits.</p>			
52.	<p>This mitigation measure shall be included as a note in the construction plans.</p> <p>During construction, all vehicles and construction equipment shall be kept in good condition and in proper tune per manufacturer specifications. Equipment maintenance records and equipment design specification data sheets shall be available during construction. Compliance with this measure shall be subject to periodic inspections by the City. (MM Air 1 and MM Noise 3)</p>	Prior to issuance of building permit	Planning and Building Departments	
53.	<p>The developer shall submit plans to underground all aerial utility lines including electrical power lines at 34.5KV and under, located within the public right-of-way, to the satisfaction of the City Engineer.</p>	Prior to issuance of building permits	Public Works Department	
54.	<p>The developer shall submit plans to relocate, behind the curb and gutter, all aerial electrical power lines including electrical power lines above 34.5KV, located within the public right-of-way, to the satisfaction of the City Engineer.</p>	Prior to issuance of building permits	Public Works Department	

**During Ground Disturbance and Construction** – These conditions shall be included as notes on the grading and construction plans and shall be implemented during construction.

55.	<p>If during ground disturbance activities cultural resources are discovered that were not anticipated by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <p>a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.</p> <p>b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.</p> <p>(MM Cult 2)</p>	During ground-disturbing activities	Planning and Public Works Departments	
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56.	<p>If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. The Soboba Band of Luiseño Indians, identified as the Most Likely Descendant, shall make recommendations and engage in consultation with the City and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and California Government Code Section 6254.10. (MM Cult 3)</p>	During ground-disturbing activities	Planning and Public Works Departments	
57.	<p>All vehicles and construction equipment shall be kept in good condition and in proper tune per manufacturer specifications. Equipment maintenance records and equipment design specification data sheets shall be available during construction. Compliance with this measure shall be subject to periodic inspections by the City. (MM Air 1 and MM Noise 3)</p>	During construction	Public Works, Planning, and Building Departments	
58.	<p>To reduce fugitive dust emissions, the contractor shall provide the City with sufficient proof of compliance with Rule 403 and other dust control measures including but not limited to:</p> <ul style="list-style-type: none"> <li>• Watering active sites three times daily.</li> <li>• Requiring the replacement of ground cover or the application of non-toxic soil stabilizers according to manufacturer specifications to unpaved roads and all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain).</li> <li>• Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered.</li> <li>• Suspending all excavating and grading operations when wind gusts</li> </ul>	During construction	Public Works, Planning, and Building Departments	

	<p>(as instantaneous gust) exceed 25 miles per hour.</p> <ul style="list-style-type: none"> <li>• Posting contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue(s), if valid, or implementation of corrective action(s) will occur within 48 to 72 hours of the time that the issue first arose.</li> <li>• Sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets.</li> <li>• Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads.</li> <li>• Installing wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track-out.</li> <li>• Paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless soil stabilizers are used.</li> </ul>			
59.	Project-related construction shall adhere to the hours set forth in Eastvale Municipal Code Section 8.01.010, Ordinance No. 2010-08. Exceptions shall be only with the written consent of the City of Eastvale Building Official. (MM Noise 2)	During construction	Building Department	
60.	During construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet away from the closest sensitive receptor. No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier. (MM Noise 1 and MM Noise 4)	During construction	Building Department	

61.	Facility-related noise, as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library, or nursing home” must not exceed the following worst-case noise levels 45dB(A) – 10-minute noise equivalent level (leq), between the hours of 10 p.m. to 7 a.m. (nighttime standard) and 65 dB(A) – 10 minute leq, between 7 a.m. and 10 p.m. (daytime standard). (MM Noise 5)	During operation	Building and Planning Departments; Code Enforcement	
62.	The implementing project developer shall recycle construction and demolition (C&D) waste generated during construction activities. (MM Solid Waste 2)	During construction	Planning and Building Departments	
<b>Prior to Issuance of Certificate of Occupancy</b>				
63.	Prior to the issuance of a certificate of occupancy, the applicant shall provide a copy of a reciprocal access and parking agreement, and documentation showing the responsible entity for maintaining landscaping and parking within the business park area, for review and approval by the City Engineer.	Prior to issuance of certificate of occupancy	Public Works Department	
64.	Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to issuance of certificate of occupancy	Planning Department	
65.	The developer, as applicable, shall provide to the City’s and the Jurupa Community Services District’s (JCSD) satisfaction documentation for providing adequate funding for the cost of the construction and acquisition of public park improvements as required by the City and the JCSD and for the ongoing maintenance in perpetuity of parks, parkways, and open space areas, including street trees, trails, entry monumentation, landscaping, and appurtenances. This condition may be satisfied through the formation of or annexation to a community	Prior to issuance of certificate of occupancy	Public Works and Planning Departments; JCSD	

	facilities district or other forms of financing acceptable to the City and the JCSD.			
66.	Prior to issuance of certificates of occupancy, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and present an inventory and description of the scientific significance of any fossil remains accessioned into the museum repository. The report shall be submitted to the City Planning Department, the Riverside County Regional Park and Open Space District, and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources. (MM Cultural 5)	Prior to issuance of certificate of occupancy	Planning Department	
67.	To mitigate impacts related to water quality following development, the building occupants will determine if coverage under the State's General Permit for Industrial Activities is necessary. This permit requires implementation of a SWPPP for certain types of industrial activities. The future building occupants of the structures proposed in this document may warrant coverage under the General Permit for Industrial Activities. Therefore, prior to issuance of the certificate of occupancy, building occupants shall determine whether or not coverage under the Industrial permit is warranted for their operations, and submit their Industrial SWPPP to the City of Eastvale Public Works Department. (MM Hydro 3)	Prior to the issuance of certificate of occupancy; and prior to October 1 of each year following issuance of certificate of occupancy	Public Works Department; Regional Water Quality Control Board, Santa Ana Region	
68.	Signing/striping shall be implemented in conjunction with detailed construction plans for the project site as reviewed and accepted by the Public Works Department. (MM Trans 2)	Prior to issuance of certificate of occupancy	Public Works Department	

69.	<p>Bus turnouts shall be provided along westbound Limonite Avenue, approximately 500 feet prior to its intersection with Hellman Avenue, depending on the placement of driveway entrances into commercial parcels, and along eastbound Limonite Avenue, just east of its intersection with Hellman Avenue, subject to the City Engineer's approval. Prior to the issuance of building permits within Planning Area 2 and Planning Area 5, the Riverside Transit Agency (RTA) shall be contacted to determine, the precise placement of bus turnouts on Limonite Avenue. The applicant shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalk and curb and gutter at bus stops and the use of ADA-compliant paths to the major building entrances in the project. (MM Trans 3)</p>	Prior to issuance of certificate of occupancy in PA-2 and PA-5	Planning and Public Works Departments; RTA	
70.	<p>Prior to issuance of the first certificate of occupancy, the implementing developer, as applicable, shall provide warrants and install a traffic signal at the intersection of Street B and Limonite Avenue to accommodate the following geometrics consistent with Riverside County Standards No. 91 (Limonite Avenue) and No. 111 (Street B), unless otherwise directed by the City Engineer:</p> <ul style="list-style-type: none"> <li>• Northbound (Street B): One left turn lane, plus one shared through and right-turn lane.</li> <li>• Southbound (Street B): One left turn lane, plus one shared through and right-turn lane.</li> <li>• Eastbound (Limonite Avenue): One left turn lane, plus three through lanes with raised landscaped median.</li> <li>• Westbound (Limonite Avenue): One left turn lane, plus three through lanes with raised landscaped median.</li> </ul> <p>This condition is consistent with and satisfies mitigation measures MM Trans 9, 12, 15, and 24).</p> <p>The City Engineer reserves the right to require reasonable and</p>	Prior to issuance of certificate of occupancy	Public Works Department	

	warranted alternative configurations of the geometrics as long as the minimum traffic flow is maintained.			
71.	Prior to issuance of the first certificate of occupancy, a trail connection to American Heroes Park through Parcel 12 and to the existing trail within the park shall be constructed	Prior to issuance of first certificate of occupancy	Planning and Building Departments; JCSD	
72.	Prior to issuance of a certificate of occupancy for the first of Building 4 or Building 6, the implementing developer shall provide street improvement plans for review and approval by the City Engineer and construct the end of Street A to accommodate roadway geometrics consistent with Riverside County Standard No. 111 and provide necessary access control (e.g., gate, bollards, opening in fence, etc.) as required by the property owner of the N.A.P. property to the east of the Ranch project.	Prior to issuance of certificate of occupancy for Building 4 or Building 6	Public Works Department	
73.	<p>Prior to issuance of the first certificate of occupancy, the implementing developer, as applicable, shall provide warrants and install a traffic signal and construct the intersection of Hellman Avenue (NS) and Limonite Avenue (EW) with the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound: One left-turn lane and two through lanes with raised landscaped median.</li> <li>• Southbound: One left-turn lane and one though lane with raised landscaped median.</li> <li>• Eastbound: Three through lanes with raised landscaped median (east of Hellman).</li> <li>• Westbound: Two left-turn lanes, one right-turn lane plus three through lanes with raised landscaped median. (Through lanes require interim striping implementation to transition traffic onto existing improvements on Kimball Avenue west of Hellman Avenue.)</li> </ul> <p>This condition is consistent with and satisfies mitigation measures MM</p>	Prior to issuance of certificate of occupancy	Public Works Department	

	<p>Trans 8, 11, 14, 23, and 25.</p> <p>The City Engineer reserves the right to require reasonable and warranted alternative configurations of the geometrics as long as the minimum traffic flow is maintained. Design and improvements shall be coordinated with the City of Chino.</p>			
74.	<p>Prior to issuance of the first certificate of occupancy, the implementing developer, as applicable, shall provide warrants and install a traffic signal and construct the intersection of Hellman Avenue (NS) and Street A (EW) to accommodate the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound: One left-turn lane(for future use) and two through lanes with raised landscaped median.</li> <li>• Southbound: One left-turn lane and one though lane with raised landscaped median.</li> <li>• Eastbound: West leg – N/A. East leg – One through lane plus painted median.</li> <li>• Westbound: One through lane (striped and closed as interim condition), painted median plus one left-turn lane.</li> </ul> <p>This condition is consistent with and satisfies mitigation measures MM Trans 7, 10, 13, and 22.</p> <p>The City Engineer reserves the right to require reasonable and warranted alternative configurations of the geometrics as long as the above minimum traffic flow is maintained. Design and Improvements shall be coordinated with the City of Chino.</p>	Prior to issuance of certificate of occupancy	Public Works Department	
75.	<p>Prior to issuance of the first certificate of occupancy, the implementing developer, as applicable, shall construct the intersection of Street B (NS) and Street A (EW) to include the following geometrics consistent with Riverside County Standard No. 111, unless otherwise directed by the City Engineer:</p> <ul style="list-style-type: none"> <li>• Northbound: One left-turn lane with painted median plus one</li> </ul>	Prior to issuance of certificate of occupancy	Public Works Department	

	<p>shared through and right-turn lane. Stop controlled.</p> <ul style="list-style-type: none"> <li>• Southbound: Access driveway lanes. Stop controlled.</li> <li>• Eastbound: One left-turn lane with painted median plus one through lane.</li> <li>• Westbound: One left-turn lane with painted median plus one through lane.</li> </ul> <p>The City Engineer reserves the right to require reasonable and warranted alternative configurations of the geometrics as long as the minimum traffic flow is maintained.</p>			
76.	<p>Prior to issuance of the first certificate of occupancy, in coordination with roadway improvements, the developer shall construct public facilities under the City of Eastvale and/or other service agencies' jurisdictions, including but not limited to storm drain facilities up to 36 inches in diameter, and sewer, water, and flood control facilities in accordance with each respective agency's requirements and specifications and to the satisfaction of the City Engineer.</p>	<p>Prior to issuance of certificate of occupancy</p>	<p>Public Works Department</p>	
77.	<p><i>The mitigation measures for Option 1 (MM Geo 6 through MM Geo 10) as described in mitigation measure MM Geo 5(a) for commercial lots are as follows:</i></p> <p>a) On lots where methane is detected above 5,000 ppm and a two-pour slab is utilized, mitigation shall include (1) installation of a minimum 60-mil high density polyethylene (HDPE) membrane barrier (or equivalent), (2) installation of a subslab passive venting system, (3) sealing of utility or other penetrations through the membrane, (4) sealing of utility conduits where they enter a structure, and (5) construction of a utility "dam" at the point where a "dry" utility trench approaches a structure. "Liquid Boot," applied to a minimum 60-mil dry thickness per manufacturer's recommendations, may be substituted for the high density polyethylene (HDPE) membrane. (MM Geo 6)</p> <p>b) If a post-tensioned slab is utilized and methane is detected above</p>	<p>Prior to issuance of certificate of occupancy</p>	<p>Building Department</p>	

	<p>5,000 ppm, all of the measures set forth in MM Geo 5 shall be complied with, except that a visqueen vapor barrier shall suffice for the membrane. (MM Geo 7)</p> <p>c) On lots where methane is detected above 12,500 ppm, mitigation shall include all the measures set forth in MM Geo 5, and the HDPE membrane (or equivalent) shall be installed regardless of the slab type. (MM Geo 8)</p> <p>d) On lots, regardless of slab types, where methane is detected below 5,000 ppm and which are adjacent to lots (including corner to corner contact, but not including lots across streets) where methane is detected higher than 12,500 ppm, mitigation shall include (1) installation of a visqueen vapor barrier, (2) installation of a subslab passive venting system, (3) sealing of utility conduits where they enter a structure, and (4) construction of a utility “dam” at the point where a “dry” utility trench approaches a structure. (MM Geo 9)</p> <p>e) On all lots, regardless of methane levels, electric and communication conduits shall be sealed where they enter a structure. (MM Geo 10). Sealing of all electric and communication conduits shall be completed prior to issuance of certificate of occupancy</p> <p>Installation of mitigation materials shall be completed prior to issuance of certificate of occupancy.</p>			
78.	<p><i>The mitigation measure (MM Geo 11) for Option 2 (no sampling) as described in mitigation measure MM Geo 5(b) for commercial lots is as follows:</i></p> <p>All commercial lots on which testing is not conducted shall (1) install a minimum 60-mil high density polyethylene (HDPE) membrane barrier (or equivalent), (2) install a subslab passive venting system, (3) seal utility or other penetrations through the membrane, (4) seal utility conduits where they enter a structure, and (5) construct a utility “dam” at the point where a “dry” utility trench approaches a structure. “Liquid Boot,” applied to a minimum 60-mil dry thickness per manufacturer’s</p>	Prior to issuance of certificate of occupancy	Building Department	

	<p>recommendations, may be substituted for the HDPE membrane. (MM Geo 11)</p> <p>Installation of mitigation materials shall be completed prior to certificate of occupancy.</p>			
79.	<p>Install a signal at the intersection of Main Street and Kimball Avenue to include the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound: One left turn lane. One right turn lane.</li> <li>• Southbound: Not applicable.</li> <li>• Eastbound: One through lane. One right turn lane.</li> <li>• Westbound: One left turn lane. One right turn lane.</li> </ul> <p>(MM Trans 16)</p> <p>Or as required by Eastvale City Engineer.</p>	Prior to issuance of certificate of occupancy	Public Works Department	
80.	<p>Install a signal at the intersection of Carpenter Avenue and Merrill Avenue to include the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound: One left turn lane. One shared through and right turn lane.</li> <li>• Southbound: One shared left turn, through and right turn lane.</li> <li>• Eastbound: One left turn lane. One shared through and right turn lane.</li> <li>• Westbound: One left turn lane. One shared through and right turn lane.</li> </ul> <p>(MM Trans 17)</p> <p>Or as required by Eastvale City Engineer.</p>	Prior to issuance of certificate of occupancy	Public Works Department	
81.	<p>Install a signal at the intersection of Archibald Avenue and Eucalyptus Avenue to include the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound: One shared through and right turn lane.</li> </ul>	Prior to issuance of certificate of occupancy	Public Works Department	

	<ul style="list-style-type: none"> <li>• Southbound: One left turn lane. One through lane.</li> <li>• Eastbound: Not applicable.</li> <li>• Westbound: One shared left turn and right turn lane.</li> </ul> <p>(MM Trans 18)</p> <p>Or as required by Eastvale City Engineer.</p>			
82.	<p>Modify the intersection of Harrison Avenue and Schleisman Road to include the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound: One left turn lane. One through lane. One right turn lane. Stop controlled.</li> <li>• Southbound: One left turn lane. One shared through and right turn lane. Stop controlled.</li> <li>• Eastbound: One shared left turn and through lane. One right turn lane. Stop controlled.</li> <li>• Westbound: One left turn lane. One shared through and right turn lane. Stop controlled.</li> </ul> <p>(MM Trans 19)</p> <p>Or as required by Eastvale City Engineer.</p>	Prior to issuance of certificate of occupancy	Public Works Department	
83.	<p>Modify the intersection of Sumner Avenue and 65<sup>th</sup> Street to include the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound: One left turn lane. One through lane. One right turn lane. Stop controlled.</li> <li>• Southbound: One left turn lane. One shared through and right turn lane. Stop controlled.</li> <li>• Eastbound: One shared left turn and through lane. One right turn lane. Stop controlled.</li> <li>• Westbound: One shared left turn and through lane. One</li> </ul>	Prior to issuance of certificate of occupancy	Public Works Department	

	<p>free-flow right turn lane. Stop controlled. (MM Trans 20) Or as required by Eastvale City Engineer.</p>			
84.	<p>Modify the intersection of Sumner Avenue and Schleisman Road to include the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound: One left turn lane. One through lane. Stop controlled.</li> <li>• Southbound: One shared through and right turn lane. Stop controlled.</li> <li>• Eastbound: One left turn lane. One right turn lane. Stop controlled.</li> <li>• Westbound: Not applicable.</li> </ul> <p>(MM Trans 21) Submit a fair-share cost analysis to the satisfaction of the City Engineer to determine project contribution to this intersection.</p>	Prior to issuance of certificate of occupancy	Public Works Department	
85.	<p>Construct full width improvements on Limonite Avenue at its ultimate cross section as an urban arterial highway (152-foot right-of-way) within the project boundary line consistent with the approved Limonite alignment (Exhibit “A”). (MM Trans 5)</p>	Prior to issuance of certificate of occupancy	Public Works Department	
86.	<p>Construct partial width improvements on the easterly side of Hellman Avenue per its ultimate cross section as a modified secondary highway. The improvements shall include two northbound lanes, full raised landscape median plus 12 feet of pavement of one southbound lane. (MM Trans 6)</p>	Prior to issuance of certificate of occupancy	Public Works Department	
87.	<p>The developer shall construct all improvements listed under the traffic mitigated measures or pay in-lieu-fees in the event construction option is not practical subject to the approval of the City Engineer</p>	Prior to issuance of certificate of occupancy	Public Works Department	

## Fire Department Conditions of Approvals

This information is in regard to the fire protection conditions concerning the above-referenced case. The Fire Department requires the listed fire protection measures be provided in accordance with the City of Eastvale and/or the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete buildings plans are reviewed.

1. Provide or show that a water system exists that is capable of delivering the required fire flow of 8,000 gallons per minute at 20 pounds per square inch (psi) for 4 hours duration. On-site water supply must be available before any combustible material is placed on the construction site.
2. Approved accessible on-site fire hydrants shall be located not to exceed 200 feet apart in any direction. Any portion of the facility or of an exterior wall of the first story of the building shall not be located more than 150 feet from fire apparatus access as measured by an approved route around the complex, exterior of the facility, or building. No portion of a building shall be further than 400 feet from a fire hydrant.
3. “Blue dot” hydrant locators shall be provided in accordance with Riverside County Fire Standard 06-11.
4. Prior to building plan approval and construction, the applicant/developer shall furnish two copies of the water system fire hydrant plans to the Fire Department for review and approval. Plans shall be signed by a registered civil engineer and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
5. Fire apparatus access roads, minimum 30 feet wide, shall be in compliance with Riverside County Fire Department Standard 06-05. Access roads shall have an unobstructed vertical clearance not less than 13 feet 6 inches. Access lanes will be designed to withstand the weight of 60,000 pounds over two axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all-weather driving capabilities.
6. Driveway loops, fire apparatus access lanes, and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.
7. Install a complete commercial fire sprinkler system (per NFPA 13, 2013 Edition). Fire sprinkler system(s) with pipe sizes in excess of 4 inches in diameter will require the project structural engineer to certify with a “wet signature” that the structural system is designed to support the seismic and gravity loads to support the additional weight of the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The PIV and FDC shall be located to the front, within 50 feet of an approved roadway or driveway, and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, or plantings. FDCs shall be within 200 feet of an approved hydrant and shall not be allowed in the rear of any building.
8. Where fire sprinkler systems are required in buildings of undetermined use, they shall be designed and installed to have a

## Fire Department Conditions of Approvals

sprinkler density of not less than that required for Ordinary Hazard Group 2 use with a minimum design area of 3,000 square feet. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy. Storage height of combustible commodities is generally limited to 12 feet under this design density unless otherwise allowed by specific sections of the California Fire Code and/or NFPA 13.

9. Install a fire sprinkler alarm monitoring system. A C-10 licensed contractor must submit plans along with the current permit fees to the City of Eastvale for review and approval prior to installation.
10. Air handling systems supplying air in excess of 2,000 cubic feet per minute to enclosed spaces within buildings shall be equipped with an automatic shutoff.
11. Radio frequency coverage shall be tested prior to building final to ensure adequate voice and/or data transmission. Radio communications equipment may be required to be installed per Section 510 of the California Fire Code.
12. An approved fire department access key lock box (minimum Knox 3200 series) shall be installed at the main entrance to each building. Order forms and installation standards may be obtained at the Fire Department. Gates shall be automatic or manually operated and shall be equipped with Knox switches. Building plans shall include mounting location/position and operating standards for Fire Department approval.
13. The location of address numbers shall be indicated on the building plans. Street numbers shall be displayed in a prominent location on the street or fire apparatus access side of buildings. Numbers and letters shall be a minimum of 12 inches in height with a minimum stroke of 0.05 inch. Where access is by means of a private road and the building cannot be viewed from a public way, a monument, pole, or other sign shall be used to identify the structure in accordance with Riverside County Standard 07-01. The address must be legible, of a contrasting color, and adequately illuminated so as to be visible from the street at all hours.
14. Install portable fire extinguishers, with a minimum rating of 2A-10BC, for every 3,000 square feet and/or 75 feet of travel distance. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
15. No hazardous materials shall be stored and/or used within the building which exceeds quantities listed in the California Fire Code. No Class I, II, or IIIA combustible/flammable liquid shall be used in any amount in the building.
16. Exit signs, door hardware, markers, and exit path marking shall be per the 2013 California Building Code.
17. Fire sprinkler riser door shall be posted "FIRE RISER" on the outside of the door.
18. Electrical room door shall be posted "ELECTRICAL ROOM" on the outside of the door.

### **Fire Department Conditions of Approvals**

19. Fire alarm control panel door shall be posted “FACP” on the outside of the door.
20. Roof access door shall be posted “ROOF ACCESS” on the outside of the door.
21. The buildings have not been reviewed or approved for high-pile/rack storage. Prior to such use, a licensed fire protection engineer or a Fire Department–approved consultant must prepare plans for high-piled storage or aerosol storage in accordance with the California Fire Code and NFPA 13.
22. Provide specific Fire Department conditions on plans for building permit submittal.

The proposed project may have a cumulative adverse impact on the Fire Department’s ability to provide an acceptable level of service. These impacts include an increase in the number of emergency and public service calls due to the increased presence of structures, traffic, and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

### **General Information**

The following items are noted for the applicant’s information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for Eastvale and many other agencies, including but not limited to the Jurupa Community Services District, Jurupa Area Recreation and Parks District, Riverside County Flood Control and Water Conservation District, and state and federal agencies.

Developer and applicant are used interchangeably below.

- The applicant may request modifications or revisions to the approved project as provided in the Specific Plan and the Eastvale Zoning Code.
- In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside County Clerk within five (5) County working days of certification of the EIR in order for the NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to “Riverside County Clerk” in the amount of \$50.00 within one (1) City working day after project approval. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows:
  - a. Riverside County Clerk administrative fee of \$50.00.

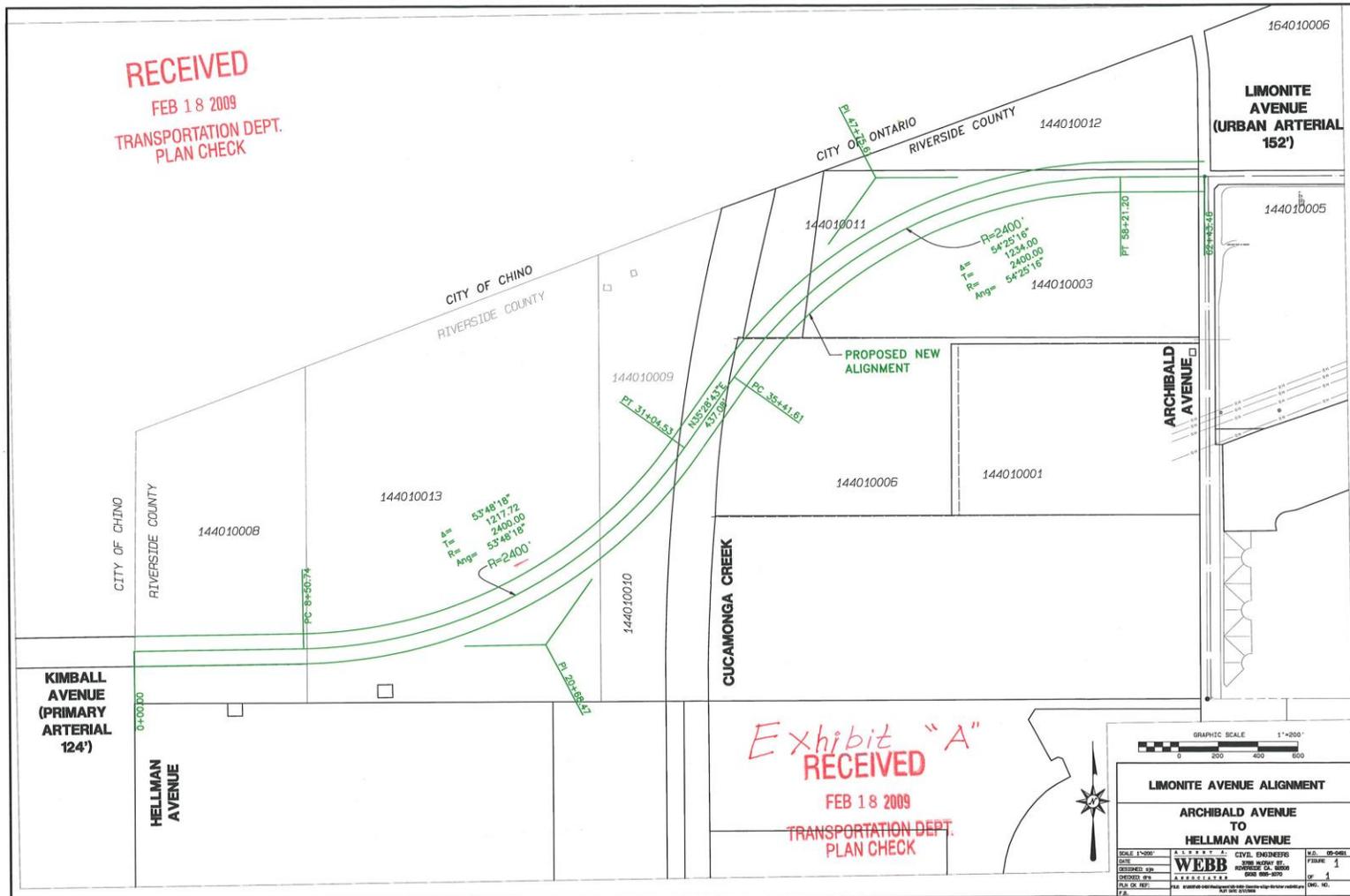
## General Information

- The applicant shall design and construct all improvements in accordance with City of Eastvale Road Improvement Standards and Specifications, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.
- Prior to the issuance of a certificate of occupancy, the development shall be annexed into all applicable community service areas and landscaping maintenance districts for lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.
- The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at (951) 703-4450.)
- Transportation Uniform Mitigation Fees (TUMF) and any development impact fees that are in effect at that time shall be paid prior to the issuance of a certificate of occupancy, or as otherwise allowed per ordinance.
- No obstruction shall be placed on any existing easement. An approval document from easement holders shall be required for any easement encroachment.
- Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
- Project runoff shall be directed to a safe point of discharge. Any additional easement that may be necessary to accomplish such shall be obtained prior to issuance of grading permit. The applicant shall submit a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the Santa Ana Regional Water Quality Control Board. All stormwater quality treatment devices shall be located outside of the ultimate public right-of-way. The applicant shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flow rate, volumes, velocity, and duration do not exceed pre-construction levels, in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These best management practices shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.
- All connection to flood control facilities shall be reviewed by the Riverside County Flood Control and Water Conservation District and shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.
- Prior to the issuance of a certificate of occupancy, the applicant shall pay the appropriate storm drain impact mitigation fee to the Riverside County Flood Control and Water Conservation District.
- The applicant shall prepare and submit to the City for review and approval all required development plans including but not limited to Grading (Rough and/or Precise), Street Improvement, Street Light, Storm Drain, and Traffic Signal. All applicable

### **General Information**

processing and review fees and/or deposits shall be submitted with the first plan submittal.

- No grading shall be performed without prior issuance of a grading permit by the City.
- All grading shall conform to the California Building Code and to all other relevant laws, rules, and regulations governing grading in Eastvale. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Public Works/Engineering Department.
- All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer.
- Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
- Grading in excess of 199 cubic yards will require performance security to be posted with the City.
- Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.
- The applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day, and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.



**ATTACHMENT 2**

**SPECIFIC PLAN AMENDMENT**

**(Available on the City Website)**

**ATTACHMENT 3**

**DEVELOPMENT PLANS AND  
TENTATIVE PARCEL MAP**

**(Available on City Website)**

**ATTACHMENT 4**

**REDWOOD PRODUCTS CORRESPONDENCE**



## City of Eastvale

12363 Limonite Avenue, Suite #910 • Eastvale, CA 91752  
(951) 361-0900 • Fax: (951) 361-0888 • [www.EastvaleCA.gov](http://www.EastvaleCA.gov)

August 5, 2014

Mrs. Maricela Rodriguez, Vice President  
Redwood Products of Chino, Inc.  
P.O. Box 2662  
Corona, CA 92878

**Subject:** San Bernardino County APN: 0218-301-18 and Riverside County APN: 144-010-004 & 009 (Redwood Products of Chino, Inc.) Adjacent to Project No. 13-1792 a Major Development Plan, Specific Plan Amendment and Tentative Parcel Map Application for The Ranch at Eastvale located north of Limonite Avenue, east of Hellman Avenue and west of the Cucamonga Creek Channel (APNs 144-010-008-0, 144-010-013-4 and 144-010-009-1).

Dear Marcie,

It was a pleasure to meet you and your family's representative, John Van Dyk, on Thursday, July 31, 2014. As we discussed in our meeting the City of Eastvale is currently processing an application from Sumdevco to make changes to The Ranch at Eastvale Specific Plan (SP), within which your property is located. The applicant is applying for a major development plan, specific plan amendment and tentative parcel map on property adjacent to and west of your property (Mr. Moon's property).

We want to confirm that Sumdevco makes no changes to your previous approvals without your express approval. At our meeting we identified three primary areas of concern for you:

1. No changes in land use and conditions of approval that currently apply to your property
2. No changes/limitations on current access (Moons Place) and previously approved access points in the SP
3. Access to your property from Street "A" in the Sumdevco site plan is designed in such a way as to be accessible from your site and possibly extended into your property in the future.

City staff will work with Sumdevco to ensure that your interests are respected. We will review the proposed plan for their project with you when the City is confident the proposed plan meets all City requirements and addresses those issues identified above. Of course you will also receive notice of all public meetings regarding this proposed project where you can express any concerns you may have to the City Planning Commission and/or City Council.

You and your husband's, Mr. Jaime Carlos', signatures below simply acknowledge that you understand this application is in process and that the above items must be ensured with respect to your property. Please sign and return a copy of this letter to me, Cathy Perring, Assistant Planning Director, at the address below.

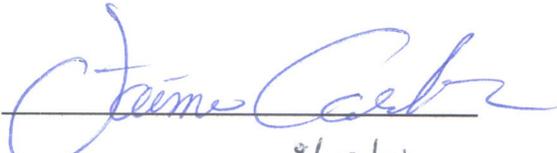
The City of Eastvale is pleased to have your business in our community. Keeping lines of communication open is the easiest way to avoid problems in the future, so do not hesitate to contact me or to have Mr. Van Dyk do so if you have any further questions.

Sincerely,



Cathy Perring  
Assistant Planning Director

Acknowledgement:



Jaime Carlos Date: 8/12/14



Maricela Rodriguez Date: 8/12/14

Cc: Carol Jacobs, City Manager  
Eric Norris, Planning Director  
Kanika Kith, Senior Planner  
John G. Van Dyk, Beno, Van Dyk & Owens  
Bryan Bentrott, Sumdevco

# BENO, VAN DYK & OWENS

Real Estate Marketing, Forward Planning, & Development Services

## Partners

David K. Beno  
R.E. Lic. 00346700  
G.C. Lic. 695557

John G. Van Dyk  
R.E. Lic. 00545802  
G.C. Lic. 686442

Thomas W. Owens, CIPS  
R.E. Lic. 00333430

Warren Stewart, CFP  
R.E. Lic. 00716793

1910 S. ARCHIBALD AVE., SUITE U, ONTARIO, CA 91761

TELEPHONE 909 / 947-3387

FAX 909 / 947-5337

September 9, 2015

## Consultants

Retained Counsel  
Jean Cihigoyenette, Esq.

Financial Planning  
James L. Fisher CLU, ChFC

Civil Engineering  
John Gerardi, P.E.

---

BVO Web Address  
[www.bvoland.com](http://www.bvoland.com)

To: Cathy Perring, Assistant Planning Director  
City of Eastvale  
12363 Limonite Ave., Suite 910  
Eastvale, CA 91752

From: Jaime Carlos  
Maricela Rodriguez  
9301 Remington Avenue  
Chino, CA 91710

Re: The Ranch at Eastvale; which includes our 21 Acres located in Chino and Eastvale, CA (SB County APN #0218-301-18 and Riv County APN #144-010-004 & 009)

Dear Cathy:

We appreciate your hard work in processing the Ranch at Eastvale Specific Plan. We thank you for honoring our concerns as we agreed in your letter of August 5, 2014. We support and approve the Ranch at Eastvale Specific Plan as currently before you.

As a clarification, please find attached hereto a copy of the Drainage Legend. Please note that we cannot provide any storm drain easements across our site until the exact location of said easements are identified and it can be determined to be in the mutual interest of Applicant (Summit Development Co.) and our family.

Again, thank you for your conscientiousness and attention to detail. If we can be of further assistance, please feel free to call or e-mail.

Very truly yours,

  
Jaime Carlos, Owner

  
Maricela Rodriguez, Owner

**DRAINAGE LEGEND**

-  RECTANGULAR INTERCEPTOR CHANNEL
-  CONNECTION TO THE CHANNEL
-  36" DIAMETER STORM DRAIN LINE
-  48" DIAMETER STORM DRAIN LINE
-  60" DIAMETER STORM DRAIN LINE
-  62" DIAMETER STORM DRAIN LINE
-  72" DIAMETER STORM DRAIN LINE FOR OFFSITE FLOW PICKUP

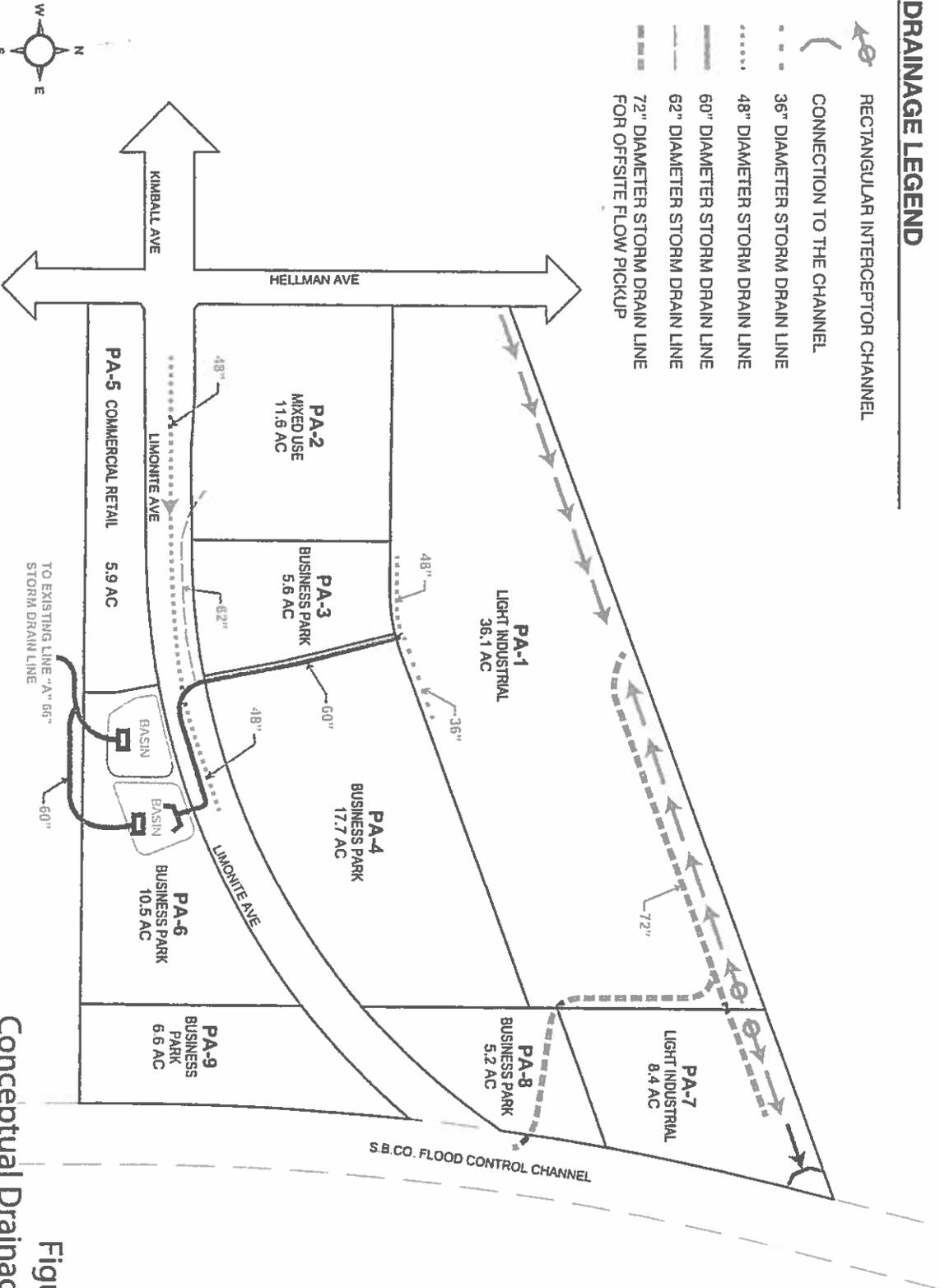
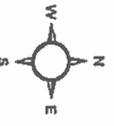


Figure 2-5  
Conceptual Drainage Plan

**2.0 DEVELOPMENT STANDARDS**

Not to Scale



**ATTACHMENT 5**

**AIRPORT LAND USE COMMISSION**

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



**CHAIR**

Simon Housman  
Rancho Mirage

September 17, 2015

**VICE CHAIRMAN**

Rod Ballance  
Riverside

Ms. Kanika Kith, Senior Planner  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale CA 91752

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1021CH15

Related File No.: 15-0783 (Specific Plan Amendment, Tentative Parcel Map [TPM 36787], and Major Development Plan)

APNs: 144-010-008, 144-010-013, 144-010-009

Dear Ms. Kith:

On September 10, 2015, the Riverside County Airport Land Use Commission (ALUC) found Case 15-0783, including a Specific Plan Amendment proposing to change the land use designation of Planning Area 2 from Commercial/Retail to Mixed Use, modify the boundaries between, and the acreages of, the Planning Areas, and modify the permitted uses within each Planning Area of The Ranch at Eastvale Specific Plan, a Tentative Parcel Map proposing to subdivide 82.16 net acres (97.98 gross acres) into 15 parcels, and a Master Development Plan proposing to develop a total of 940,000 square feet of industrial space within 6 shell buildings on 50.09 net acres (56.03 gross acres) (lots 1-7 of the Tentative Parcel Map), located southerly of the San Bernardino County line, easterly of Hellman Avenue, and westerly of Cucamonga Creek Channel, in the City of Eastvale, **CONSISTENT** with the 2008 Chino Airport Land Use Compatibility Plan, subject to the following conditions:.

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

**CONDITIONS:**

For the Specific Plan:

1. All entitlement applications within the Specific Plan shall be submitted to Airport Land Use Commission for review.

For the Master Development Plan:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, or visual approach slope indicator.

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

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

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Within Compatibility Zone B1: Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than 2 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, and hazards to flight.
  - (f) Within Compatibility Zone C: Children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
3. The City of Eastvale shall either prohibit the following uses, or shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in any of the structures proposed through this Major Development Plan:
- Auction rooms, auditoriums, bowling alleys, churches and chapels, classrooms, conference rooms, restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms), dance floors, drinking establishments, exhibit rooms, gaming, gymnasiums, lodge rooms, lounges, retail sales, reviewing stands, skating rinks, stages, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
4. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, the landowner shall convey an aviation easement to the County of San Bernardino as owner-operator of Chino Airport. A copy of the recorded easement shall be provided to ALUC.
5. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings.
6. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. The project proposes primarily warehouse use with a maximum of 5,000 square feet of office within Buildings 1, 2, 3, 4, and 7 and a maximum of 10,000 square feet of office within Buildings 5 and 6, with no office use located within Compatibility Zone B1. Any proposed tenant/use or combination of proposed and existing tenants/uses within each of the buildings that exceed the office area for each building through any building permit or tenant improvement permit shall require an amended Development Review Plan approval and consultation with ALUC to verify that the building and the overall

development continue to comply with the applicable average and single-acre criteria. Proposed uses that do not exceed these maximums (other than those uses previously noted in Condition 3) shall not require further Airport Land Use Commission review.

8. The open areas exhibit submitted to the Airport Land Use Commission by MacDavid Aubort dated 8/24/15 and included in this packet depicts open areas meeting open area requirements for the Major Development Plan. A minimum of 13.22 acres of open areas as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site, of which not less than 6.042 acres shall be located within the portion of the site within Compatibility Zone B1. Such open areas shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles (light poles or other) greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires. Trees or plants less than 4 inches in diameter at a height greater than 4 feet would be allowed within the designated open area.
9. Buildings 3 and 4 located primarily within Compatibility Zone B1 shall be designed and constructed with the following risk reduction design measures. Based on these specifications, the Airport Land Use Commission recommends that the City of Eastvale adopt a 15 percent risk-reduction bonus for these structures.
  - (a) Using concrete walls for building exterior
  - (b) Enhanced fire sprinkler system that exceeds minimum building/fire code requirements – Early Suppression Fast Response (ESFR) system proposed
  - (c) Limit buildings to single-story
  - (d) Increased number of emergency exits – Building 3: 15 required, 19 proposed; Building 4: 24 required, 30 proposed

The following conditions have been added subsequent to the July 9, 2015 ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on June 12, 2015 for Aeronautical Study Nos. 2015-AWP-6281-OE and 2015-AWP-6286-OE and on July 31, 2015 for Aeronautical Study Nos 2015-AWP-6280-OE, 2015-AWP-6282-OE, 2015-AWP-6285-OE, and 2015-AWP-7109-OE.

10. The Federal Aviation Administration has conducted aeronautical studies of the proposed buildings (Aeronautical Study Nos. 2015-AWP-6280-OE through 2015-AWP-6282-OE, 2015-AWP-6285-OE, 2015-AWP-6286-OE, 2015-AWP-7109-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
11. The maximum height of the proposed buildings shall not exceed 43 feet above ground level, and the maximum elevation of the proposed buildings shall not exceed 683 feet above mean sea level, except that the maximum elevation of Building 4 may be up to 686 feet above mean sea level. Such maximum heights and elevations shall include any roof-mounted equipment..
12. The specific coordinates, height, and top point elevation of the proposed buildings shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or

elevation shall not require further review by the Airport Land Use Commission.

13. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 43 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
14. Within five (5) days after construction of each of the buildings reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

  
Edward C. Cooper, Director

JJGJG

Attachment: Notice of Airport in Vicinity  
FAA Aeronautical Study Nos. 2015-AWP-6280-OE through 2015-AWP-6282-OE,  
2015-AWP-6285-OE, 2015-AWP-6286-OE, 2015-AWP-7109-OE

cc: Moons Family Trust (owner)  
Brian Bentrrott and Taylor Gerry (representative)  
Cathy Perring, Assistant Planning Director, City of Eastvale  
James Jenkins, Director, San Bernardino County Department of Airports  
Robert Cayce, Airport Operations Manager, Chino Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Chino\ZAP1021CH15\ZAP1021CH15.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2015-AWP-6280-OE

Issued Date: 07/31/2015

Bryan Bentrrott or Taylor Gerry  
 Summit Development Corporation  
 450 Newport Center Drive  
 Suite 625  
 Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Building 2
Location:	Eastvale, CA
Latitude:	33-58-18.77N NAD 83
Longitude:	117-36-34.29W
Heights:	639 feet site elevation (SE) 43 feet above ground level (AGL) 682 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/31/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-6280-OE.

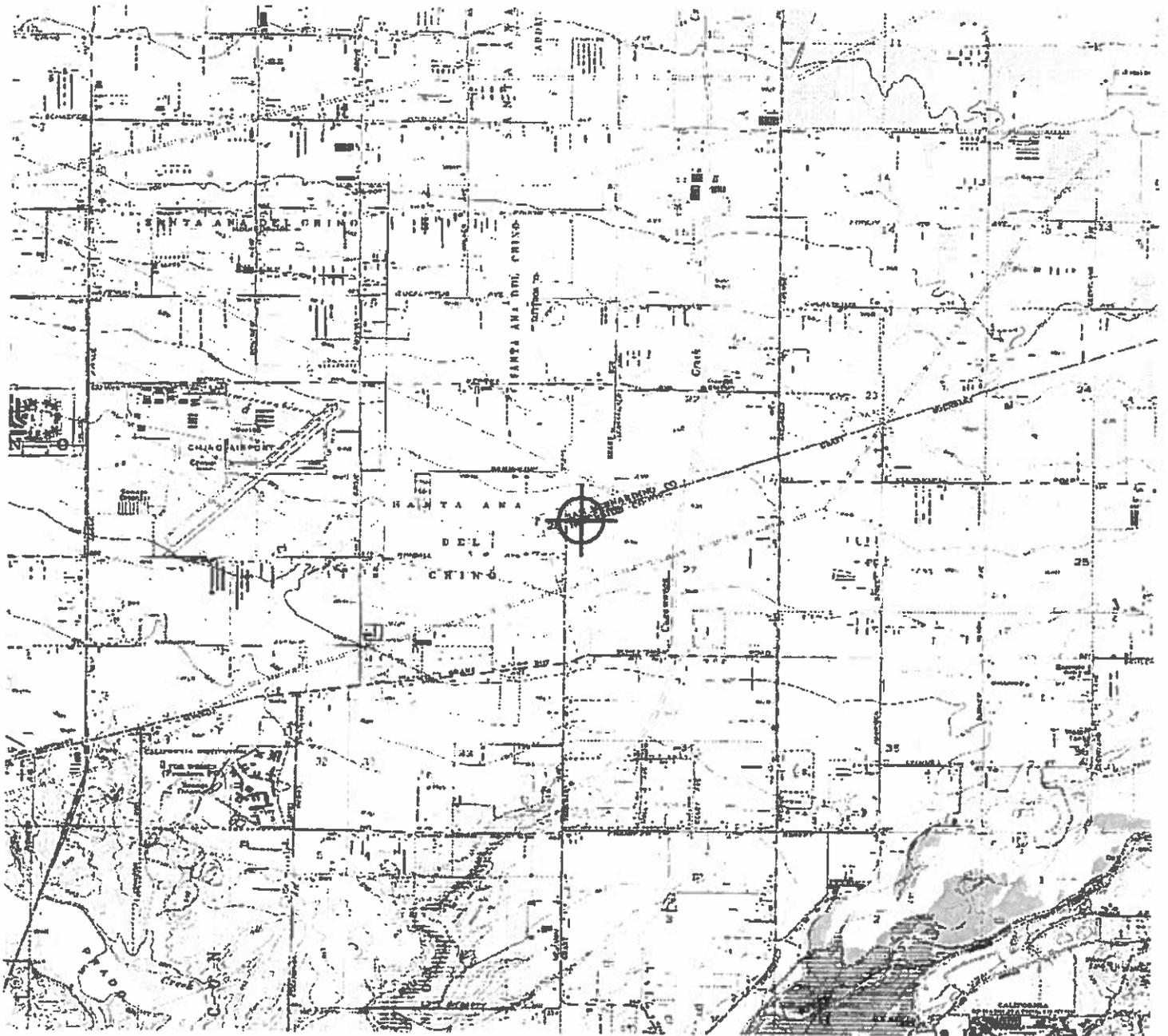
**Signature Control No: 253409869-259378249**  
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Case Description  
Map(s)

**Case Description for ASN 2015-AWP-6280-OE**

Building is one of 7 to be constructed on the 57 acres during the first phase of development. The data submitted is for the closest point to the nearest runway at CNO and is for the highest point on the building.





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
2601 Meacham Boulevard  
Fort Worth, TX 76193

Aeronautical Study No.  
2015-AWP-6281-OE

Issued Date: 06/12/2015

Bryan Bentrrott or Taylor Gerry  
Summit Development Corporation  
450 Newport Center Drive  
Suite 625  
Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Building 3  
Location: Eastvale, CA  
Latitude: 33-58-21.33N NAD 83  
Longitude: 117-36-28.10W  
Heights: 637 feet site elevation (SE)  
43 feet above ground level (AGL)  
680 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/12/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-6281-OE.

**Signature Control No: 253409870-255063211**

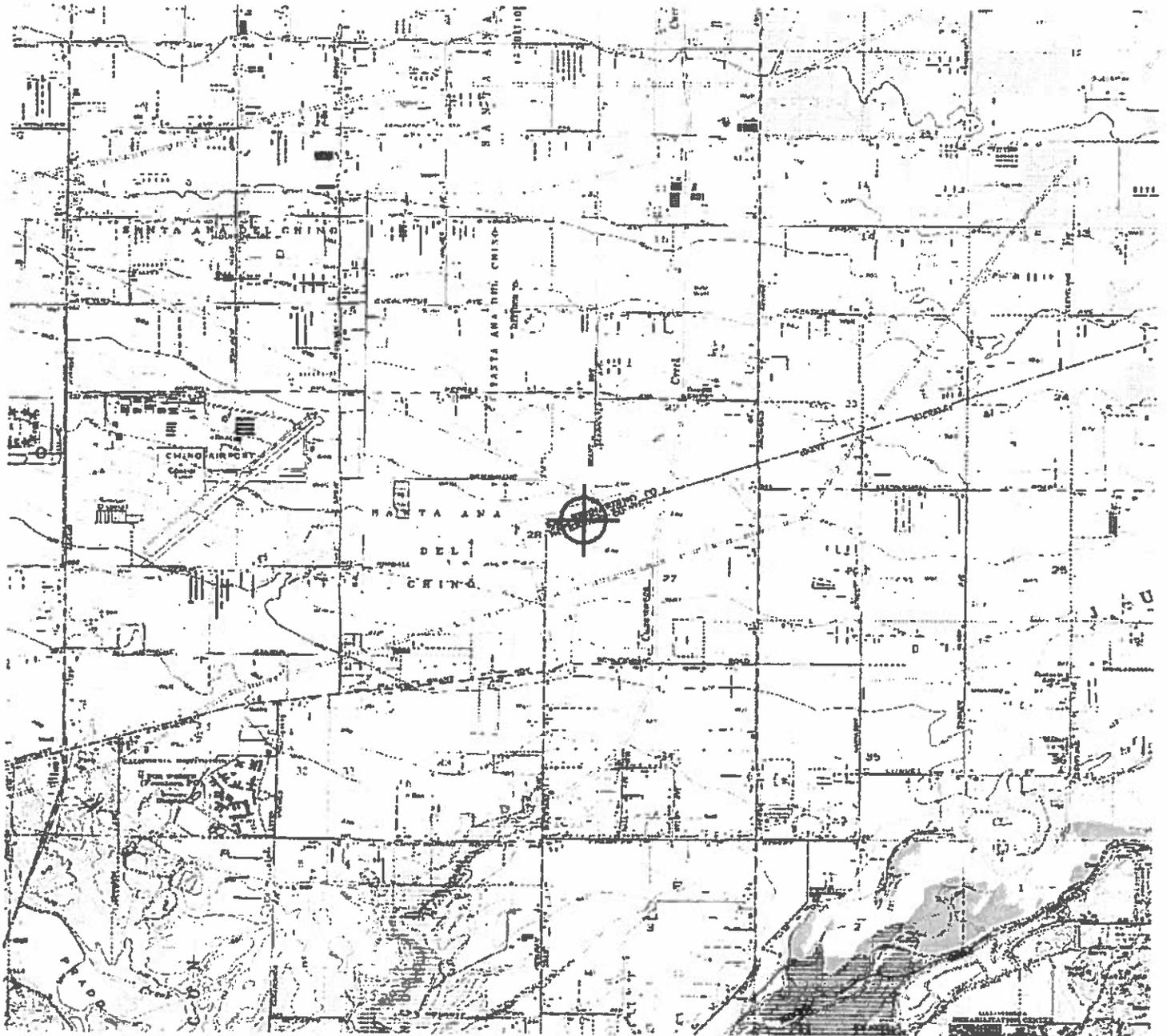
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Case Description  
Map(s)

**Case Description for ASN 2015-AWP-6281-OE**

Building is one of 7 to be constructed on the 57 acres during the first phase of development. The data submitted is for the closest point to the nearest runway at CNO and is for the highest point on the building.





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2015-AWP-6282-OE

Issued Date: 07/31/2015

Bryan Bentrrott or Taylor Gerry  
 Summit Development Corporation  
 450 Newport Center Drive  
 Suite 625  
 Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Building 4
Location:	Eastvale, CA
Latitude:	33-58-22.10N NAD 83
Longitude:	117-36-22.77W
Heights:	643 feet site elevation (SE) 43 feet above ground level (AGL) 686 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/31/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-6282-OE.

**Signature Control No: 253409871-259378251**

**( DNE )**

Karen McDonald  
Specialist

Attachment(s)  
Case Description  
Map(s)

**Case Description for ASN 2015-AWP-6282-OE**

Building is one of 7 to be constructed on the 57 acres during the first phase of development. The data submitted is for the closest point to the nearest runway at CNO and is for the highest point on the building.





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2015-AWP-6285-OE

Issued Date: 07/31/2015

Bryan Bentrrott or Taylor Gerry  
 Summit Development Corporation  
 450 Newport Center Drive  
 Suite 625  
 Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Building 7
Location:	Eastvale, CA
Latitude:	33-58-17.08N NAD 83
Longitude:	117-36-16.16W
Heights:	639 feet site elevation (SE) 43 feet above ground level (AGL) 682 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/31/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-6285-OE.

**Signature Control No: 253409874-259378250**

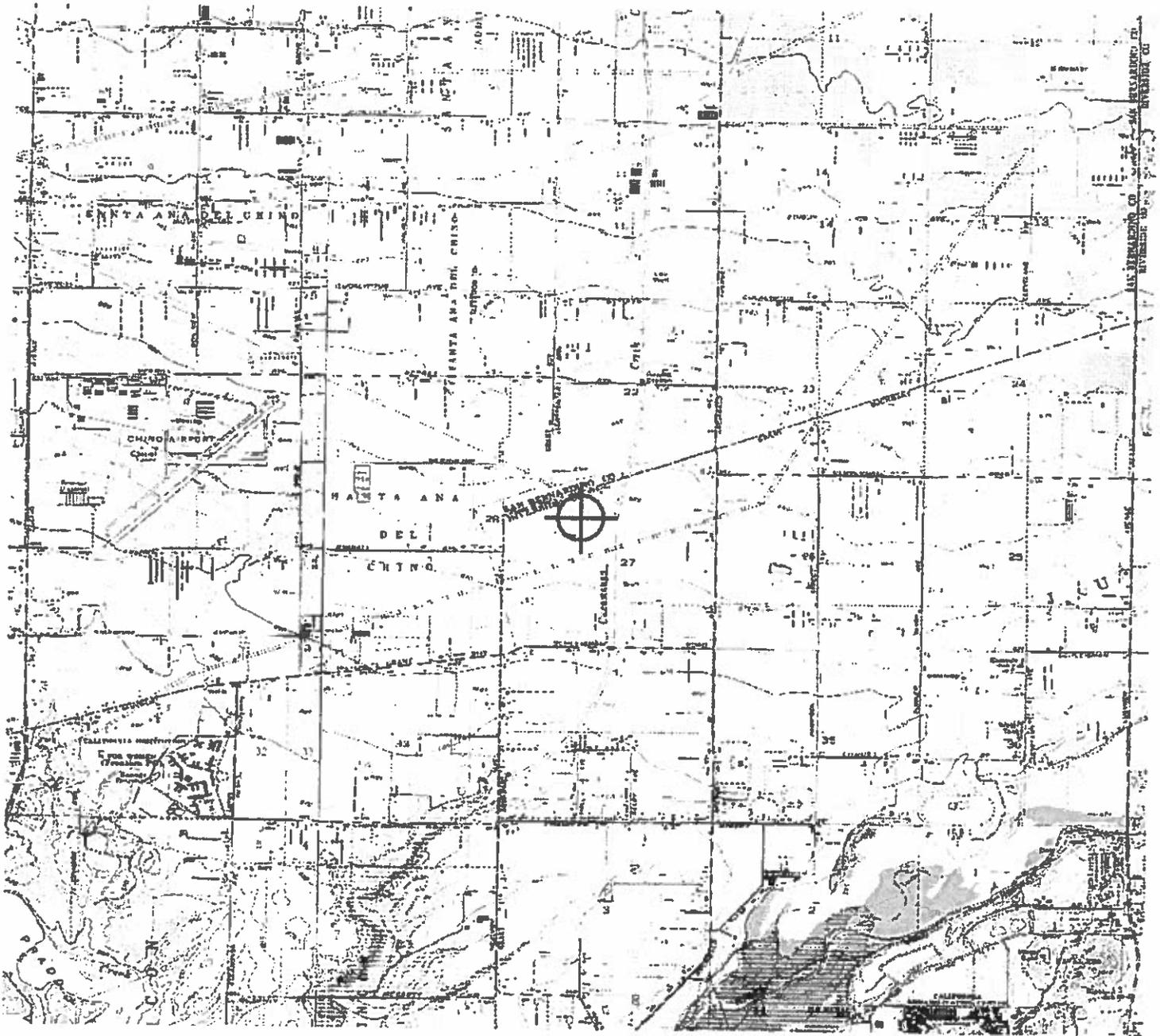
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Case Description  
Map(s)

## Case Description for ASN 2015-AWP-6285-OE

Building is one of 7 to be constructed on the 57 acres during the first phase of development. The data submitted is for the closest point to the nearest runway at CNO and is for the highest point on the building.





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
2601 Meacham Boulevard  
Fort Worth, TX 76193

Aeronautical Study No.  
2015-AWP-6286-OE

Issued Date: 06/12/2015

Bryan Bentrrott or Taylor Gerry  
Summit Development Corporation  
450 Newport Center Drive  
Suite 625  
Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Building 1  
Location: Eastvale, CA  
Latitude: 33-58-18.17N NAD 83  
Longitude: 117-36-37.81W  
Heights: 640 feet site elevation (SE)  
43 feet above ground level (AGL)  
683 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/12/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-6286-OE.

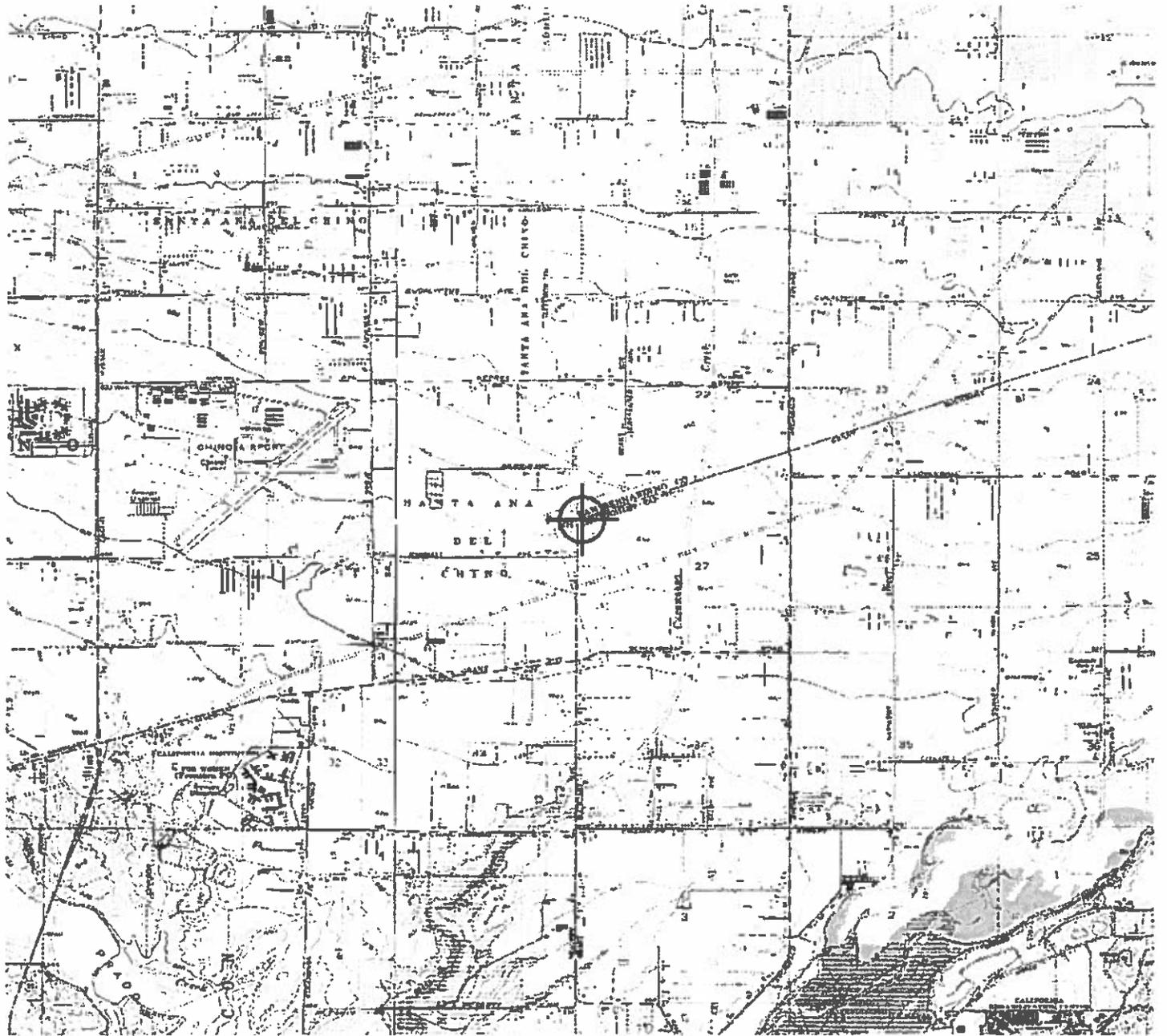
**Signature Control No: 253409875-255063212**  
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Case Description  
Map(s)

## Case Description for ASN 2015-AWP-6286-OE

Building is one of 7 to be constructed on the 57 acres during the first phase of development. The data submitted is for the closest point to the nearest runway at CNO and is for the highest point on the building.





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2015-AWP-7109-OE

Issued Date: 08/03/2015

Bryan Bentrrott or Taylor Gerry  
 Summit Development Corporation  
 450 Newport Center Drive  
 Suite 625  
 Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Building 5 Revised  
 Location: Eastvale, CA  
 Latitude: 33-58-13.42N NAD 83  
 Longitude: 117-36-24.26W  
 Heights: 636 feet site elevation (SE)  
 43 feet above ground level (AGL)  
 679 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 02/03/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

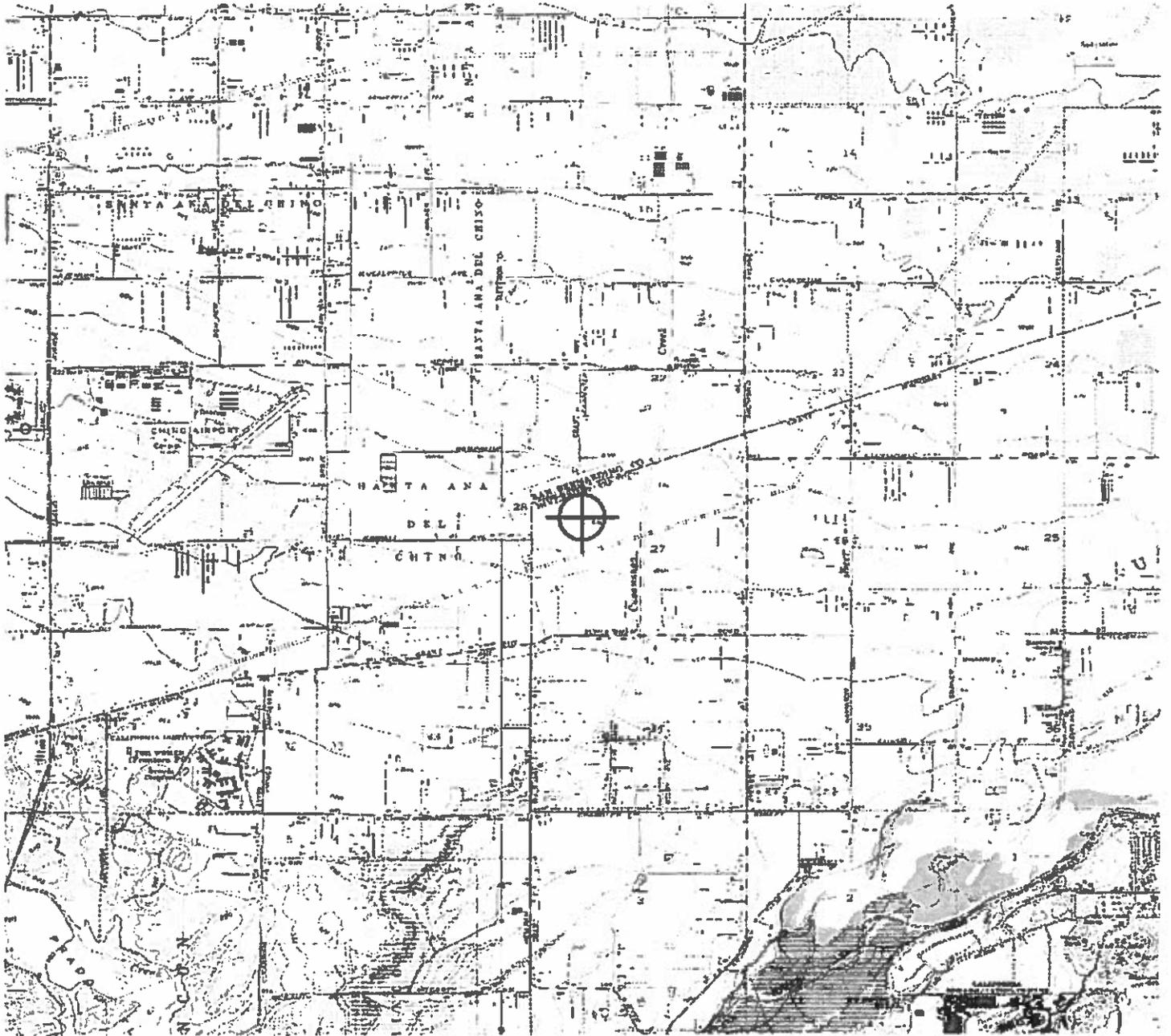
If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-7109-OE.

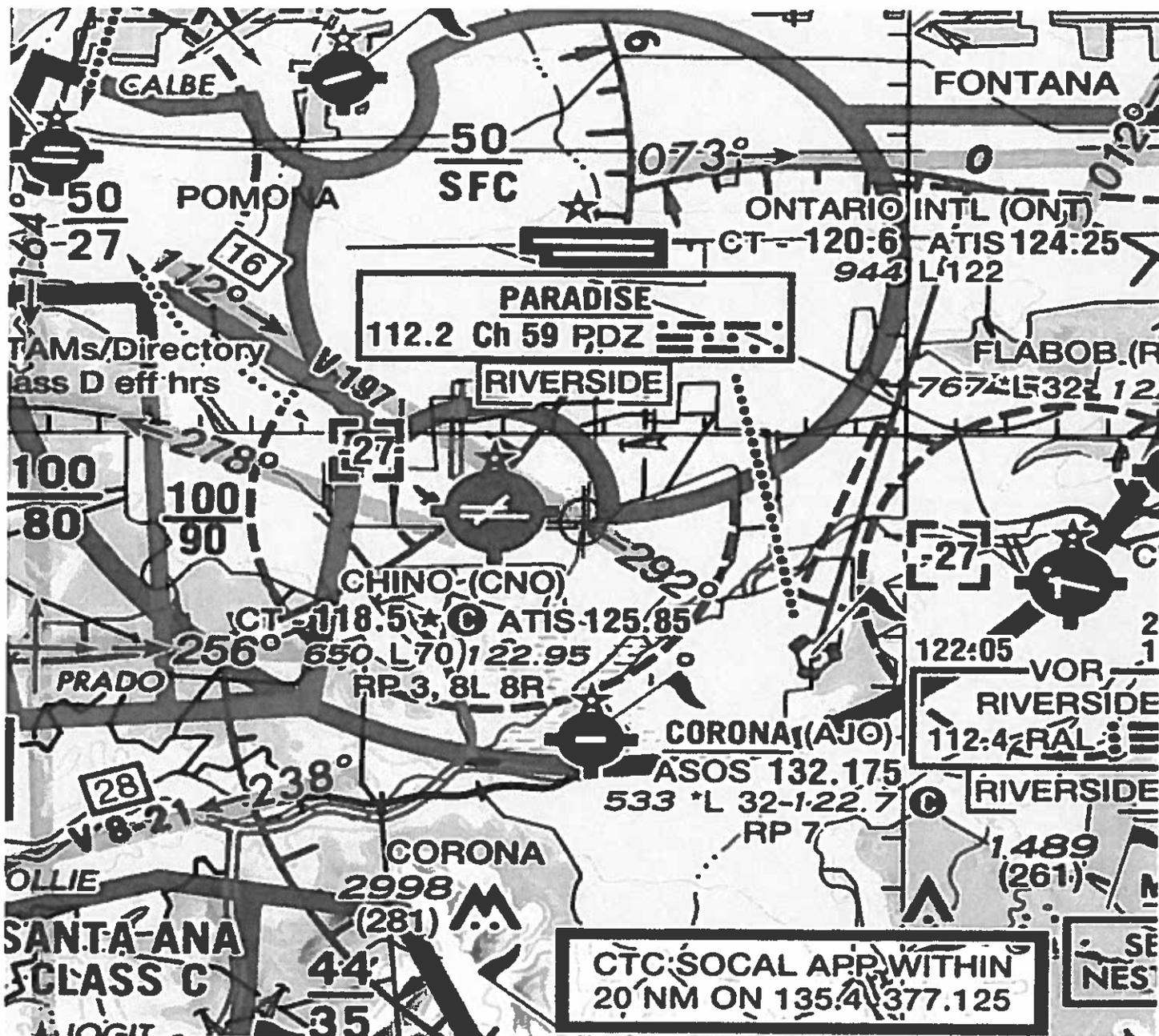
**Signature Control No: 256908425-259466413**

( DNE )

Paul Holmquist  
Technician

Attachment(s)  
Map(s)





**Guerin, John**

---

**From:** Bryan Bentrott <Bryan@sumdevco.com>  
**Sent:** Tuesday, August 25, 2015 8:09 AM  
**To:** Guerin, John; cperring@eastvaleca.gov  
**Cc:** 'Lee Gerry'; Bryan Bentrott  
**Subject:** ALUC updated color graphic (The Ranch)  
**Attachments:** OVERFLIGHTZONE\_08242015F.pdf

John: I talked with Cathy yesterday evening and confirmed the attached plan is the one Taylor delivered to your office on August 10<sup>th</sup>. We made a very small change in the ALUC open space zone behind Building 4 due to the lighting levels required for this area. These lighting conclusions were a product of the photometric study we commissioned for the six (6) Phase I buildings shown on this plan.

Please contact us if you should require a meeting and/or further explanation regarding this plan. Bryan

Sincerely,

**Bryan Bentrott**  
Principal  
Direct: 949.655.8226  
Cell: 949.395.2488  
Email: [bryan@sumdevco.com](mailto:bryan@sumdevco.com)



**SUMMIT DEVELOPMENT  
CORPORATION**

450 Newport Center Drive, Suite 625  
Newport Beach, CA 92660-7610

---

**From:** Dan MacDavid [<mailto:dm@macdavidaubort.com>]  
**Sent:** Thursday, August 20, 2015 2:19 PM  
**To:** Bryan Bentrott; Donna D. Shin  
**Cc:** Lee Gerry  
**Subject:** ALUC updated color graphic (The Ranch)

Hi Bryan, here is the updated ALUC with color for your use.

Thank you,  
**Dan MacDavid**  
Principal



Architecture - Planning - Interiors

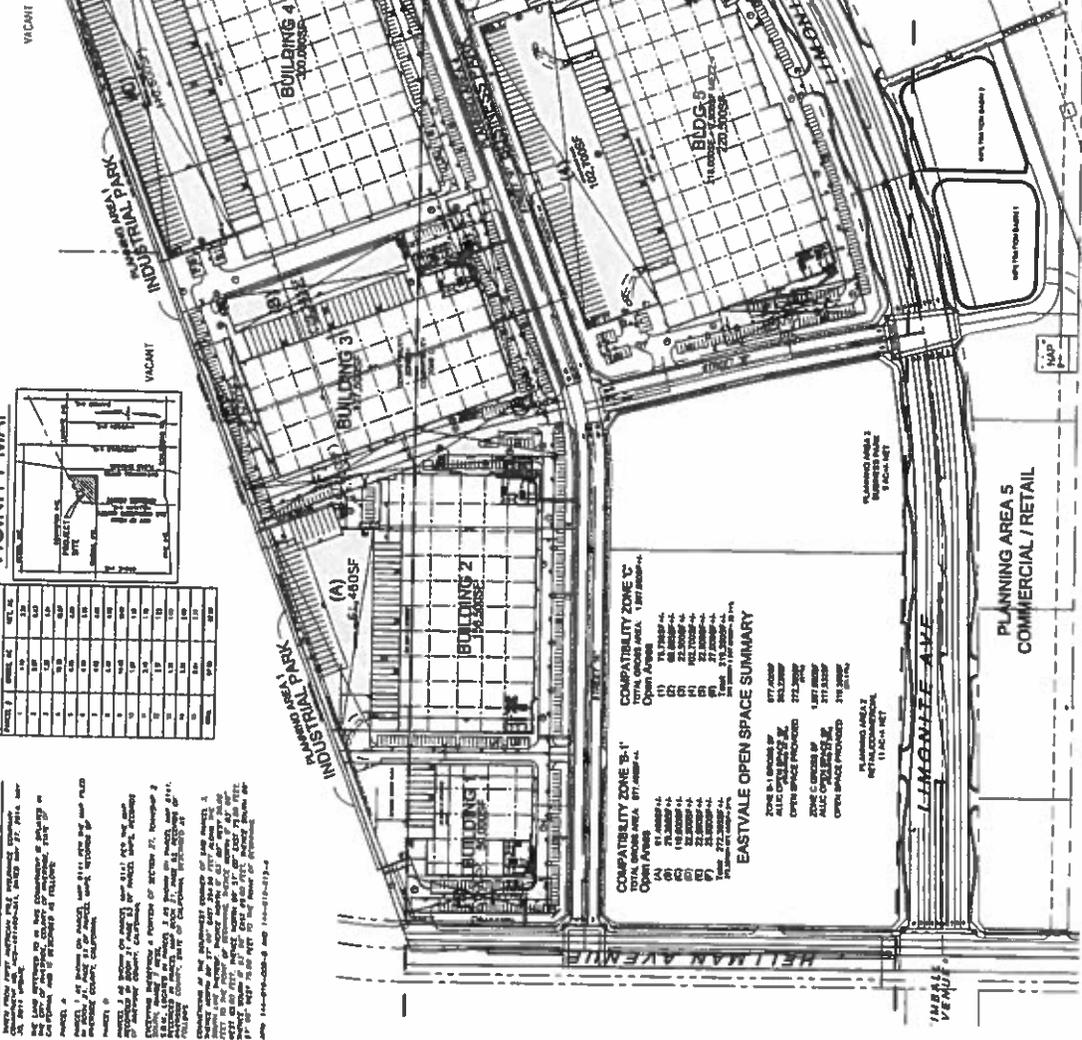
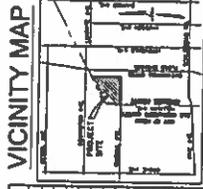
9281 Irvine Blvd.  
Irvine, California 92618  
P: 949.305.2200.224 F: 949.305.2233  
Email: [dm@macdavidaubort.com](mailto:dm@macdavidaubort.com)

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS COMPASS AND METERS MAP IS PART OF THE TRACT DESCRIBED AS FOLLOWS: ...

**PANEL AREA TABLE**

PANEL NO.	AREA (SQ. FT.)
1	1,234
2	1,567
3	1,890
4	2,123
5	2,456
6	2,789
7	3,123
8	3,456
9	3,789
10	4,123
11	4,456
12	4,789
13	5,123
14	5,456
15	5,789
16	6,123
17	6,456
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81	27,789
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84	28,789
85	29,123
86	29,456
87	29,789
88	30,123
89	30,456
90	30,789
91	31,123
92	31,456
93	31,789
94	32,123
95	32,456
96	32,789
97	33,123
98	33,456
99	33,789
100	34,123



**PROJECT TEAM & INFO:**

**CLIENT:** SUMMIT DEVELOPMENT CORPORATION  
 400 NEWPORT CENTER DRIVE, SUITE 600  
 NEWPORT BEACH, CA 92660  
 CONTACT: BRYAN BEVINGTON (949) 654-5229  
 bbevington@summitdev.com

**DESIGNER:** JAMES H. WOOD ASSOCIATES  
 2700 NICHOI STREET  
 IRVINE, CA 92618  
 CONTACT: MARY GONZALES  
 (949) 361-1233 x 71

**ARCHITECT:** MCGRAW HILL BUILDING AND ASSOCIATES  
 12011 Irvine Boulevard  
 Irvine, CA 92618  
 Contact: Don MacGraw  
 949-252-2284

**LANDSCAPE ARCHITECT:** RIDGE LANDSCAPE ARCHITECTS  
 8841 RESEARCH DR. # 200  
 IRVINE, CA 92618  
 CONTACT: JIM RIDGE (949) 361-1233 x 21  
 (949) 361-1233 x 21

**PROJECT ADDRESS:** LAMORTE AVE  
 EASTVALE, CALIFORNIA  
 APR. 14-19-09 1448-018-73  
 GENERAL PLAN DESIGNATION 2 LOCATED IN EASTVALE  
 ZONE 1 LIGHT INDUSTRIAL, B BUSINESS PARK

**SITE PARKING ANALYSIS**

BUILDING	TYPE	AREA (SQ. FT.)	TYPE	AREA (SQ. FT.)	TYPE	AREA (SQ. FT.)
BUILDING 1	OFFICE	100,000	OFFICE	100,000	OFFICE	100,000
BUILDING 2	OFFICE	150,000	OFFICE	150,000	OFFICE	150,000
BUILDING 3	OFFICE	200,000	OFFICE	200,000	OFFICE	200,000
BUILDING 4	OFFICE	250,000	OFFICE	250,000	OFFICE	250,000
BUILDING 5	OFFICE	300,000	OFFICE	300,000	OFFICE	300,000
BUILDING 6	OFFICE	350,000	OFFICE	350,000	OFFICE	350,000
BUILDING 7	OFFICE	400,000	OFFICE	400,000	OFFICE	400,000
BUILDING 8	OFFICE	450,000	OFFICE	450,000	OFFICE	450,000
BUILDING 9	OFFICE	500,000	OFFICE	500,000	OFFICE	500,000
TOTAL		2,300,000		2,300,000		2,300,000

**SITE DATA TABLE**

BUILDING	LAND AREA (SQ. FT.)	TYPE	AREA (SQ. FT.)	TYPE	AREA (SQ. FT.)	TYPE	AREA (SQ. FT.)
BUILDING 1	100,000	OFFICE	100,000	OFFICE	100,000	OFFICE	100,000
BUILDING 2	150,000	OFFICE	150,000	OFFICE	150,000	OFFICE	150,000
BUILDING 3	200,000	OFFICE	200,000	OFFICE	200,000	OFFICE	200,000
BUILDING 4	250,000	OFFICE	250,000	OFFICE	250,000	OFFICE	250,000
BUILDING 5	300,000	OFFICE	300,000	OFFICE	300,000	OFFICE	300,000
BUILDING 6	350,000	OFFICE	350,000	OFFICE	350,000	OFFICE	350,000
BUILDING 7	400,000	OFFICE	400,000	OFFICE	400,000	OFFICE	400,000
BUILDING 8	450,000	OFFICE	450,000	OFFICE	450,000	OFFICE	450,000
BUILDING 9	500,000	OFFICE	500,000	OFFICE	500,000	OFFICE	500,000
TOTAL	2,300,000		2,300,000		2,300,000		2,300,000

- KEY NOTES:**
- 1 ASPHALT DRIVE
  - 2 CONCRETE CURB
  - 3 CONCRETE TRUCK DOORING AREA
  - 4 LANDSCAPE AREA
  - 5 PAVED TREE LANDSCAPE
  - 6 TRASH ENCLOSURE
  - 7 FRESH TUBULAR STL. FENCE
  - 8 4" GUARD RAIL
  - 9 ACCESSIBLE PARKING
  - 10 FRESH CONC. SCREEN WALL
  - 11 ROLLING DATE
  - 12 CONCRETE TRUCK DOORING AREA
  - 13 TRASH ENCLOSURE
  - 14 FRESH TUBULAR STL. FENCE
  - 15 4" GUARD RAIL
  - 16 FRESH TUBULAR STL. FENCE



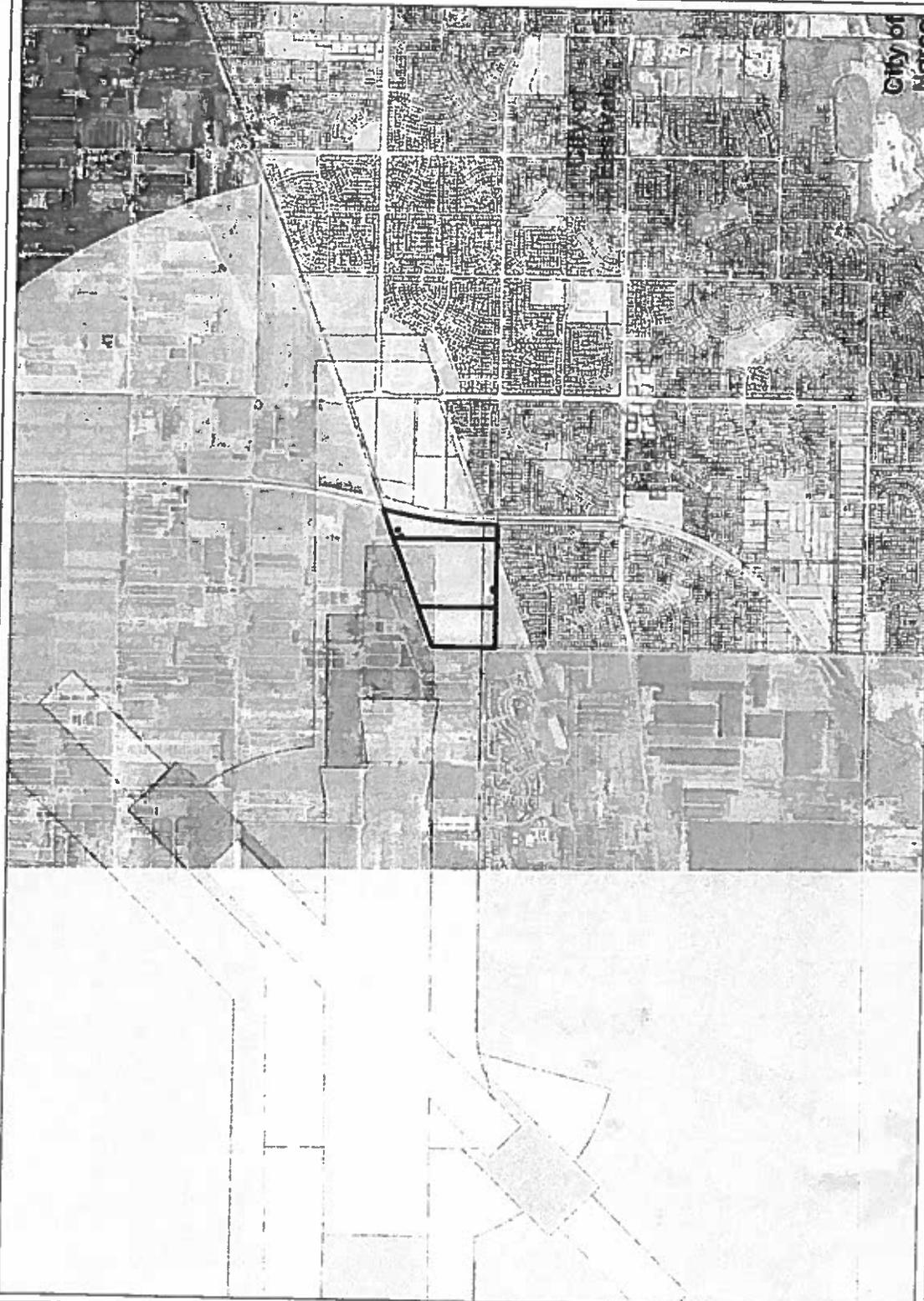
**the ranch at Eastvale**  
 A.L.U.C. Over Flight Master Plan

**CLIENT:** SUMMIT DEVELOPMENT CORPORATION  
 DRAWING DATE: 06/24/2015

Eastvale, California



# My Map



## Legend

- Airport Compatibility**
- OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXCA
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6
  - C2-HIGHT
  - C2-HIGHT-EXC1
  - C2-HIGHT-EXC5

## Notes

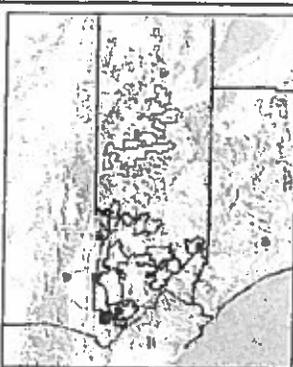
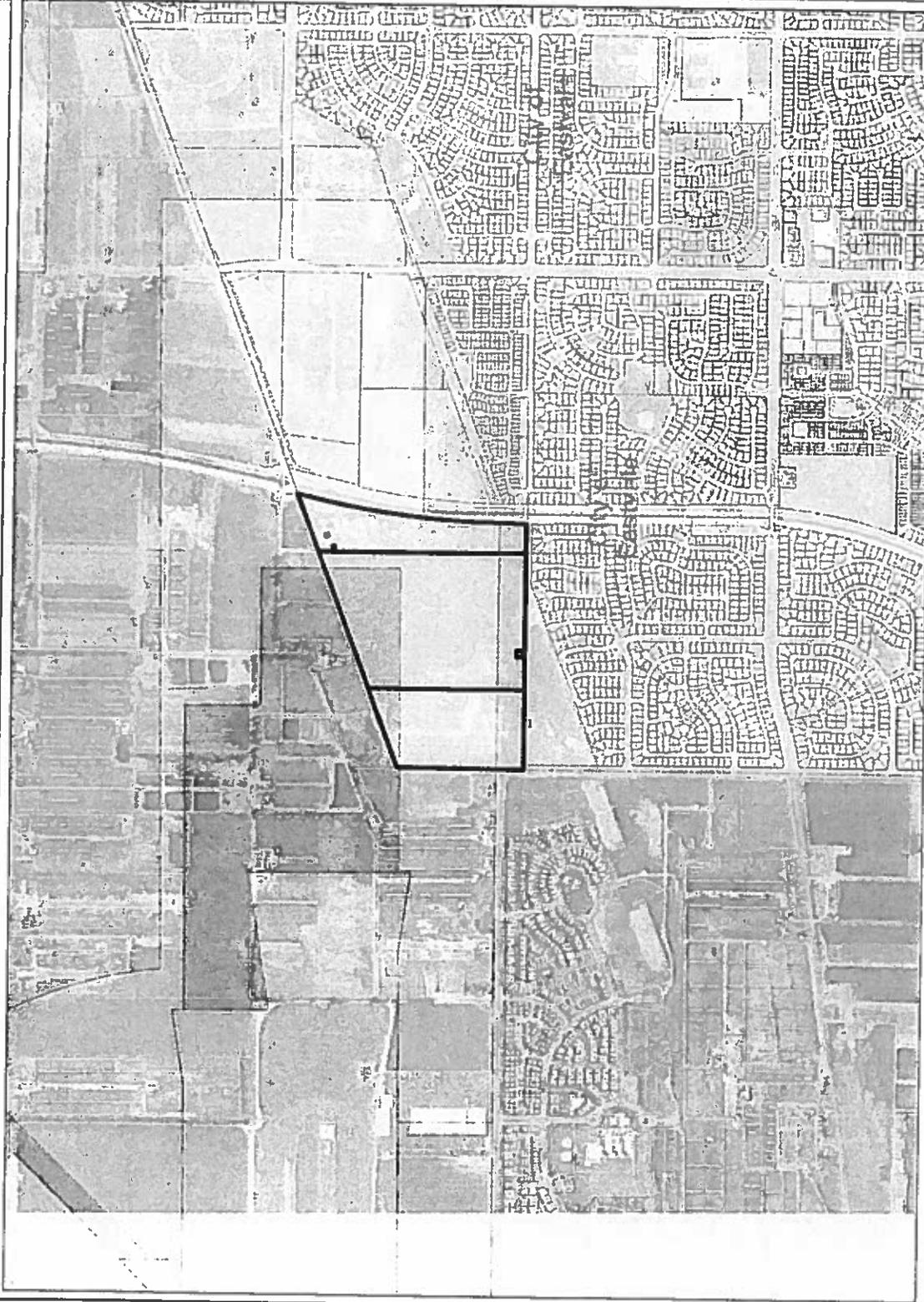
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 6/23/2015 12:59:22 PM

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# My Map



## Legend

### Airport Compatibility

- OTHER ZONE
- OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6
  - C2-HIGHT
  - C2-HIGHT-EXC1
  - C2-HIGHT-EXC5

## Notes

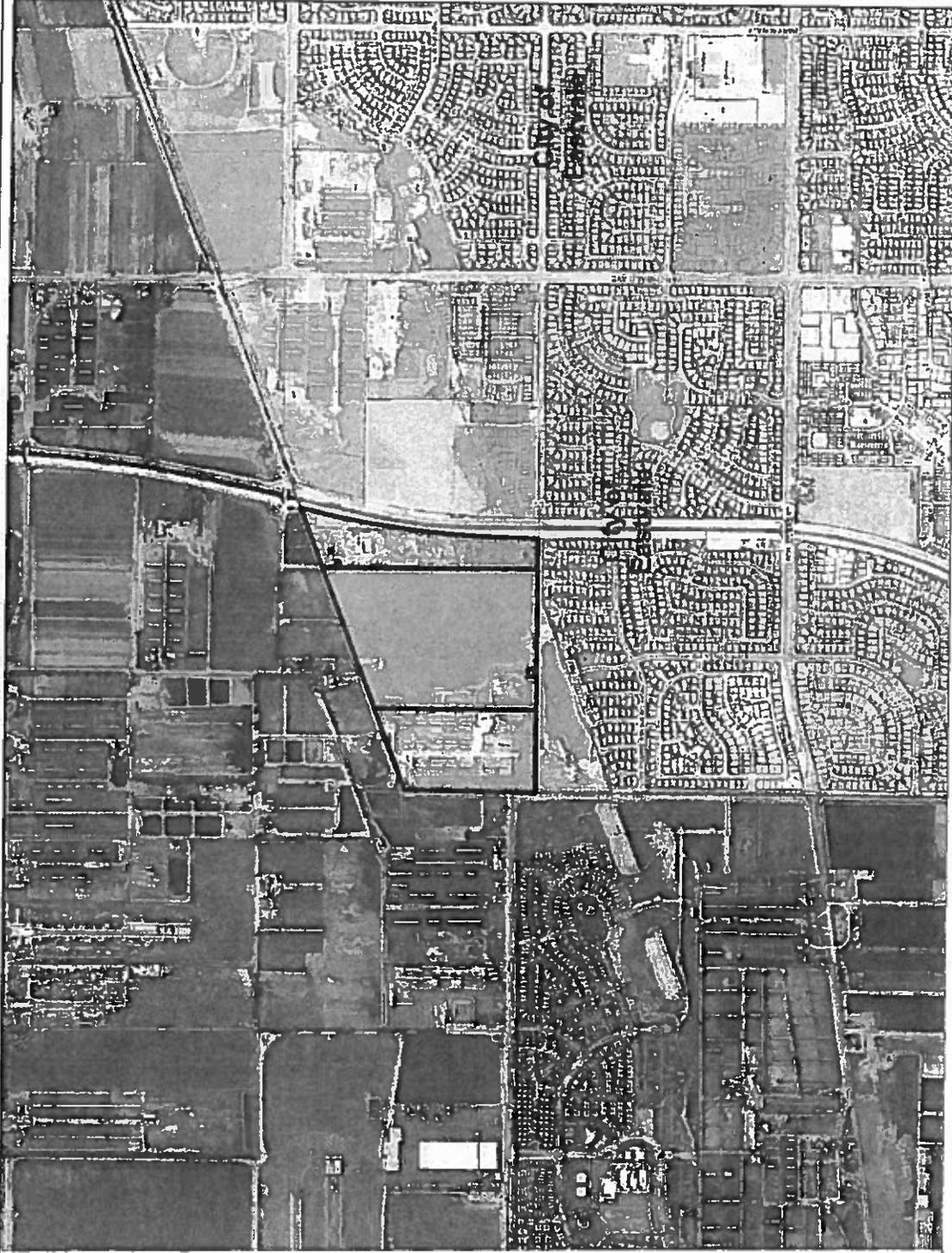
**IMPORTANT:** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 2,015 4,030 Feet

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# My Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 6/23/2015 12:53:03 PM

© Riverside County TLMA GIS



0 2,015 4,030 Feet





SCALE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DESIGNED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 PLN CK REF: \_\_\_\_\_  
 F.B. \_\_\_\_\_

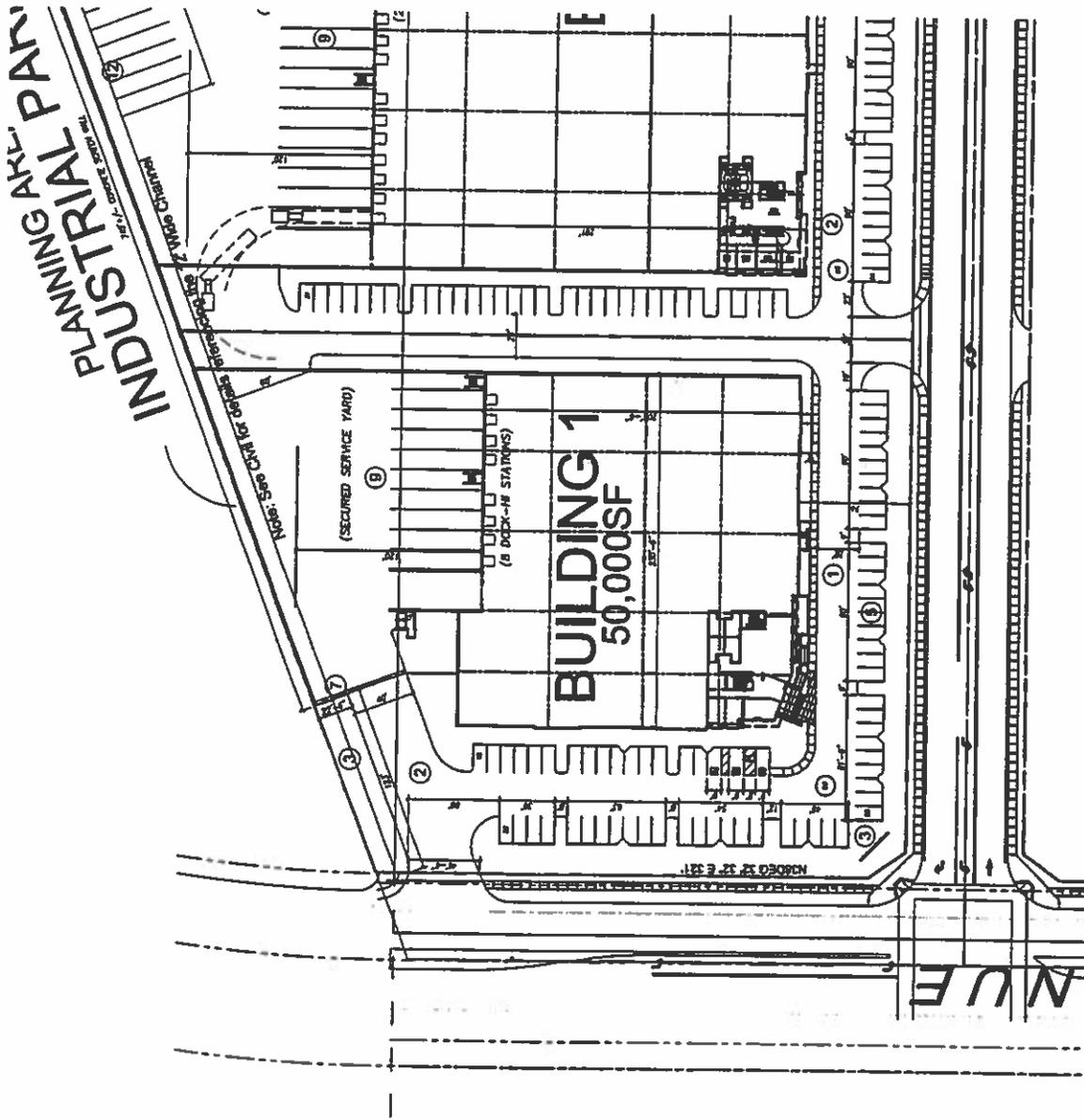
W.O. 14-0157  
 SHEET  
**1**  
 OF 1 SHEETS

ALBERT A. WEBB ASSOCIATES  
 ENGINEERING CONSULTANTS  
 3766 MCCRAY STREET  
 RIVERSIDE CA 92506  
 PH. (951) 886-1070  
 FAX (951) 788-1258

**CHINO AIRPORT RUNWAY TO HELLMAN AVE. DISTANCE**

- LEGEND:**
- PROPERTY LINE
  - ▭ EMERGENCY LANDING
  - PROPOSED STREET LIGHT

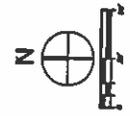


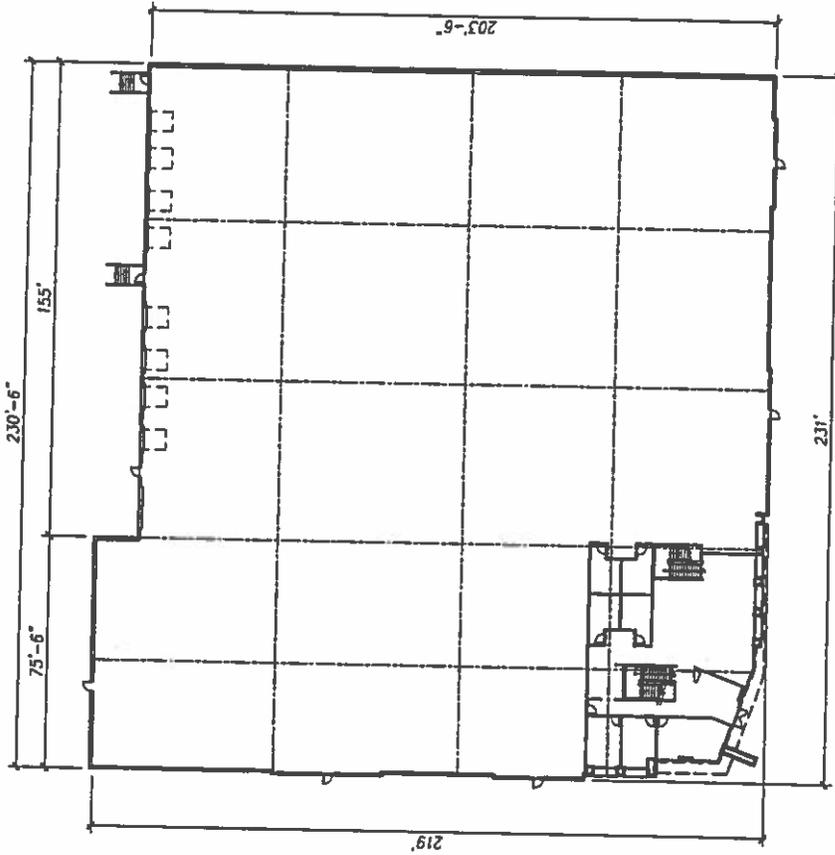


**SITE DATA TABLE**

BUILDING	LAND AREA (S.F.)	NET AREA (S.F.)	BLDG. AREA (S.F.)	F.A. (S.F.)	IMP. AREA (S.F.)	PARKING STALLS
BUILDING 1	143,720SF	47,200SF	50,000SF	34.3%	10.0%	68 STALLS (1,300/100)
BUILDING 2	264,800SF	154,000SF	2,000SF	42.7%	16.0%	148 STALLS (1,000/100)
BUILDING 3	264,200SF	153,000SF	2,000SF	46.4%	11.7%	136 STALLS (1,100/100)
BUILDING 4	677,260SF	277,200SF	2,000SF	41.3%	11.8%	316 STALLS (1,000/100)
BUILDING 5	251,821SF	131,000SF	2,000SF	42.9%	16.0%	172 STALLS (1,100/100)
BUILDING 6	226,240SF	102,000SF	2,000SF	45.6%	12.7%	118 STALLS (1,100/100)
BUILDING 7	178,670SF	70,000SF	2,000SF	41.3%	14.0%	90 STALLS (1,300/100)
TOTAL	2,181,110SF	927,200SF	948,000SF	43.0%	12.6%	1,000 STALLS (1,100/100)

- KEY NOTES:**
- ① ASPHALT DRIVE
  - ② CONCRETE CURB
  - ③ LANDSCAPE AREA
  - ④ PAVING (SEE LANDSCAPE)
  - ⑤ STANDARD PARKING STALL
  - ⑥ ACCESSIBLE PARKING
  - ⑦ 9' HEIGHT CONC. SCREEN WALL
  - ⑧ ROLLING GATE
  - ⑨ CONC. TRUCK DOCKING AREA
  - ⑩ TRASH ENCLOSURE
  - ⑪ 8' HEIGHT TUBULAR STL. FENCE
  - ⑫ 42" GUARD RAIL
  - ⑬ 6' HEIGHT TUBULAR STL. FENCE

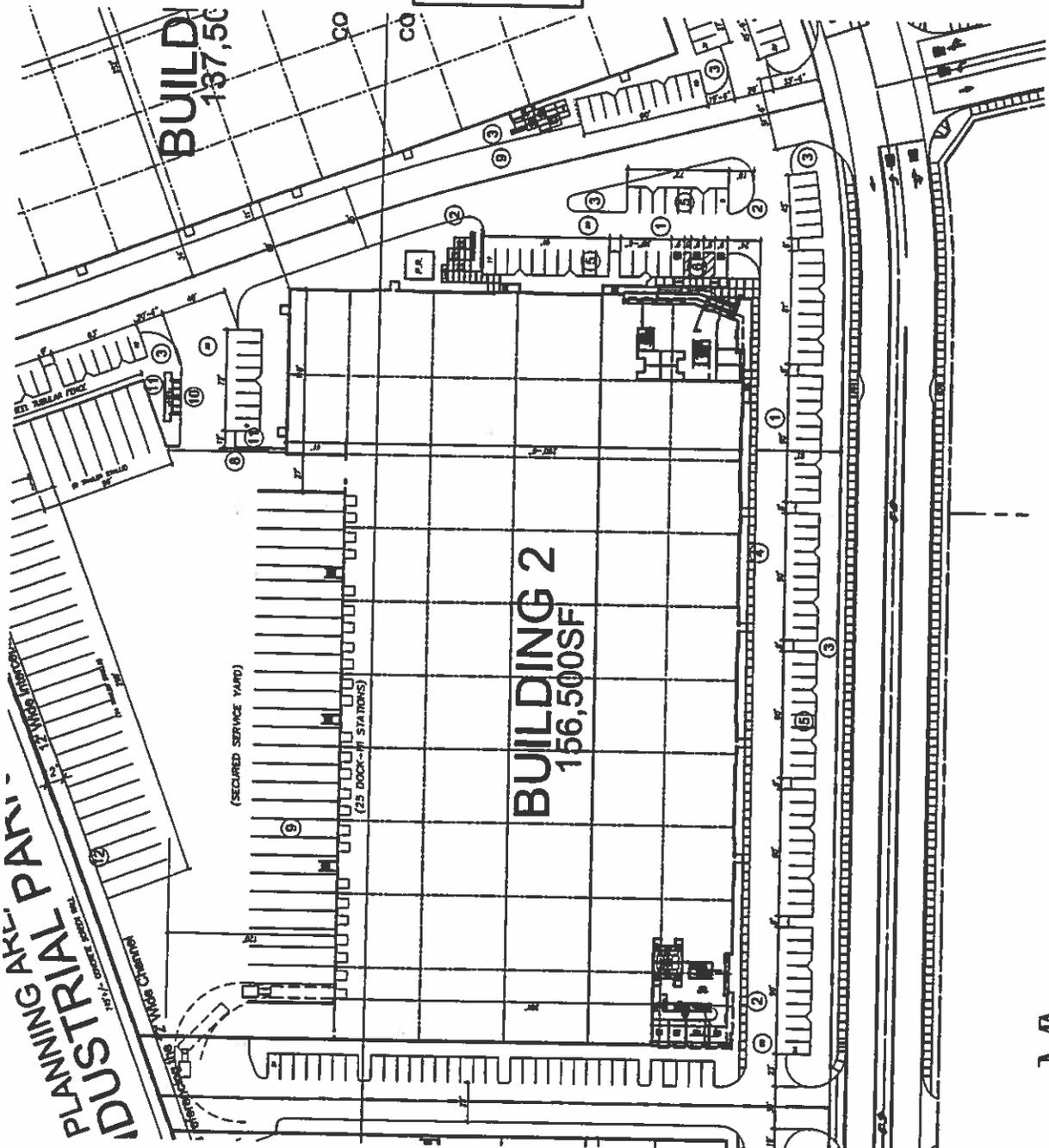




**the ranch at Eastvale**  
 Eastvale, California  
 Building 1 Floor Plan

CLIENT: **SUMMIT DEVELOPMENT CORPORATION**  
 DRAWING DATE: 05/06/2015  
 Eastvale Planning Project No.: 15-0783  
 A1.1

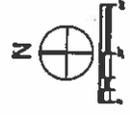


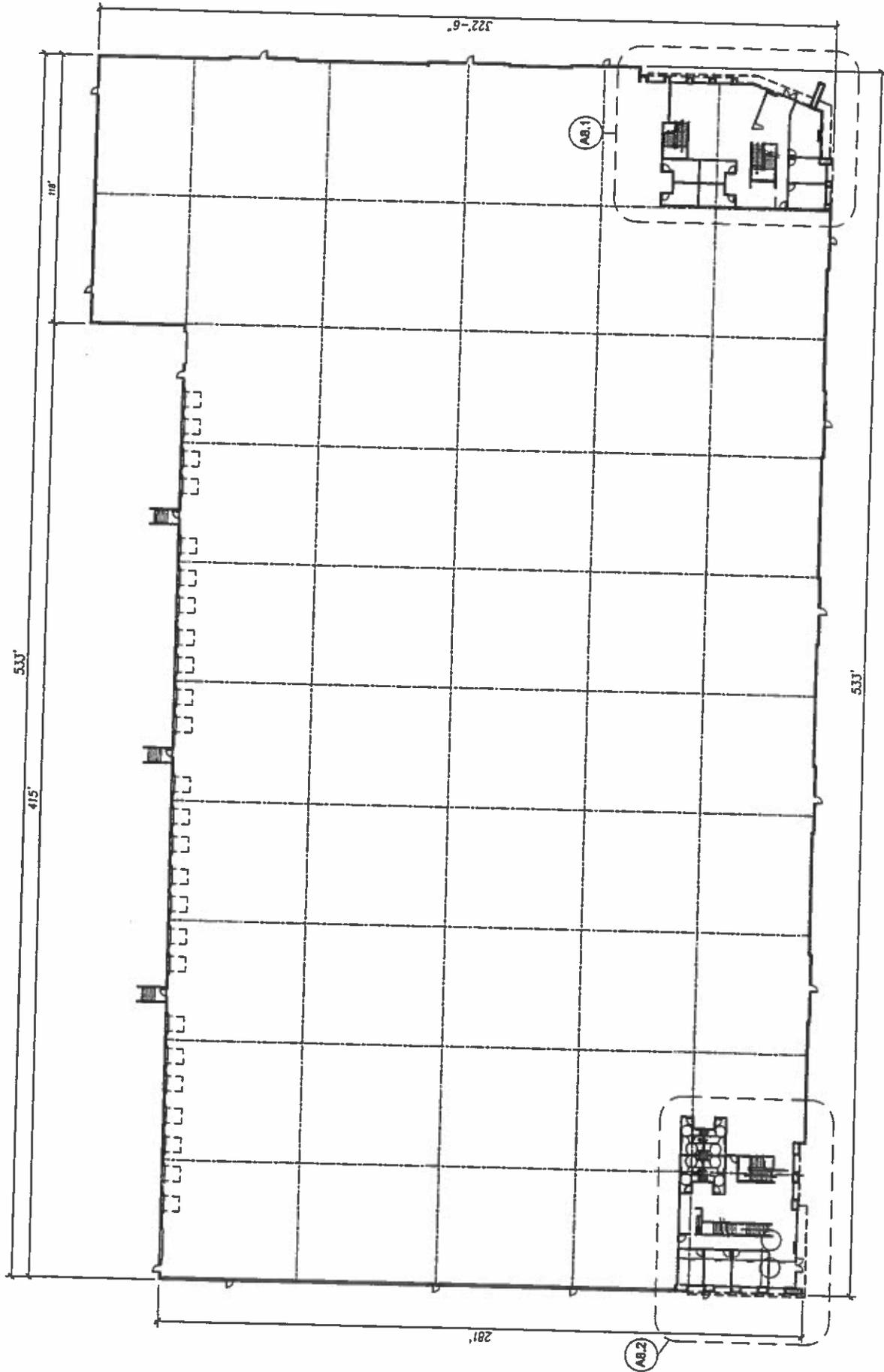


**SITE DATA TABLE**

BUILDING	LAND AREA	TOTAL	BLDG	PAV	LANDSC	P.A.										
BUILDING 1	142,700SF	47,200SF	2,000SF	80,000SF	34.5%	19.8%	19.8%	19.8%	19.8%	19.8%	19.8%	19.8%	19.8%	19.8%	19.8%	19.8%
BUILDING 2	208,000SF	14,000SF	2,000SF	100,000SF	42.3%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
BUILDING 3	200,000SF	15,000SF	2,000SF	117,000SF	48.5%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%
BUILDING 4	277,000SF	20,000SF	2,000SF	200,000SF	44.2%	11.9%	11.9%	11.9%	11.9%	11.9%	11.9%	11.9%	11.9%	11.9%	11.9%	11.9%
BUILDING 5	274,000SF	11,000SF	2,000SF	123,000SF	42.7%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
BUILDING 6	229,000SF	10,000SF	2,000SF	100,000SF	43.6%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%
BUILDING 7	178,000SF	70,000SF	2,000SF	72,000SF	41.5%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
TOTAL	2,181,100SF	877,000SF	17,000SF	948,000SF	43.5%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%

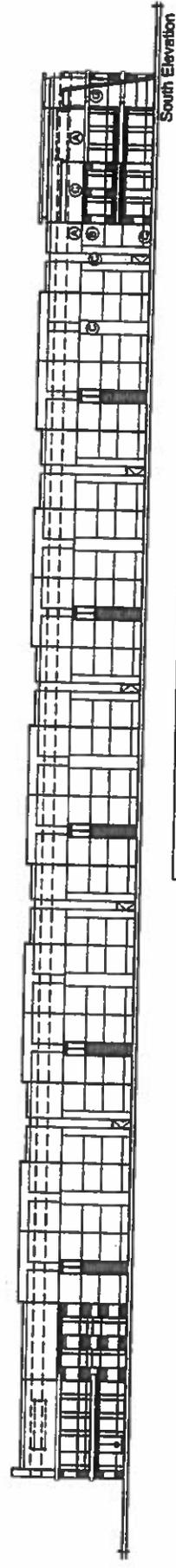
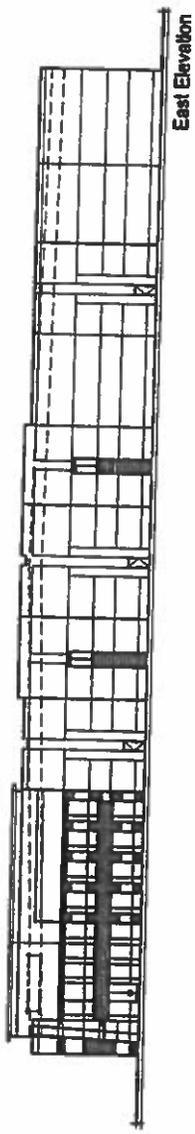
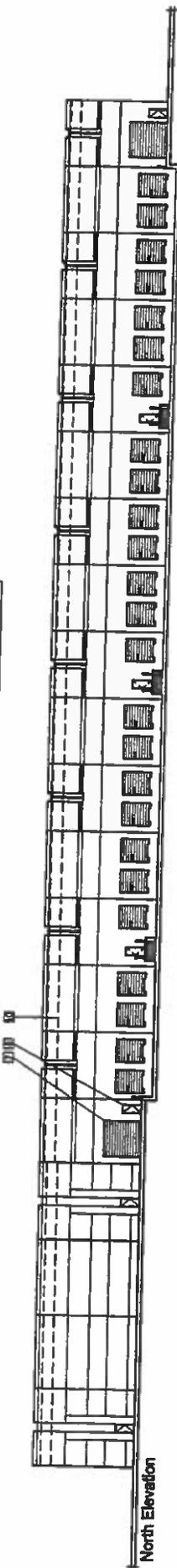
- KEY NOTES:**
- ① ASPHALT DRIVE
  - ② CONCRETE CURB
  - ③ LANDSCAPE AREA
  - ④ PAVING (SEE LANDSCAPE)
  - ⑤ STANDARD PARKING STALL
  - ⑥ ACCESSIBLE PARKING
  - ⑦ 8' HEIGHT CONC. SCREEN WALL
  - ⑧ ROLLING GATE
  - ⑨ CONC. TRUCK DOCKING AREA
  - ⑩ TRASH ENCLOSURE
  - ⑪ 8' HEIGHT TUBULAR STL. FENCE
  - ⑫ 42" GUARD RAIL
  - ⑬ 8' HEIGHT TUBULAR STL. FENCE





**COLOR LEGEND:**

- Ⓐ VISTA LIGHT CREAM 8784
- Ⓑ VISTA MEDIUM CREAM 8771
- Ⓒ VISTA BEIGE 8885
- Ⓓ VISTA SAGE 8289
- Ⓔ VISTA RED CLAY 8815
- Ⓚ VISTA TOUPE 8788



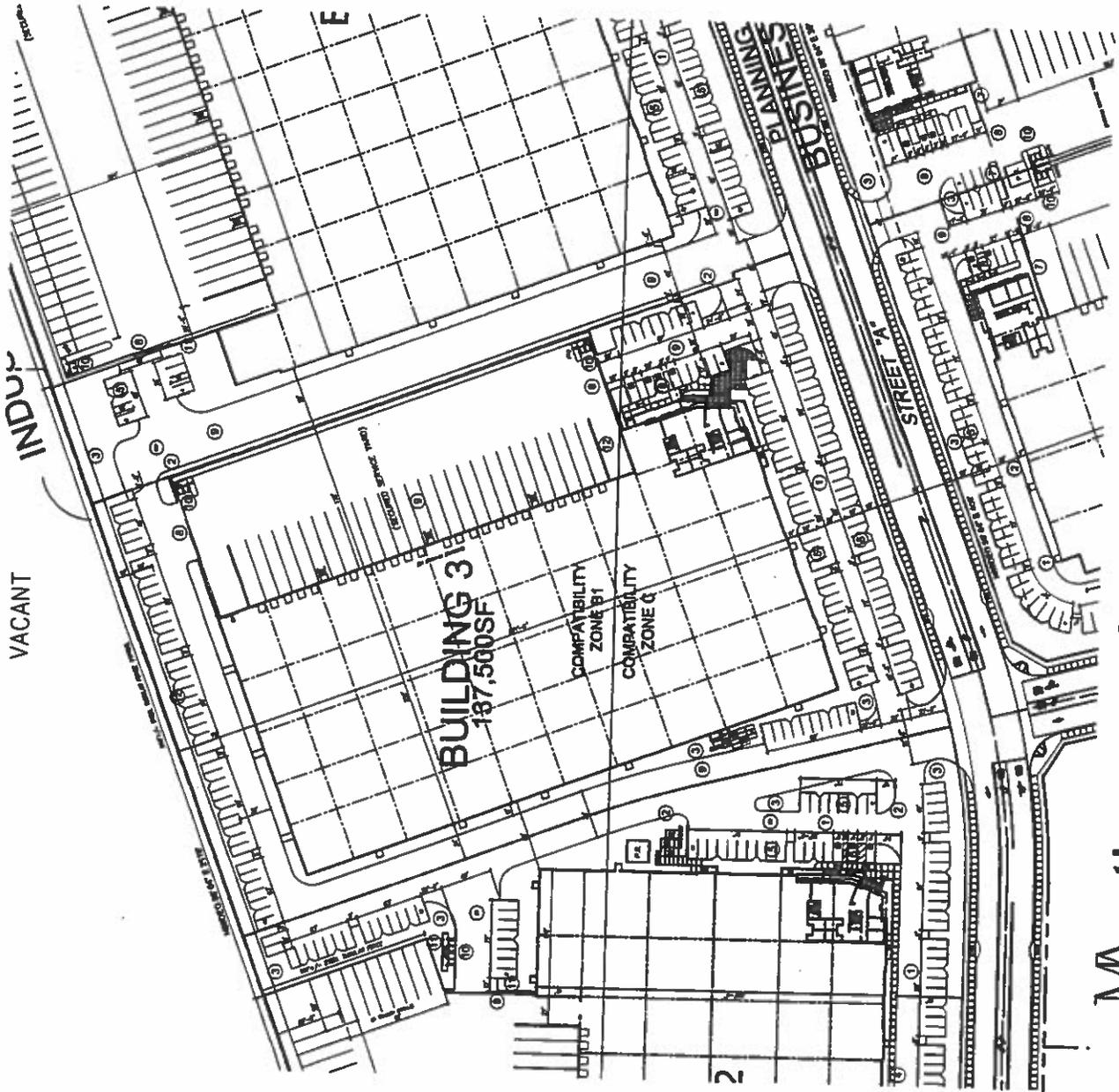
**COLOR LEGEND:**

- Ⓐ VISTA LIGHT CREAM 8784
- Ⓑ VISTA MEDIUM CREAM 8771
- Ⓒ VISTA BEIGE 8885
- Ⓓ VISTA SAGE 8289
- Ⓔ VISTA RED CLAY 8815
- Ⓚ VISTA TOUPE 8788



**the ranch at Eastvale**  
 Building 2 Elevations  
 Eastvale, California

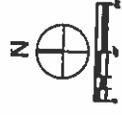
**CLIENT:** SUMMIT DEVELOPMENT CORPORATION  
 DRAWING DATE: 05/09/2016  
 Eastvale Planning Project No.: 15-0783  
**A2.2**



**SITE DATA TABLE**

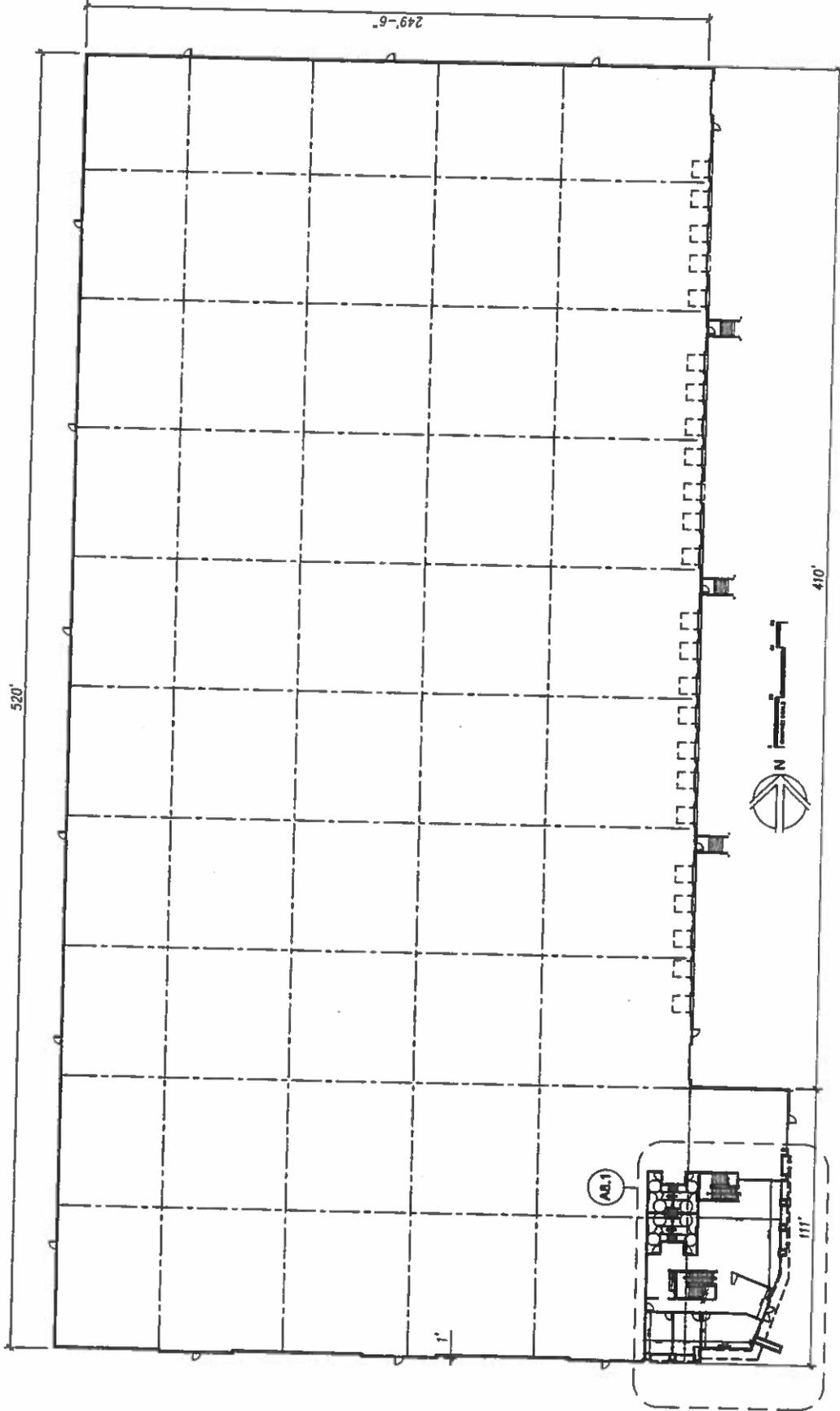
BUILDING	LAND AREA	TOTAL AREA	NET AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE
BUILDING 1	143,720SF	47,200SF	2,000SF	34.2%	10.0%	98 STALLS (1,200/900)
BUILDING 2	308,000SF	164,000SF	2,000SF	42.2%	10.0%	148 STALLS (1,200/900)
BUILDING 3	268,200SF	138,000SF	2,000SF	48.4%	11.3%	130 STALLS (1,000/900)
BUILDING 4	877,340SF	277,200SF	2,000SF	44.2%	11.8%	318 STALLS (1,200/900)
BUILDING 5	291,841SF	172,000SF	2,000SF	42.2%	10.9%	172 STALLS (1,100/900)
BUILDING 6	278,348SF	162,000SF	2,000SF	48.2%	12.7%	118 STALLS (1,100/900)
BUILDING 7	175,872SF	78,000SF	2,000SF	41.2%	10.9%	88 STALLS (1,200/900)
TOTAL	2,181,148SF	977,200SF	11,000SF	42.2%	12.2%	1,208 STALLS (1,100/900)

- KEY NOTES:**
- ① ASPHALT DRIVE
  - ② CONCRETE CURB
  - ③ LANDSCAPE AREA
  - ④ PAVING (SEE LANDSCAPE)
  - ⑤ STANDARD PARKING STALL
  - ⑥ ACCESSIBLE PARKING
  - ⑦ 9' HEIGHT CONC. SCREEN WALL
  - ⑧ ROLLING GATE
  - ⑨ CONC. TRUCK DOCKING AREA
  - ⑩ TRASH ENCLOSURE
  - ⑪ 6' HEIGHT TUBULAR STL. FENCE
  - ⑫ 42" GUARD RAIL
  - ⑬ 6' HEIGHT TUBULAR STL. FENCE



**the ranch at Eastvale**  
 Building 3 Site Plan  
 Eastvale, California

CLIENT: **SUMMIT DEVELOPMENT CORPORATION**  
 DRAWING DATE: 05/06/2015  
 Eastvale Planning Project No.: 15-0783



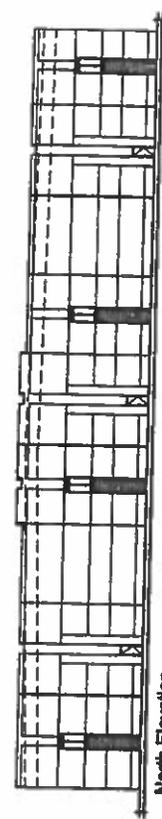
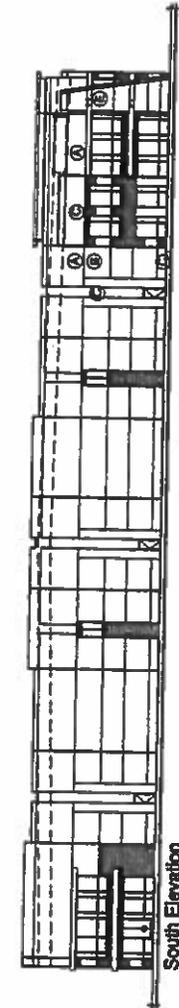
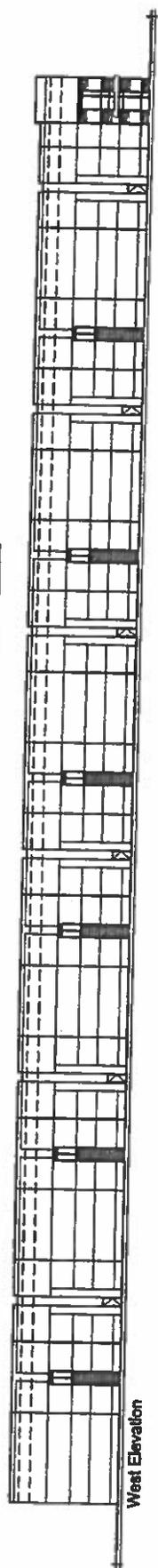
**the ranch at Eastvale**  
 Building 3 Floor Plan  
 Eastvale, California

CLIENT: **SUMMIT DEVELOPMENT CORPORATION**  
 DRAWING DATE: 08/09/2015  
 Eastvale Planning Project No.: 15-0783

A3.1

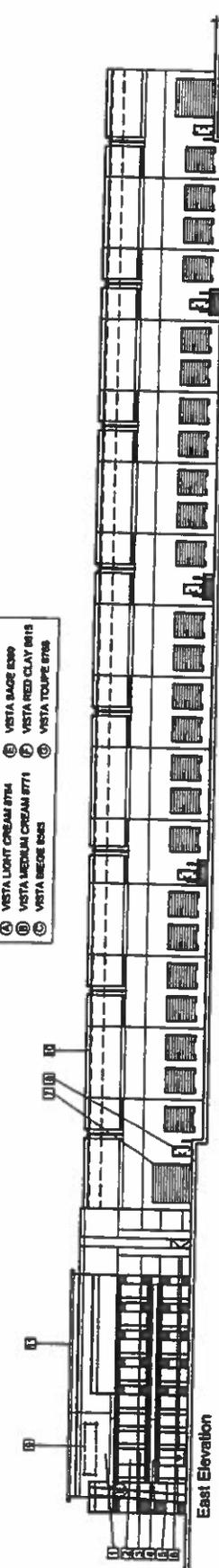
**KEY NOTES:**

- 1 CONCRETE TILT UP PANEL
- 2 MEDIUM PERFORMANCE GLASS
- 3 CLEAR ANODIZED ALUMINUM STOREFRONT
- 4 CLEAR ANODIZED ALUMINUM CANOPY
- 5 CONCRETE FORMLINEN
- 6 2" WIDE REVEAL X 1-1/2" DEEP
- 7 GRADE DOOR
- 8 MAIN DOOR
- 9 TENANT SIGNAGE
- 10 LINE OF ROOF BEYOND
- 11 ALUMINUM CLAD CORNICE
- 12 NA
- 13 NA

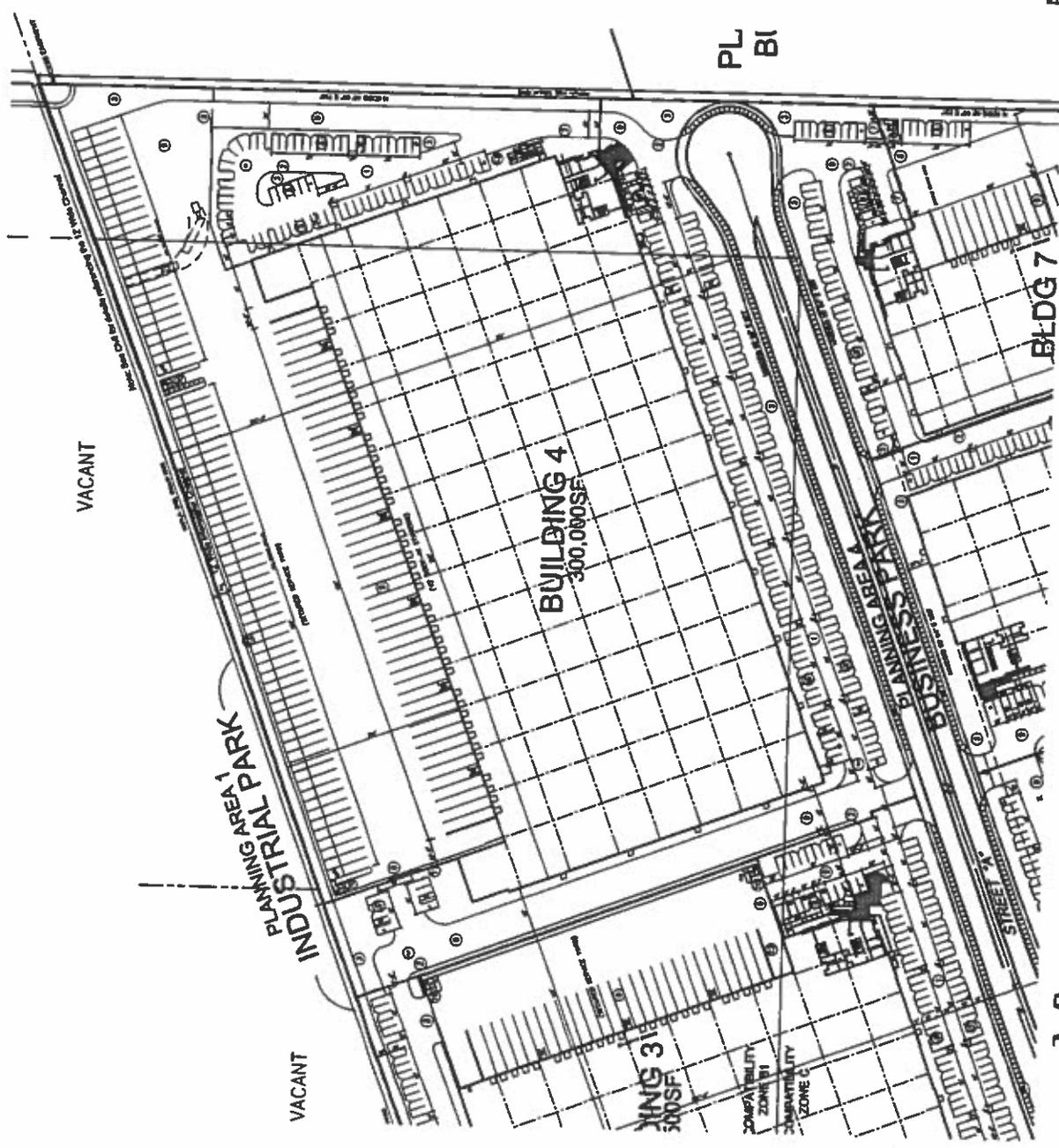


**COLOR LEGEND:**

- A VISTA LIGHT CREAM BT14
- B VISTA MEDIUM CREAM BT71
- C VISTA BEIGE BMS
- D VISTA BLACK B309
- E VISTA RED CLAY B613
- F VISTA TOUPE B768



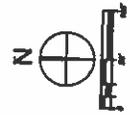
**the ranch at Eastvale**  
Building 3 Elevations  
Eastvale, California



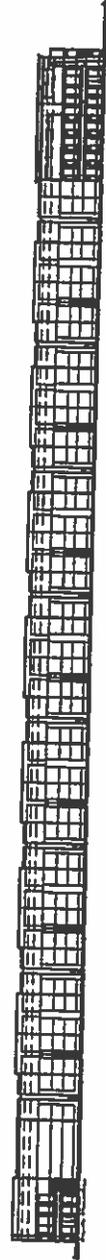
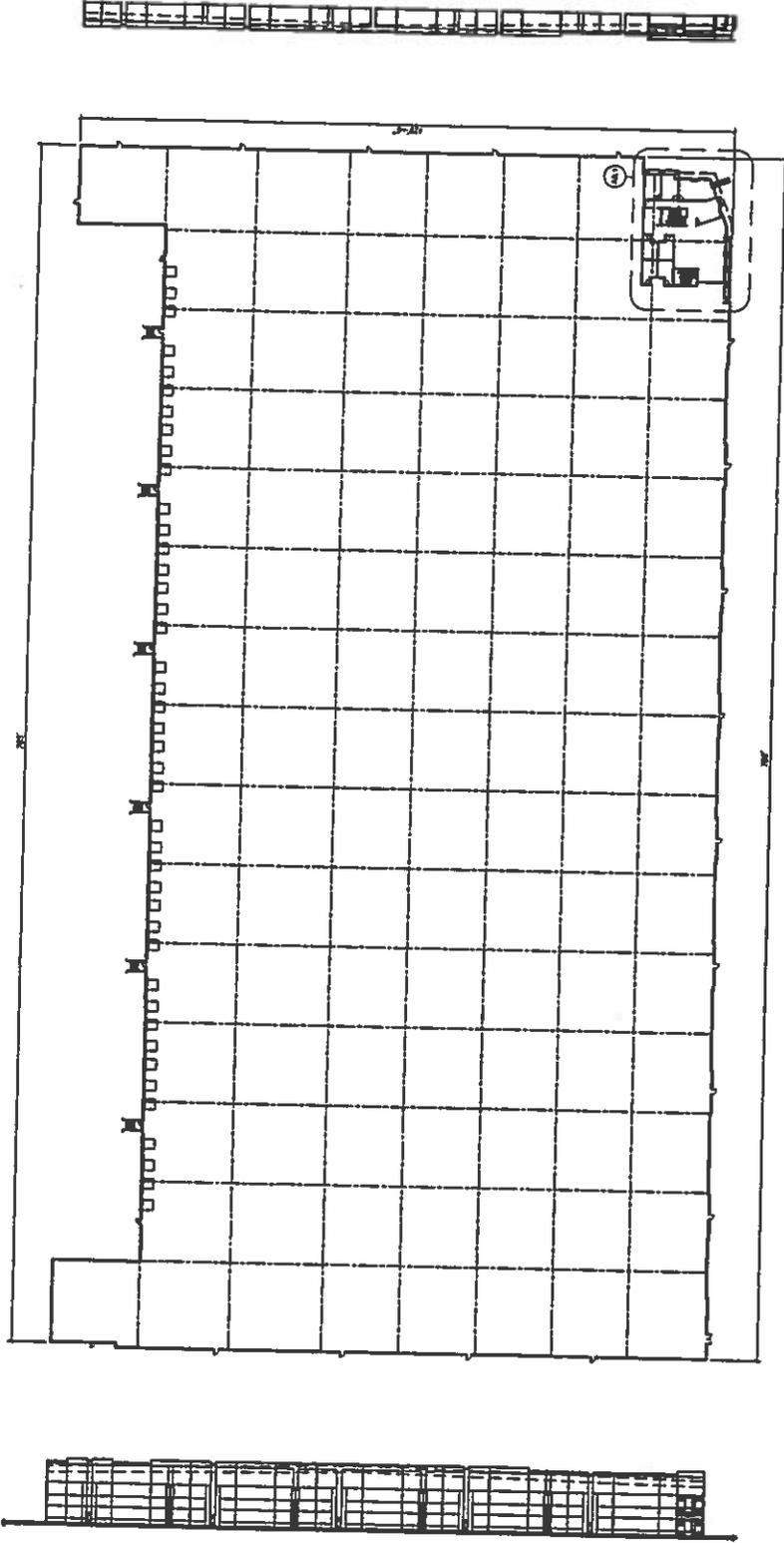
**SITE DATA TABLE**

BUILDING	LAND AREA	1ST FL. (SQ. FT.)	MEZZ. (SQ. FT.)	2ND FLOOR (SQ. FT.)	LANDSC. (SQ. FT.)	LANDSC. STALLS
BUILDING 1	143,720 SF	47,200 SF	2,000 SF	14,000 SF	24.1%	10.1%
BUILDING 2	208,000 SF	114,200 SF	2,000 SF	19,000 SF	52.7%	10.1%
BUILDING 3	208,300 SF	134,000 SF	2,000 SF	17,000 SF	64.1%	11.7%
BUILDING 4	300,000 SF	197,200 SF	2,000 SF	20,000 SF	65.7%	11.7%
BUILDING 5	241,800 SF	121,000 SF	2,000 SF	12,000 SF	49.6%	10.8%
BUILDING 6	228,340 SF	102,000 SF	2,000 SF	10,000 SF	44.7%	10.8%
BUILDING 7	178,870 SF	70,000 SF	2,000 SF	7,000 SF	39.2%	10.8%
TOTAL	2,184,110 SF	897,200 SF	11,000 SF	104,000 SF	42.2%	12.1%

- KEY NOTES:**
- ① ASPHALT DRIVE
  - ② CONCRETE CURB
  - ③ LANDSCAPE AREA
  - ④ PAVING (SEE LANDSCAPE)
  - ⑤ STANDARD PARKING STALL
  - ⑥ ACCESSIBLE PARKING
  - ⑦ 8' HEIGHT CONC. SCREEN WALL
  - ⑧ ROLLING GATE
  - ⑨ CONC. TRUCK DOCKING AREA
  - ⑩ TRASH ENCLOSURE
  - ⑪ 8' HEIGHT TUBULAR STL. FENCE
  - ⑫ 42" GUARD RAIL
  - ⑬ 6' HEIGHT TUBULAR STL. FENCE



**the ranch at Eastvale**  
 Building 4 Site Plan  
 Eastvale, California



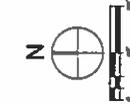
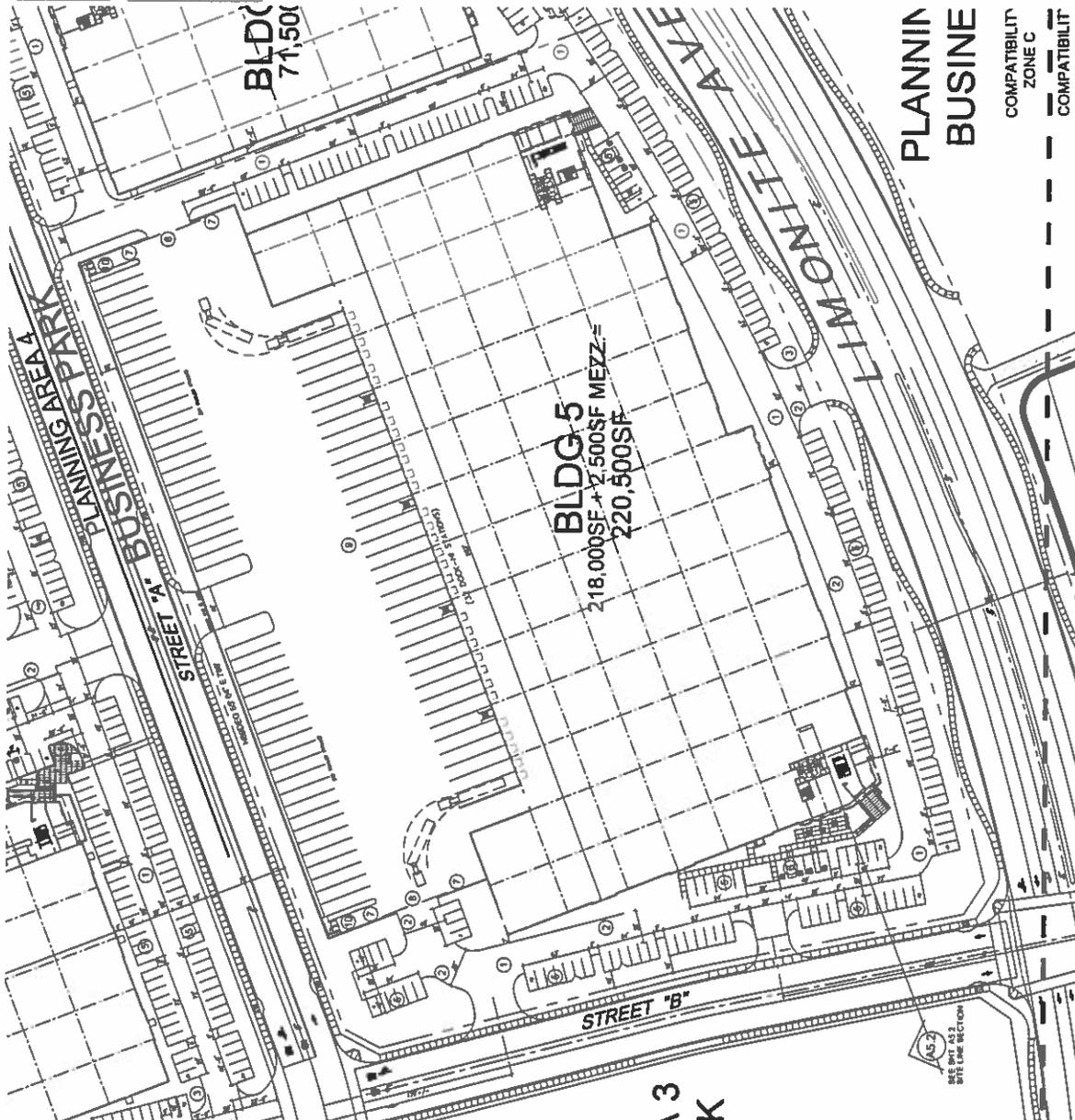
**the ranch at Eastvale**  
 Building 4 Floor Plan  
 Eastvale, California

CLIENT: **SUMMIT DEVELOPMENT CORPORATION**  
 DRAWING DATE: 05/07/2015  
 Eastvale Planning Project No.: 15-0783  
 A4.1



SITE DATA TABLE						
BUILDING 5	LAND AREA	1ST FLR (S.F.)	BUILDING (S.F.)	F.A.R. %	LANDSCP %	PARKING STALLS
417 (68% AC)	417 (68% AC)	210,000SF	230,500SF	42.8%	13.3%	1785 ± RDP, 258 STALLS (1,171/1000)

- KEY NOTES:**
- ① ASPHALT DRIVE
  - ② CONCRETE CURB
  - ③ LANDSCAPE AREA
  - ④ PAVING (SEE LANDSCAPE)
  - ⑤ STANDARD PARKING STALL
  - ⑥ ACCESSIBLE PARKING
  - ⑦ 8' HEIGHT CONC. SCREEN WALL
  - ⑧ ROLLING GATE
  - ⑨ CONC. TRUCK DOCKING AREA
  - ⑩ TRASH ENCLOSURE
  - ⑪ 8' HEIGHT TUBULAR STL. FENCE
  - ⑫ 42" GUARD RAIL
  - ⑬ 8' HEIGHT TUBULAR STL. FENCE



PLANNIN  
BUSINE

COMPATIBILITY  
ZONE C

COMPATIBILITY  
ZONE D

BLDG 5  
218,000SF + 2,500SF MEZZ. =  
220,500SF

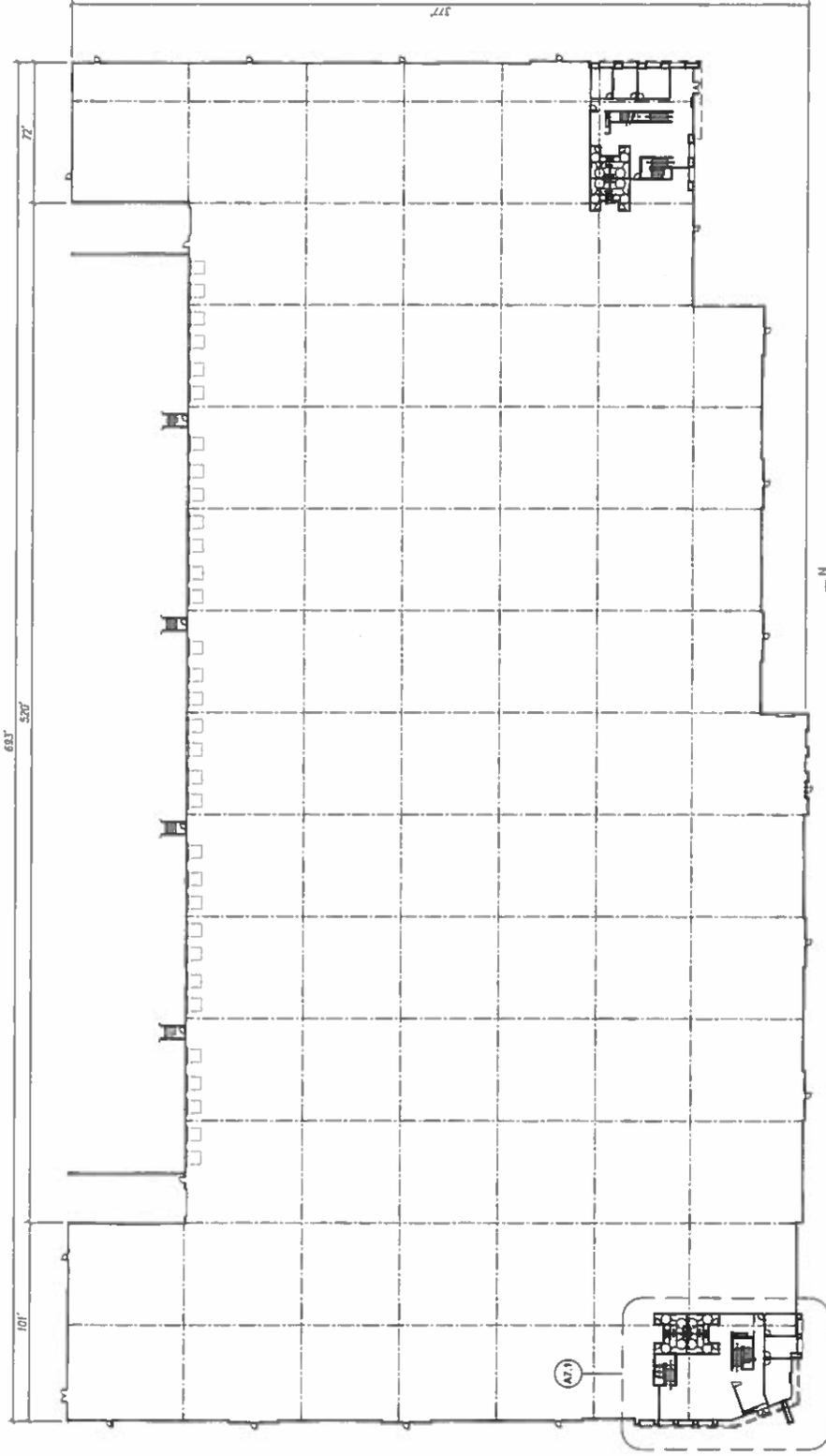
BLDG  
71,500

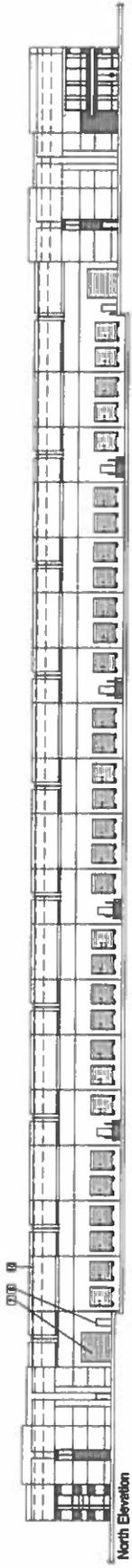
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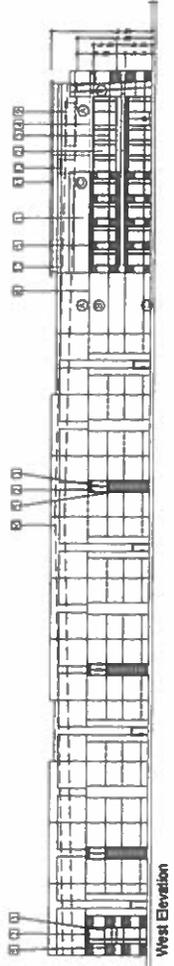
**the ranch at Eastvale**  
Building 5 Site Plan  
Eastvale, California

CLIENT:  
**SUMMIT DEVELOPMENT CORPORATION**  
DRAWING DATE: 08/24/2015  
A5.0





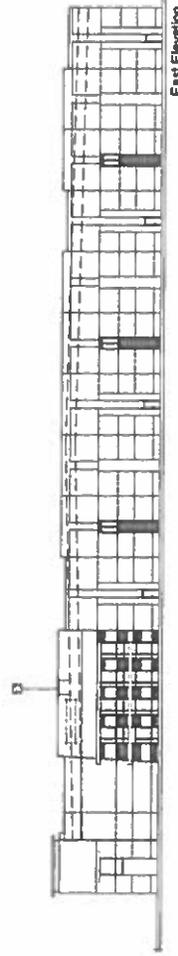
North Elevation



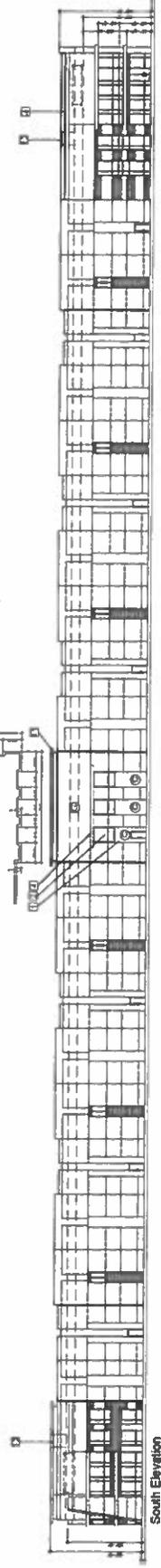
West Elevation

- KEY NOTES:**
- GRADE DOOR
  - CONCRETE FLUSH PANEL
  - MEDIUM PERFORMANCE GLASS
  - CLEAR ANODIZED ALUMINUM STOREFRONT
  - CLEAR ANODIZED ALUMINUM CANYON
  - CONCRETE FORMER
  - 2" WIDE REVEAL, X 1 1/2" DEEP
  - TRIMLESS BRASS
  - LINE OF ROOF BEYOND
  - ALUMINUM CLAD CORNER
  - ALL MECHANICAL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

- COLOR LEGEND:**
- VISTA SAGE 608
  - VISTA LIGHT CREAM 674
  - VISTA MEDIUM CREAM 677
  - VISTA RED CLAY 611
  - VISTA BUCK 638
  - VISTA TOLUPE 678



East Elevation



South Elevation



GRAPHIC SCALE

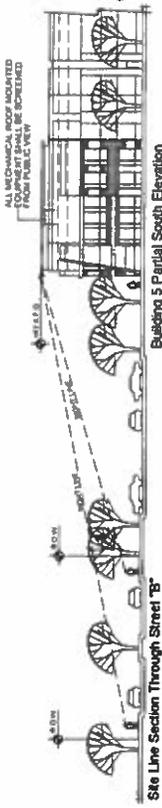


Screen wall West elevation



Screen wall North elevation

Screen wall partial floor plan



Site Line Section Through Street "B"

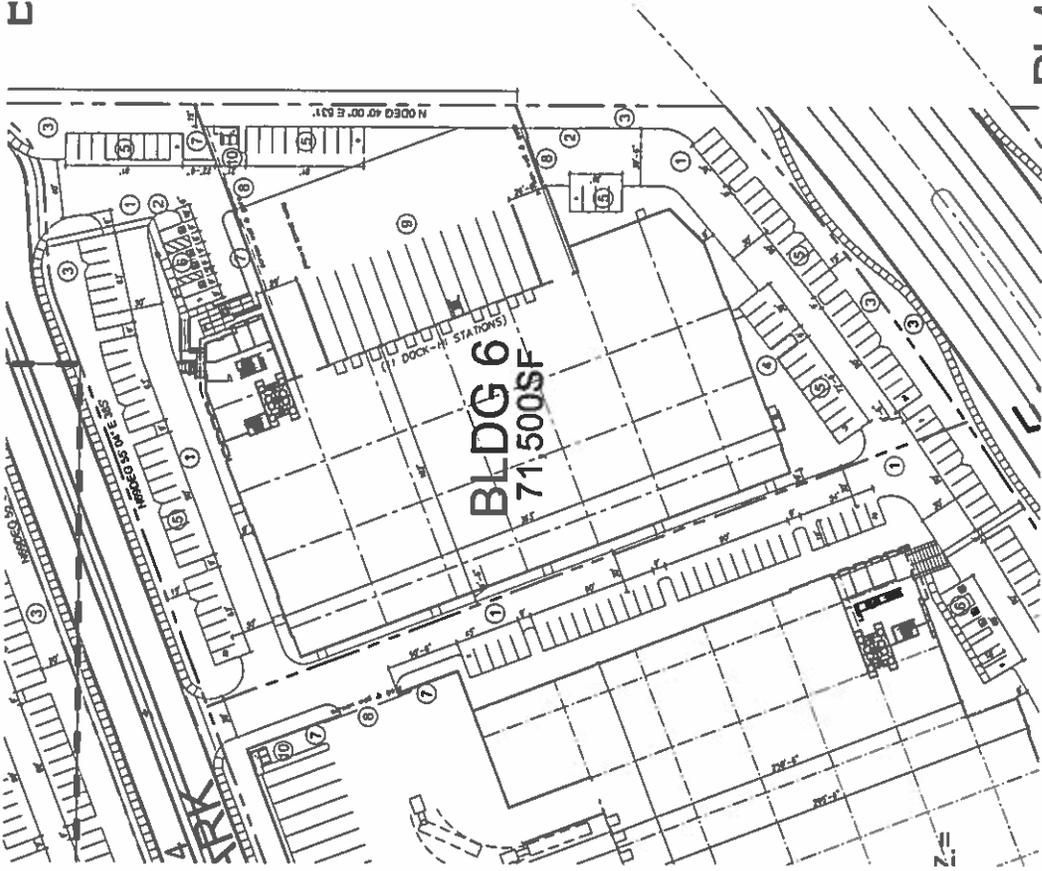
Building 5 Partial South Elevation

GRAPHIC SCALE

**MA**  
MacDavid Aubert  
Architects • Interior Designers  
10000 Wilshire Blvd., Suite 200  
Beverly Hills, CA 90210  
Tel: 310.274.1000

**the ranch at Eastvale**  
Building 5 Elevations  
Eastvale, California

CLIENT:  
**SUMMIT DEVELOPMENT CORPORATION**  
DRAWING DATE: 08/24/2015  
A5.2



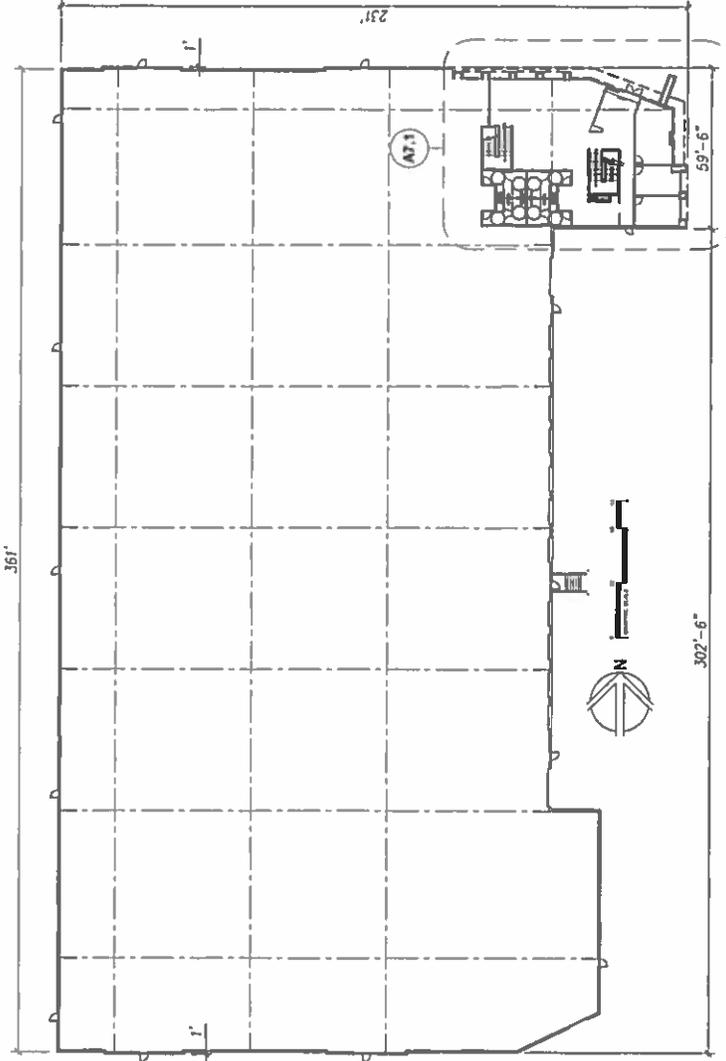
SITE DATA TABLE							
BUILDING	LAND AREA	1ST FLR (SF)	BUILDING (SF)	F.A.R. %	LANDSCAP %	PARKING STALLS	
BUILDING A	174,285 SF	98,000 SF	2,300 SF	11,500 SF	40.0%	18.0%	98 STALLS (1,250,000)

- KEY NOTES:**
- ① ASPHALT DRIVE
  - ② CONCRETE CURB
  - ③ LANDSCAPE AREA
  - ④ PAVING (SEE LANDSCAPE)
  - ⑤ STANDARD PARKING STALL
  - ⑥ ACCESSIBLE PARKING
  - ⑦ 8' HEIGHT CONC. SCREEN WALL
  - ⑧ ROLLING GATE
  - ⑨ CONC. TRUCK DOCKING AREA
  - ⑩ TRASH ENCLOSURE
  - ⑪ 8' HEIGHT TUBULAR STL. FENCE
  - ⑫ 4" GUARD RAIL
  - ⑬ 8' HEIGHT TUBULAR STL. FENCE

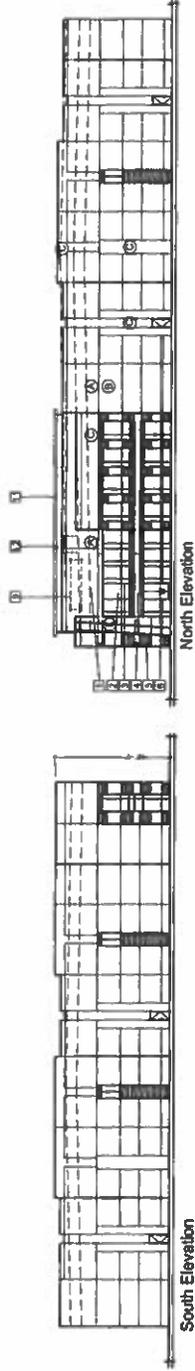
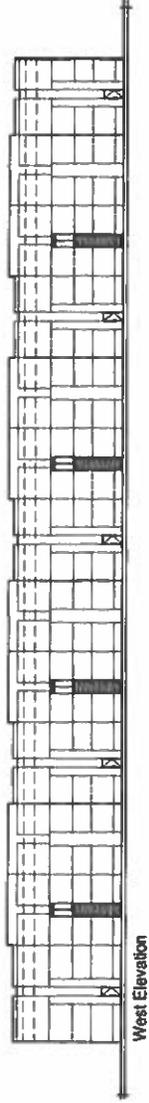


**the ranch at Eastvale**  
 Building 6 Site Plan  
 Eastvale, California

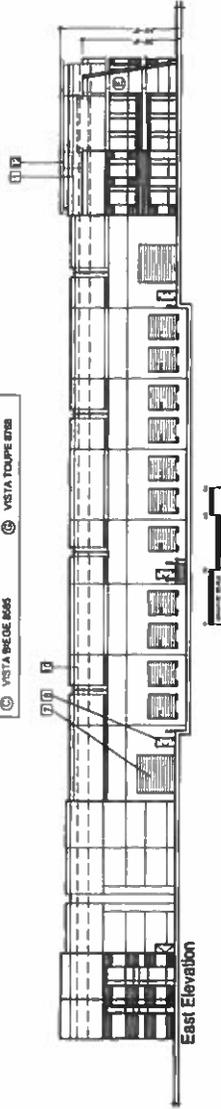
CLIENT:  
**SUMMIT DEVELOPMENT CORPORATION**  
 DRAWING DATE: 06/24/2015 **A6.0**



- KEY NOTES:**
- 1 CONCRETE TILT UP PANEL
  - 2 MEDIUM PERFORMANCE GLASS
  - 3 CLEAR ANODIZED ALUMINUM STOREFRONT
  - 4 CLEAR ANODIZED ALUMINUM CANOPY
  - 5 CONCRETE FORMALINER
  - 6 2" WIDE REVEAL X 1-1/2" DEEP
  - 7 GRADE DOOR
  - 8 MAIN DOOR
  - 9 TENANT SIGNAGE
  - 10 LIFE OF ROOF BEYOND
  - 11 ALUMINUM CLAD CORRISE
  - 12 ALL MECHANICAL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

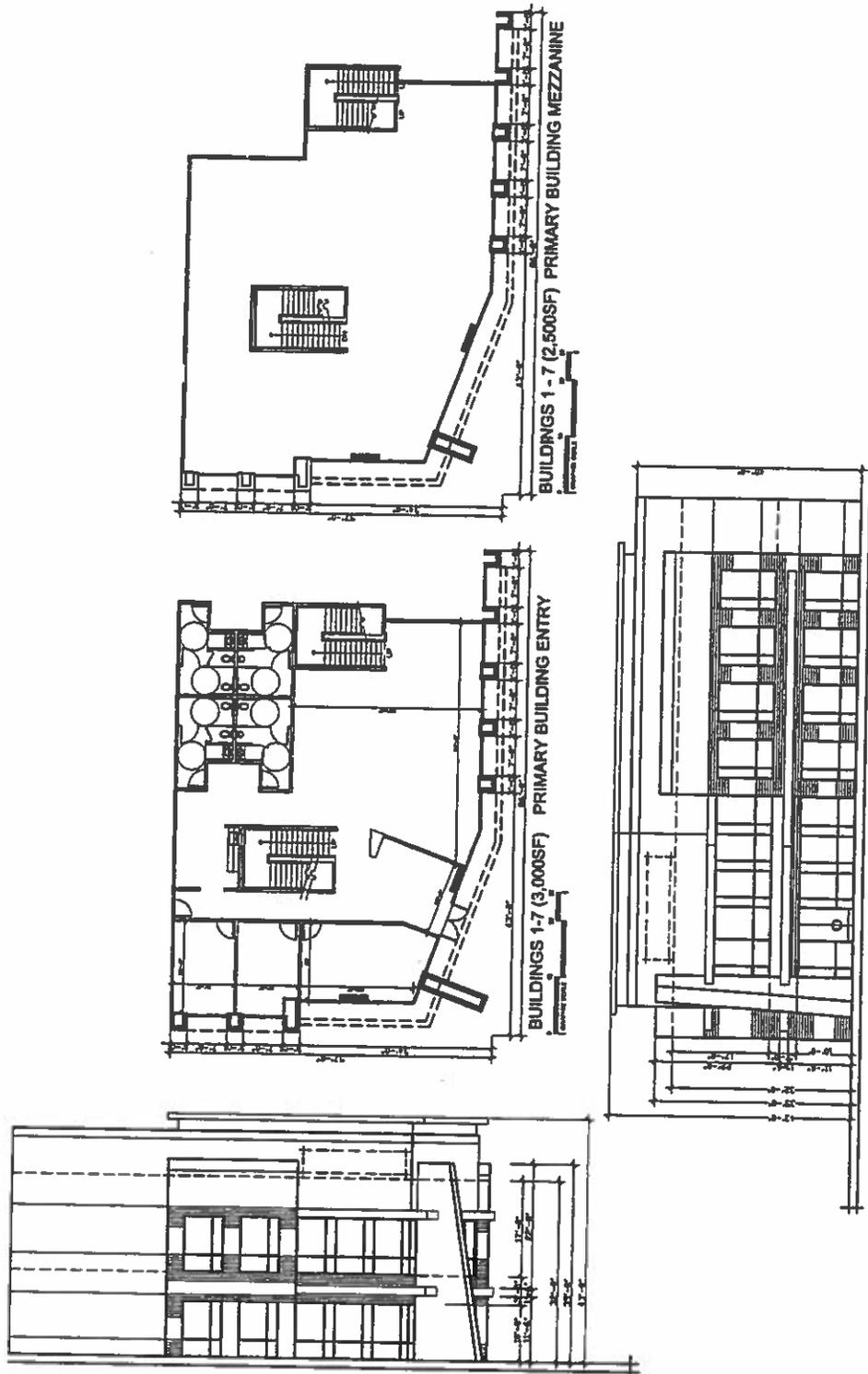


- COLOR LEGEND:**
- 1 VISTA LOBIT CREAM #761
  - 2 VISTA MEDIUM CREAM #771
  - 3 VISTA BEIGE #805
  - 4 VISTA SAGE #209
  - 5 VISTA REDD CLAY #815
  - 6 VISTA TAUPE #788



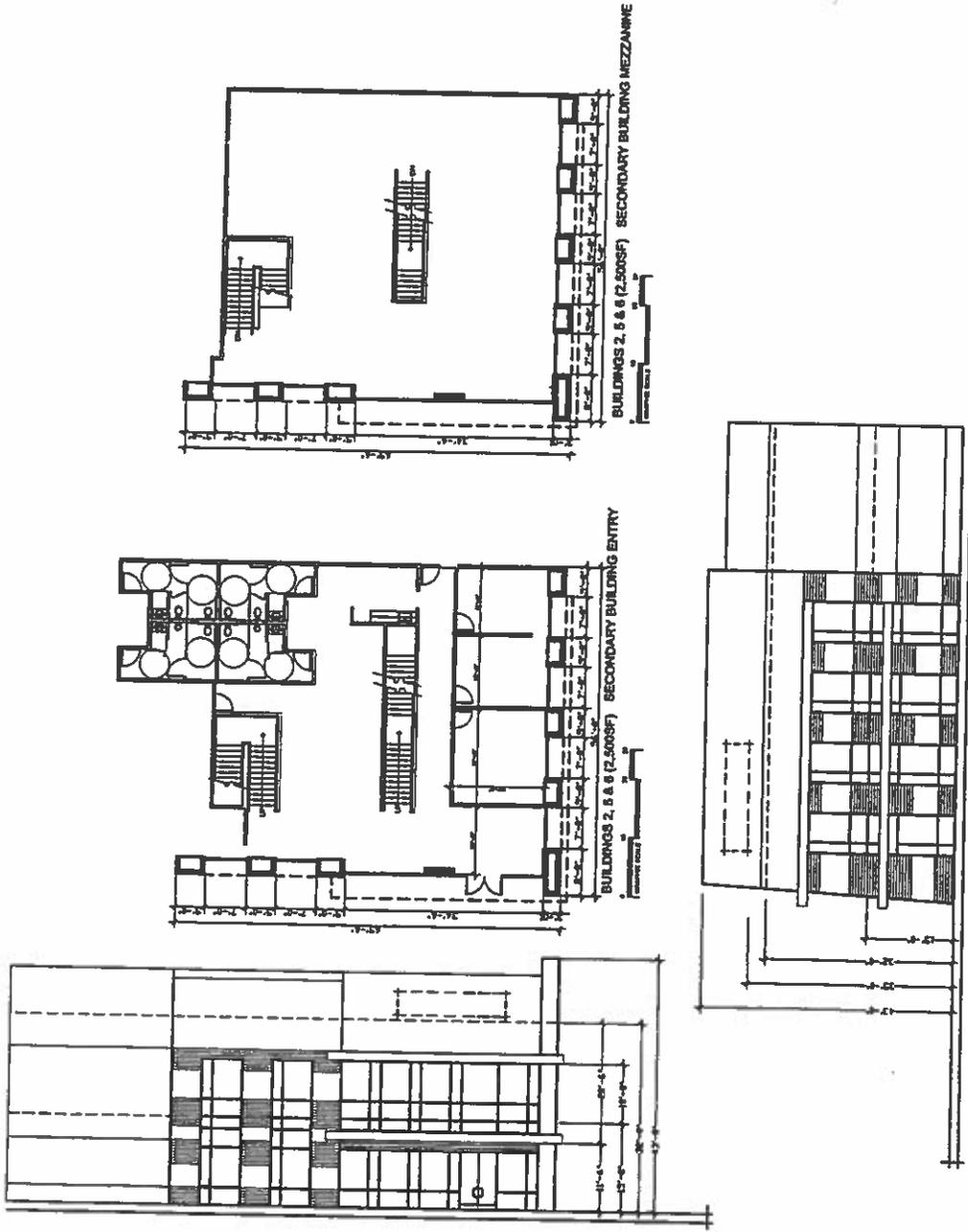
**the ranch at Eastvale**  
 Building 6 Elevations  
 Eastvale, California

CLIENT: SUMMIT DEVELOPMENT CORPORATION  
 DRAWING DATE: 08/24/2015  
 A6.2



**the ranch at Eastvale**  
 Engaged Tenant Improvement Plan A Eastvale, California

CLIENT: **SUMMIT DEVELOPMENT CORPORATION**  
 DRAWING DATE: 05/09/2015  
 Eastvale Planning Project No.: 15-0783



**the ranch at Eastvale**  
 Enlarged Tenant Improvement Plan B Eastvale, California

**CLIENT:**  
**SUMMIT DEVELOPMENT CORPORATION**  
 DRAWING DATE: 05/06/2016  
 Eastvale Planning Project No.: 15-0783  
**AB.2**



the  
ranch

AT EASTVALE

# Specific Plan

***Project Applicant:***

Summit Development Corporation  
450 Newport Center Drive, Suite 625  
Newport Beach, California 92660  
Contact Person: Bryan Benrott, Principal  
(949) 655-8226

***Lead Agency:***

City of Eastvale  
City of Eastvale Planning Department  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752  
Contact Person: Cathy Perring, Assistant Planning Director  
(951) 361-0900

***Prepared by:***

Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506  
Contact Person: Melissa Perez, Senior Environmental Planner  
(951) 686-1070

Revised Screecheck No. 1 (ALUC): June 17, 2015

## **2.0 DEVELOPMENT STANDARDS**

The Ranch at Eastvale Specific Plan provides the City of Eastvale, along with developers, community groups and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project, and implements each applicable element of the City of Eastvale General Plan. The proposed The Ranch at Eastvale Specific Plan establishes the land use plan, designated planning areas, development standards and design and landscaping guidelines that will guide future development of the project area.

For purposes of The Ranch at Eastvale Specific Plan, development standards will be interpreted as required development features of the project and development guidelines will be interpreted as recommendations. Variations from guidelines in implementing projects will be administratively approved by the Planning Department and an amendment to the Specific Plan or a minor revision shall not be required. Variations from development standards in implementing projects will require, as determined in accordance with Section 2.5, either an amendment to the Specific Plan or a minor revision application.

## 2.1 Land Use Plan

The Ranch at Eastvale Specific Plan is designed to create a southern California mix of retail, office, and light industrial uses that will appeal to current and future residents and future business owners to meet a variety of needs. Around the perimeter of this business center, the historic heritage of the area will be celebrated through the re-introduction of plantings along the adjacent streets of Limonite Avenue and Hellman Avenue. The main entry into the business center will come from Limonite Avenue.

The proposed 119.9-acre The Ranch at Eastvale Specific Plan has been divided into nine Planning Areas with four different land uses as shown on **Figure 2-1, Land Use Plan** and **Table 2-1, Land Use Summary**. There is one commercial-retail Planning Area, totaling 5.9 acres; five business park Planning Areas, totaling 45.6 acres; two light industrial Planning Areas, totaling 44.5 acres, and one mixed-use Planning Area, totaling 11.6 acres; each reflecting elements of the architectural theme drawn from the agricultural heritage of the area.

**Table 2-1, Land Use Summary**

Land Use	Planning Area	Acreage
<b>Commercial-Retail</b>	5	5.9
	<b>Subtotal</b>	<b>5.9</b>
<b>Business Park</b>	3	5.6
	4	17.7
	6	10.5
	8	5.2
	9	6.6
	<b>Subtotal</b>	<b>45.6</b>
<b>Light Industrial</b>	1	36.1
	7	8.4
	<b>Subtotal</b>	<b>44.5</b>
<b>Mixed Use</b>	2	11.6
	<b>Subtotal</b>	<b>11.6</b>
<b>Major Roads</b>		12.3
	<b>Subtotal</b>	<b>12.3</b>
<b>TOTAL ACREAGE</b>		<b>119.9</b>

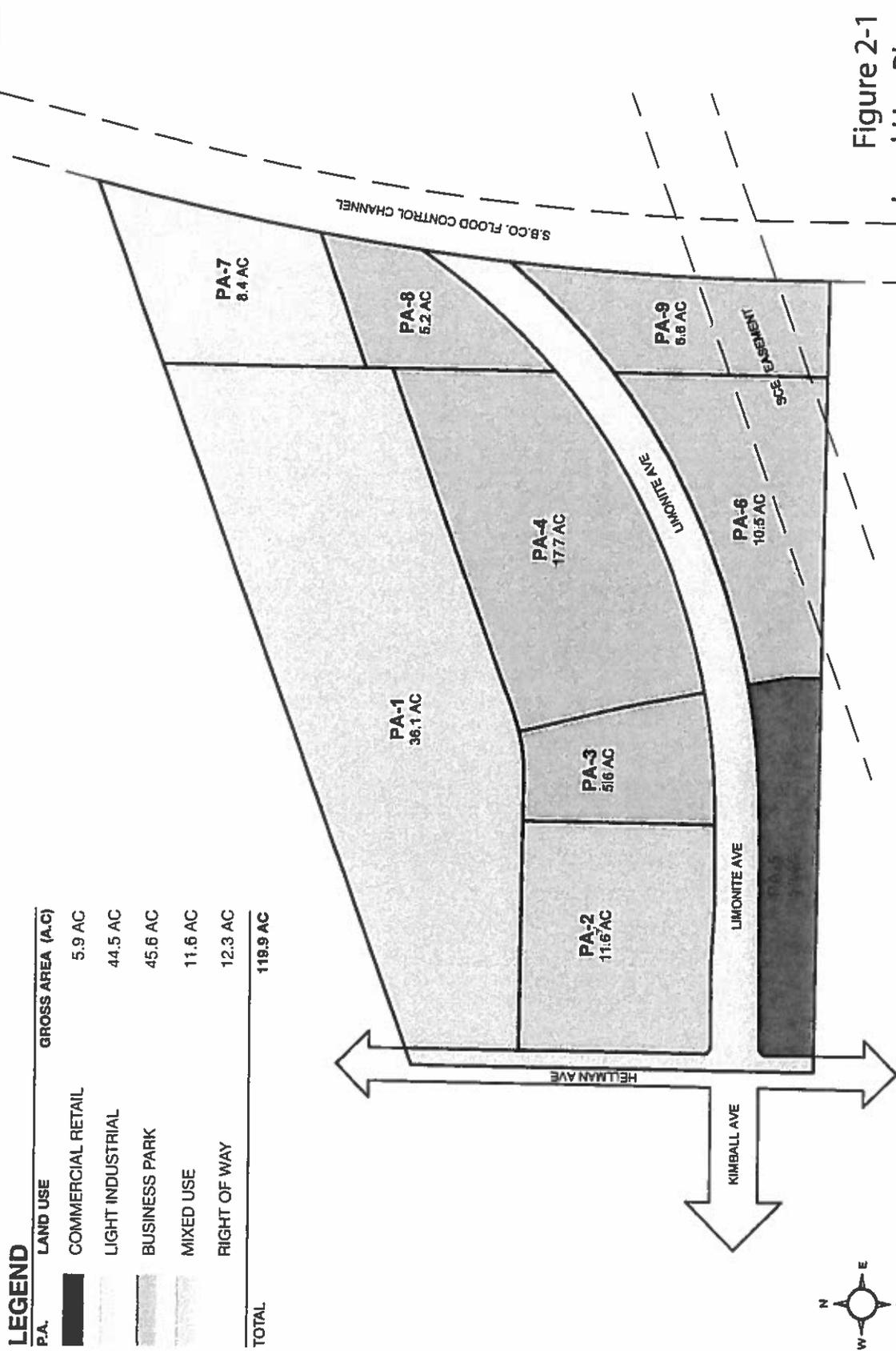
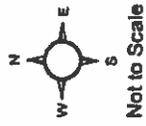


Figure 2-1  
Land Use Plan



2.0 DEVELOPMENT STANDARDS

### **Allowable Land Uses**

The Ranch at Eastvale Specific Plan is designed to provide a wide range of allowable land uses as identified in **Table 2-2, Allowable Land Uses** below, to respond to the market at the time development occurs.

#### **Commercial-Retail**

Commercial-retail land uses are intended to provide neighborhood and community commercial uses to serve current residents and future residents of the outlying area and the businesses within The Ranch at Eastvale Specific Plan. Allowable uses within the Commercial-Retail designation include those uses derived from commercial uses found in the City of Eastvale Municipal Zoning Code (EMC) and set forth in Table 2-2, below. Uses include, but are not limited to restaurants, shops, drug stores, markets, gasoline sales, hotel or motel, other commercial uses that would serve the needs of the local residents, public uses, private businesses and office uses. Each Commercial-Retail Planning Area's building intensity will not exceed a 0.35 Floor Area Ratio (FAR)<sup>1</sup>.

#### **Light Industrial**

Light industrial land uses are proposed through the implementation of the Light Industrial designation. The purpose of this designation is to allow for a wide variety of light industrial and related uses, including, but not limited to, assembly, repair and light manufacturing, and limited retail and service facilities, that provide employment opportunities for local residents. Each Planning Area's building intensity will not exceed a 0.60 FAR. Land uses allowable within the Light Industrial designation are set forth in Table 2-2, below.

#### **Business Park**

Office, service commercial and light industrial uses are proposed through the implementation of the Business Park designation. The purpose of this designation is to allow for a wide variety of business park, light industrial, and related uses, as set forth in Table 2-2, below including, but not limited to research and development, technology centers, corporate headquarters and administrative and support offices in a campus-type setting. Each Planning Area's building intensity will not exceed a 0.60 FAR.

#### **Mixed-Use**

Mixed-Use land uses are intended to provide a mix of both commercial-retail and business park uses to serve both residents and small businesses. Allowable uses within the Mixed-Use designation include those uses derived from both commercial and business park uses found in the City of Eastvale Municipal Zoning Code (EMC) and set forth in Table 2-2, below. Uses include, but are not limited to restaurants, shops, drug stores, markets, gasoline sales, hotel or motel, research and development, technology centers, corporate headquarters and administrative and support offices. The Mixed-Use Planning Area building intensity will not exceed a 0.35 FAR.

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<sup>1</sup> Floor Area Ratio is the gross building area of all floors divided by the lot area.

Table 2-2, Allowable Land Uses

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
P = Requires Plot Plan approval. C = Requires Conditional Use Permit approval. - = Not Permitted				
All uses with P that have more than 200 square feet of outside storage or display of materials	C	C	C	P
Acid and abrasives manufacturing	-	C	C	C
Agricultural Uses of the Soils for Crops	-	-	P	-
Alcohol Sales	C	C	C	C
Ambulance services	P	P	P	P
Animal hospitals	C	C	C	C
Antique shops	P	P	P	-
Appliance manufacture and repair	P	P	P	P
Appliance stores, household	P	P	P	-
Art Gallery, Library, Reading Room, Museum*	-	P	-	-
Art supply shops and studios	P	P	P	-
Auditoriums and conference rooms (max 1,500 cap.)*	P	P	P	-
Automobile parts and supply stores	P	P	P	-
Automobile service and repair garages with or without body and fender shops or spray painting shops	C	C	C	P
Automobile sales and rental agencies	C	C	C	C
Automobile/gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption	P	P	P	P
Automobile/gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption	C	C	C	C
Bakery goods distributors	P	P	P	P
Bakery shops, including baking only when incidental to retail sales on the premises	P	P	P	P
Banks and financial institutions	P	P	P	-
Barber and beauty shops	P	P	P	-
Bars and cocktail lounges	P	P	P	-
Bicycle sales and rentals	P	P	P	-
Billiard and pool halls	P	P	P	-
Binding of books and other publications	P	P	P	P
Blueprint and duplicating services	P	P	P	P
Boat sales, rentals and services	C	C	C	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Book stores	P	P	P	P
Bowling alleys	P	P	P	--
Brewery, distillery, or winery	--	C	C	C
Building material sales yard	--	--	P	P
Building mover's storage yard	--	--	P	P
Car washes	C	C	C	C
Caretakers Unit as defined by Chapter 6 of the EMC.	--	C	P	--
Catering services	P	P	P	P
Cemeteries, crematories, and mausoleums	--	--	C	--
Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet	P	P	P	--
Chemicals and related products manufacturing, not including pesticides and fertilizers	--	--	P	P
Churches, temples and other places of religious worship*	P	P	P	--
Cigar, Cigarette and Tobacco Sales		C	--	--
Cigar, Hookah, and Cigarette Lounges		C	--	--
Cleaning and dyeing shops	P	P	P	--
Clinics, including but not limited to medical, dental and chiropractic	P	P	P	--
Clothing stores	P	P	P	--
Coils, tubes, semiconductors and similar components	--	P	P	P
Cold storage facilities/plant	--	P	P	P
Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems	--	P	P	P
Communications and microwave installations*	--	P	P	P
Concrete Batch Plants and Asphalt Plants	--	--	C	--
Confectionery or candy stores	P	P	P	--
Contractor Storage Yards	--	P	P	--
Control devices and gauges	--	P	P	P
Convenience stores, including the sale of motor vehicle fuel	C	C	C	--
Convenience stores, not including the sale of motor vehicle fuel	P	P	P	--
Cotton, wood & synthetic weaving & finishing	--	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
mills				
Costume design studios	P	P	P	—
Cutlery, tableware, hand tools, and hardware manufacture	—	P	P	P
Dairy products, not including dairies	—	P	P	P
Data processing equipment and systems manufacture & repair	—	P	P	P
Day Care Centers*	P	—	P	—
Delicatessens	P	P	P	—
Department stores	P	P	P	—
Disposal Service Operations, not including Transfer Stations	—	—	—	C
Drive-in or Drive Through Operations or Facilities (any use)	C	C	P	C
Drive-in theaters*	C	C	C	—
Drug stores	P	P	P	—
Dry goods stores	P	P	P	—
Electrical products & components manufacturing	—	P	P	P
Emergency Shelters*	—	—	—	P
Employment agencies	P	P	P	
Engineering, survey, and drafting instruments manufacturing	—	P	P	P
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment	C	C	C	P
Equipment Sales and Storage	—	—	—	P
Farmers Markets	C	C	—	—
Feed and grain sales	P	P	P	P
Fertilizer production, organic or inorganic	—	—	C	C
Fire and police stations	—	P	P	P
Florist shops	P	P	P	—
Food markets and frozen food lockers	P	P	P	—
Food product manufacturing	—	P	P	P
Fortune-Telling, Spiritualism, or similar activity	—	P	P	—
Gift shops	P	P	P	—
Glassblowing, pressing, cutting, and other glassware products	—	P	P	P
Golf cart sales and service	P	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Grocery Stores/Market/Food Store	P	—	—	—
Hardware stores and Home Improvement Centers	P	P	P	—
Hauling, Freight, and Trucking Operations	—	—	—	C
Health and exercise centers provided all facilities are located within an enclosed building*	P	P	P	—
Hobby shops	P	P	P	—
Hotels, resort hotels and motels	P	P	P	—
Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets	P	P	P	P
Ice cream shops	P	P	P	—
Ice sales, not including ice plants	P	P	P	—
Ice manufacturing	—	P	P	P
Indoor Amusement/Entertainment Facility: Establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including dance halls and ballrooms and electronic game arcades. Establishments with four or more electronic games or coin-operated amusements, or where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.*	P	P	P	—
Indoor Fitness and Sports Facility: Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs*	P	P	P	P
Interior decorating shops	P	P	P	—
Jewelry manufacture and repair	—	P	P	P
Jewelry stores with incidental repairs	P	P	P	—
Kennel and Cattery, Class I, II, and III per the EMC	P	P	P	—
Kennel and Cattery, Class IV per the EMC	—	C	C	—

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Labor temples	P	P	P	--
Laboratories, film, dental, medical, research or testing	P	P	P	P
Laundries and laundromats	P	P	P	--
Leather goods stores	P	P	P	--
Leather tanning and finishing	--	--	P	P
Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided that if storage tanks are provided above ground the total capacity of all tanks shall not exceed 10,000 gallons	C	C	C	C
Liquor stores	C	C	C	C
Locksmith shops	P	P	P	--
Lumber and wood products manufacturing	--	--	P	P
Lumber yards, including only incidental mill work	--	--	P	P
Machinery manufacturing	--	--	P	P
Mail order businesses	P	P	P	P
Manufacture and repair of engineering, scientific, and medical instrumentation	--	P	P	P
Manufacture of furniture and fixtures including cabinets, partitions, and similar items	--	P	P	P
Manufacture of handbags, luggage, footwear, and other personal leather goods	--	P	P	P
Manufacture of lighting fixtures, and supplies	--	P	P	P
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature	--	P	P	P
Manufacturer's agent	P	P	P	--
Manufacturing, Limited: Limited manufacturing, fabricating, processing, packaging, treating, and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises.	--	P	P	P
Manufacturing, Major: Manufacturing, fabrication, processing, and assembly of materials in raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be	--	--	--	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing.				
Manufacturing, Minor: Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrications, and food and beverage manufacturing.	–	P	P	P
Market, food, wholesale	P	P	P	P
Massage Parlors, Turkish Baths, or similar personal service establishments	C	P	–	–
Measuring devices, watches, clocks, and related items		P	P	P
Meat and Poultry Products, not including slaughtering	–	P	P	–
Meat markets, not including slaughtering	P	–	P	–
Meat packing plant, not including slaughtering or rendering of animals	–	P	C	C
Medical and dental instruments manufacture and repair	–	–	P	P
Metal building manufacturing	–	P	P	P
Metal products manufacturing including: assembled forged, stamped	–	P	P	P
Metering instruments, equipment and systems manufacture and repair	–	P	P	P
Mimeographing and addressograph services	P	P	P	–
Mini Storage	–	–	P	–
Mobile Home Sales Lot	–	P	P	–
Mobilehome and modular housing manufacturing	–	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Mobilehomes, Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located	P	P	P	-
Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit	P	C	P	P
Mortuaries	C	P	C	-
Music stores	P	P	P	-
Musical and recording equipment manufacture and repair	-	P	P	P
News stores	P	P	P	-
Nonalcoholic beverages manufacturing	-	P	P	P
Notions or novelty stores	P	P	P	-
Nurseries and garden supply stores	P	P	P	-
Office and computing machine manufacture, repair, and sales	-	P	P	P
Office equipment sales and service	-	P	P	P
Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering*	P	P	P	-
One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families	P	P	P	P
Optical goods manufacture and repair	-	P	P	P
Paint and wall paper stores, not including paint contractors	P	P	P	-
Paints and varnishes manufacturing and incidental storage	-	-	C	C
Paper products manufacturing	-	-	P	P
Paper Storage and Recycling, not within a building	-	-	C	C
Parcel delivery services	-	P	-	P
Parking lots and parking structures	P	P	P	P
Pawn shops	P	P	P	-
Pet shops and pet supply shops	P	P	P	-
Pharmaceutical research and manufacture.	-	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Phonographs, CD, DVD, and audio system manufacture & repair	--	P	P	P
Photo copying, duplicating, mimeographing and addressograph services	P	P	P	--
Photographic equipment manufacture & repair	--	P	P	P
Photography shops and studios and photo engraving	P	P	P	P
Plumbing shops, not including plumbing contractors	P	P	P	P
Poultry and egg processing	--	--	C	--
Post offices	--	P	P	P
Poultry markets, not including slaughtering or live sales	P	P	P	--
Prescription pharmacy alone or when related and incidental to a professional office building	P	P	P	--
Printers or publishers	P	P	P	P
Produce markets	P	P	P	
Professional Offices*	P	P	P	P
Public utility substations and storage buildings	--	P	--	P
Radar, infrared and ultraviolet equipment and systems manufacture & repair	--	P	P	P
Radio and television broadcasting studios	P	P	P	--
Recording studios	P	P	P	--
Recycling collection facilities*	P	P	P	P
Recycling processing facilities	--	C	C	P
Recycling of wood, and metal	--	--	C	P
Recycling of construction wastes and other materials	--	C	C	C
Refreshment stands	P	P	P	--
Restaurants and other eating establishments, including drive-thrus*	P	P	P	--
Retail Sales and Services, Small Scale per the EMC	P	P	P	C
Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater	C	C	C	--
Schools/studios - business and professional, including: fine arts, barber, beauty, dance, drama, music, photography, and swimming, where no stock of goods is maintained for sale*	P	P	P	--

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Scientific and mechanical instruments manufacture & repair	-	P	P	P
Self-storage facilities, including mini-warehouses	C	C	P	P
Sex-oriented businesses, subject to the provisions of R the EMC	-	**	**	**
Shoe stores and repair shops	P	P	P	-
Shoeshine stands	P	P	P	-
Signs, on-site advertising	P	P	P	P
Sporting goods stores	P	P	P	
Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including: archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools with an occupancy capacity less than 1,500 persons*	C	C	C	-
Stained glass assembly	P	P	P	P
Stationery stores	P	P	P	-
Stations, bus, railroad and taxi	P	P	P	-
Stone, clay, glass and concrete products manufacturing	-	P	P	P
Sugar and confectionary products manufacturing	-	P	P	P
Tailor shops	P	P	P	-
Tattoo Parlors	C	C	-	-
Taxidermist	P	P	P	-
Telephone exchanges	P	P	P	P
Television and radio equipment and systems manufacture & repair	-	P	P	P
Theaters, not including drive-ins*	P	P	P	-
Tire recapping	C	C	C	C
Tire sales and services, not including recapping	C	C	C	C
Tobacco shops	P	P	P	-
Tourist information centers	P	P	P	-
Toy shops	P	P	P	-
Travel agencies	P	P	P	-
Travel trailer and boat storage	C	P	P	P
Travel trailers, mobilehomes and recreational vehicles manufacture	-	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Travel trailers, mobilehomes and recreational vehicles sales and service	C	C	C	C
Truck sales and services	C	C	C	C
Truck wash	C	C	P	--
Trucks and trailers rental	C	C	P	C
Typewriter sales and rental and incidental repairs	P	P	P	--
Underground bulk fuel storage	--	C	C	C
Vehicle Storage and Impoundment within an enclosed building	--	P	P	P
Vehicle Storage and Impoundment, Outdoor	--	--	C	--
Vehicles manufacturing	--	P	P	P
Vehicles repair shops	--	P	P	P
Vehicles, Aircraft, Boats and Parts Manufacture	--	P	P	P
Warehousing and distribution	--	--	P	P
Warehousing and distribution ancillary to uses permitted herein	--	P	P	P
Watch repair shops	P	P	P	--
Water and gas company service facilities	--	--	--	--
Wearing apparel and accessory products manufacturing	--	P	P	P
Wedding chapels*	P	P	P	--
Wholesale businesses with samples on the premises, but not to include storage	P	P	P	--

\* Prior to application for any of these potentially high intensity uses, consideration of the size and location of such uses should be made in relation to the Chino Airport Land Use Compatibility Plan and the applicable intensity criteria.

\*\* Allowed only pursuant to the Eastvale Municipal Code (EMC).

## 2.2 Project-Wide Development Plans and Standards

The following sections illustrate and describe the project-wide development plans and standards as they relate to land use, circulation, drainage systems, landscaping, water and sewer systems, phasing, grading, and comprehensive maintenance for the entire Specific Plan area. Project-wide development standards have been prepared to complement the standards applicable to each individual Planning Area as discussed in detail in Section 2.6. Project-wide standards are set forth below and in **Table 2-3, Development Standards.**

### Development Standards

- 1) The Ranch at Eastvale Specific Plan shall be developed in general conformance with the Land Use Plan (Figure 2-1). General permitted uses will include Commercial-Retail, Business Park, Light Industrial, and other uses as delineated in Table 2-2, for the individual Planning Areas.
- 2) Planning areas may be developed with total square footages that are above or below the planning areas' identified development target and with acreages that are above or below the planning areas' identified size through compliance with the procedures set forth in Section 2.5, Specific Plan Administration provided the maximum building square footage within The Ranch at Eastvale Specific Plan does not exceed 1,812,274 square feet without an amendment of the Specific Plan.
- 3) Uses and development standards will be in accordance with the City of Eastvale Municipal Zoning Code as amended by The Ranch at Eastvale Specific Plan Zoning Ordinance and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and conditional use permits.
- 4) Standards and guidelines relating to signs, landscaping, parking, and other related design elements will conform to the City of Eastvale Municipal Zoning Code unless addressed by the guidelines and standards within The Ranch at Eastvale Specific Plan.
- 5) All project lighting shall be in conformance with applicable City of Eastvale standards. Prior to the issuance of a building permit, a photometric light plan will be submitted for review and approval to ensure that proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting, is provided. This site specific development application shall meet the following standards:
  - a) Parking lots, driveways, trash enclosures/areas, and mailboxes shall be illuminated with a minimum of 1 foot-candle and an average not to exceed 4 foot-candles.
  - b) Pedestrian walkways shall be illuminated with a minimum of ½ foot-candle and an average not to exceed 2 foot-candles.
  - c) Entry and exterior doors shall be illuminated with a minimum of 1 foot-candle measured within a 5 foot radius of each side of the door at ground level.

- 6) Development of the property shall be in accordance with the mandatory requirements of all the City of Eastvale ordinances and state laws; and shall conform substantially to The Ranch at Eastvale Specific Plan as filed in the office of the City of Eastvale Planning Department, unless otherwise amended.
- 7) The evaluation of environmental impacts for The Ranch at Eastvale Specific Plan is contained in Environmental Impact Report No. 498 prepared for Specific Plan No. 358. Pursuant to Section 15183 of the State CEQA Guidelines, implementing development projects which are consistent with the development density established by The Ranch at Eastvale Specific Plan shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project.
- 8) Except for the Specific Plan Development Standards, Design Guidelines, Landscape Guidelines, and other requirements identified in Sections 2.0 through 4.0 that have been adopted concurrently with this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive, or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted Specific Plan.
- 9) Lots created pursuant to this Specific Plan and subsequent tentative maps shall be in conformance with the development standards of the zoning applied to the Specific Plan, and all other applicable City standards and the Subdivision Map Act.
- 10) For the security and safety of future users of the facilities constructed within the Specific Plan, the developer shall consider the following design concepts within each individual development proposal:
  - a) Circulation for pedestrians, vehicles, and police patrols (commercial uses only).
  - b) Lighting of streets, walkways, and bikeways.
  - c) Visibility of doors and windows from the street and between buildings, where practical.
  - d) Fencing of appropriate heights and materials.
- 11) The following crime prevention measures shall also be considered during the individual site and building layout design, in addition to those above, for the security and safety of future occupants of light industrial, office, and commercial space:
  - a) Addresses which light automatically at night.
  - b) Installation of burglar alarms in all commercial buildings.
  - c) Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.
- 12) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application, provided that, if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded prior to the issuance of occupancy permits.

- 13) Each planning area shall comply with applicable City of Eastvale recycling requirements.
- 14) On-site commercial areas shall contain enclosures for collection of recyclable materials.
- 15) Construction and occupancy of the Specific Plan including roads and infrastructure may be done progressively in stages, provided vehicular access, public facilities and infrastructure are constructed to adequately service each phase of development or as needed for public health and safety in each stage of development and further provided that each phase of development conforms substantially with the intent and purpose of Section 2.2.6, Public Facilities and Phasing Requirements.
- 16) Construction of required infrastructure such as sewer and water lines, storm drains and roads may be financed through the establishment of a financing district (e.g., assessment district, Community Facilities District).
- 17) Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to Chino Airport.
- 18) In order to meet the 2008 Chino Airport Land Use Compatibility Plan requirement that development within Compatibility Zone B1 provide 30 percent open land, development within Compatibility Zone C provide 20 percent open land, and development within Compatibility Zone D provide 10 percent open land; a minimum of 24 acres of open land as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided within the Specific Plan. Such open land includes public and private streets and parking lots. The open land shall have minimum dimensions of approximately 75 feet by 300 feet, and shall be free of most structures and other major obstacles such as walls, large trees or poles greater than 4-inches in diameter measured at 4 feet above the ground, or overhead wires.
  - a) In the case of phased development, excess approved open space under ALUC guidelines may be transferred to a future phase of development within the same ALUC compatibility zone.
- 19) The following uses shall be prohibited within the Specific Plan:
  - a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - b) Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.

- c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which otherwise may affect safe air navigation within the area.
  - d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 20) Public and private schools for grades K through 12; assembly facilities exceeding 1,500 capacity, hospitals and hospices, child care facilities, nursing homes, disposal service operations and compostable material handling facilities shall not be permitted. Churches, temples and other places used primarily for religious worship shall be permissible only in Planning Area 5, and portions of Planning Areas 6 and 9.
- 21) The City may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal for all or any portion of the Specific Plan has not been submitted within twenty (20) years of the City Council's adoption of the Specific Plan.

Table 2-3, Development Standards

Standards	Commercial-Retail	Mixed-Use	Business Park	Light Industrial				
<b>Building Specifications</b>								
Minimum Lot Size	No Minimum	No Minimum	10,000 s.f.	20,000 s.f.				
Minimum Average Lot Width	No Minimum	No Minimum	75 feet	100 feet				
Maximum Building Size	No Maximum	No Maximum	125,000 s.f.	300,000 s.f.				
<b>Setbacks</b>								
<b>A) Buildings/Parking Areas</b>								
1. A minimum building setback shall be required for each street frontage. The building setbacks listed in Item B) Streets, below are the average building setback. The minimum building setback is the same as below-listed minimum parking setback. All setbacks are measured from the edge of the right-of-way. The setback strip adjacent to the street shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways.								
<b>B) Streets</b>	<b>Avg. Bldg.</b>	<b>Min. Parking</b>	<b>Avg. Bldg.</b>	<b>Min. Parking</b>	<b>Avg. Bldg.</b>	<b>Min. Parking</b>	<b>Avg. Bldg.</b>	<b>Min. Parking</b>
Limonite Avenue frontage	19 ft.	9 ft.	19 ft.	9 ft.	19 ft.	9 ft.	19 ft.	9 ft.
Hellman Avenue frontage	12 ft.	7 ft.	12 ft.	7 ft.	12 ft.	7 ft.	12 ft.	7 ft.
Interior Street frontage	14 ft.	9 ft.	14 ft.	9 ft.	14 ft.	9 ft.	14 ft.	9 ft.
<b>C) Planning Areas</b>								
1. Where the front, side or rear yard within an Light Industrial planning area adjoins a commercially-zoned lot and where the front, side or rear yard within any planning area adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum building setback from the property line shall be:								
Front	25 feet	25 feet	25 feet	50 feet				
Side	25 feet	25 feet	25 feet	50 feet				
Rear	25 feet	25 feet	25 feet	50 feet				
2. A minimum 50 foot building setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required. [See also Landscape Yard Setbacks, Item C.2, below]								
3. Where the front, side or rear yard adjoins a lot zoned a classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum building setback measured from the front, side and rear property line shall be:								
Front	No Minimum	No Minimum	No Minimum	No Minimum				
Side	No Minimum	No Minimum	No Minimum	10 feet for the two side lot areas combined				
Rear	No Minimum	No Minimum	No Minimum	15 feet				
<b>C) Landscaped Yard Setbacks</b>								
1. A minimum landscape strip adjacent to street right-of-way lines, as permitted under Building/Parking Areas Item A.1 above, shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way								
2. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, or PRD, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a								

Standards	Commercial-Retail	Mixed-Use	Business Park	Light Industrial
tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.				
<b>Height Requirements<sup>1, 2, 3</sup></b>				
Maximum building height	50 feet	50 feet	50 feet	50 feet
Maximum structure height at the yard setback line.	35 Feet	40 feet	45 feet	45 feet
<ol style="list-style-type: none"> <li>1. Any portion of a building which exceeds the setback line height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet.</li> <li>2. A greater height is approvable pursuant to Section 5.1 of the City of Eastvale Municipal Zoning Code. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, or 105.</li> <li>3. Buildings within ALUC Compatibility Zone B1 shall have no more than 2 habitable floors and buildings within Zone C shall have no more than 3 habitable floors.</li> </ol>				
<b>Masonry Walls<sup>1</sup></b>				
Minimum Height	6 to 8 feet	6 to 8 feet	6 to 8 feet	6 to 8 feet
<ol style="list-style-type: none"> <li>1. A solid masonry wall or combination landscaped earthen berm and masonry wall of the minimum height specified herein, shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.</li> </ol>				
<b>Landscaping</b>				
Minimum Coverage	15%	15%	10%	10%
<b>Parking</b>				
Parking areas shall be provided as required by Section 5.6 of the Eastvale Municipal Code and as identified in Section 2.2.3, Conceptual Landscape Development Standards, below.				
<b>Trash Collection Areas</b>				
Trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard and shall be screened from view of the public right-of-way by a solid fence not less than four feet in height. Exceptions to fence height-standards may be granted by the designated approving authority to ensure proper placement and screening of trash receptacles.				
<b>Screening</b>				
Parking, loading, and service areas: Shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.				
Utilities: All new utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground.				
Mechanical Equipment: All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building.				
Outside storage areas: Shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line				
<b>Lighting</b>				
All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.				

## 2.5 Airport Zones

### Chino Airport Land Use Compatibility

The Ranch at Eastvale Specific Plan is located approximately 3/4 mile east of the Chino Airport, a general aviation transport airport. The Chino Airport Comprehensive Land Use Plan (CLUP) is a policy document intended to protect the health and safety of residents in the airport vicinity and users of the airport. The Ranch at Eastvale Specific Plan is located in an area subject to review by the Riverside County Airport Land Use Commission (ALUC). The CLUP designates an airport influence area and includes land use compatibility guidelines that address airport noise, safety, height restrictions, and general concerns related to aircraft overflight. The "airport influence area" around the Chino Airport is divided into six land use compatibility zones. Three compatibility zones affect the Specific Plan. A majority of the Specific Plan area is located within Zone C, with the exception of the northern portion of the site which is located within Zone B-1 and the southern portion of the site which is located within Zone D as reflected on **Figure 2-10, ALUC Compatibility Zones**.

The CLUP establishes land use compatibility guidelines for land use compatibility zones that affect the Specific Plan area. These guidelines are summarized in **Table 2-6, Land Use Compatibility Guidelines for Chino Airport Safety Zones** and **Table 2-7, Chino Airport Land Use Compatibility Zones**. All development shall be consistent with the Chino Airport CLUP.

The Ranch at Eastvale Specific Plan is consistent with the land use compatibility guidelines for noise, safety and height contained in the CLUP. However approval from ALUC will be required prior to any public hearing, or staff level approval for any implementing development application, grading permit, or pad elevation. ALUC shall be responsible for reviewing any development application for consistency with the Chino Airport Land Use Compatibility Plan and to determine whether FAA review for Obstruction Evaluation may be required.

Table 2-6, Land Use Compatibility Guidelines for Chino Airport Safety Zones

Safety Zone	Maximum Population Density	Maximum Coverage by Structures	Land Use <sup>1, 2</sup>
Area I	0 <sup>3</sup>	0 <sup>3</sup>	No significant obstructions <sup>4</sup> No petroleum or explosives No above-grade powerlines
Area II	<i>Uses in structures:</i> <sup>5</sup> 25 persons per acre OR 150 persons per building  <i>Uses not in structures:</i> 50 persons per acre  <i>Residential:</i> 2.5 acre minimum lots  <i>Uses in Structure:</i> <sup>5</sup> 75 persons per acre OR 300 persons per building	25% of net area  50% of gross area or 65% of net area whichever is greater	No residential No hotels, motels No restaurants, bars No schools, hospitals, government services No concert halls, auditoriums No stadiums, arenas No public utility stations, plants No public communications facilities No uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. <sup>6</sup>
Area III	Not Applicable	50% of gross area or 65% of net area whichever is greater	Discourage schools, auditorium, amphitheatres, stadiums Discourage uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. <sup>6</sup>

Source: County of Riverside General Plan Eastvale Area Plan, Table 4

NOTES:

- The following uses shall be prohibited in all airport safety zones:
  - Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
  - Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which otherwise may affect safe air navigation within the area.
  - Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- Aviation easements shall be secured through dedication for all land uses permitted in safety zones.
- No structures permitted in ETZ or ISZ.
- Significant obstructions include but are not limited to large trees, heavy fences and walls, tall and steep berms and retaining walls, non-fragible street light and sign standards, billboards.
- A "structure" includes fully enclosed buildings and other facilities involving fixed seating and enclosures limiting the mobility of people, such as sports stadiums, outdoor arenas, and amphitheatres.
- This does not apply to service stations involving retail sales of motor vehicle fuel if fuel storage tanks are installed underground.

Table 2-7, Chino Airport Land Use Compatibility Zones<sup>A</sup>

Zone	Locations	Maximum Densities / Intensities				Req'd Open Land <sup>3</sup>	Additional Criteria	
		Residential (d.u./ac) <sup>1</sup>	Average <sup>2</sup>	Single Acre <sup>2</sup>	with Bonus <sup>2</sup>		Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
<b>A</b>	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight <sup>6</sup>	Avigation easement dedication
<b>B1</b>	Take-Off, Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.) <sup>4</sup>	40	80	104	30%	Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses <sup>10</sup> Aboveground bulk storage of hazardous materials <sup>11</sup> Critical community infrastructure facilities <sup>12</sup> Hazards to flight <sup>6</sup>	Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings <sup>13</sup> Airspace review required for objects >35 feet tall <sup>14</sup> Avigation easement dedication
<b>B2</b>	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	Same as Zone B1	Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings <sup>13</sup> Airspace review required for objects >35 feet tall <sup>14</sup> Avigation easement dedication
<b>B</b>	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses <sup>10</sup> Hazards to flight <sup>6</sup>	Minimum NLR of 20 dB in residences (including mobile homes) and office buildings <sup>13</sup> Airspace review required for objects >70 feet tall <sup>15</sup> Deed notice required
<b>D</b>	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or <sup>10</sup> (2) ≥5.0 (average parcel size ≤0.2 ac.)	150	450	585	10%	Highly noise-sensitive outdoor nonresidential uses <sup>10</sup> Hazards to flight <sup>6</sup>	Airspace review required for objects >70 feet tall <sup>15</sup> Children's schools, hospitals, nursing homes discouraged <sup>17</sup> Deed notice required
<b>E</b>	Other Airport Environs	No Limit	No Limit <sup>18</sup>		No	No Req't	Hazards to flight <sup>6</sup>	Airspace review required for objects >100 feet tall <sup>15</sup> Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks <sup>18</sup>
<b>*</b>	Height Review Overlay	Same as Underlying Compatibility Zone			Not Applicable		Same as Underlying Compatibility Zone	Airspace review required for objects >35 feet tall <sup>14</sup> Avigation easement dedication

See Chapter 3 for airport-specific additions or exceptions to these policies

Source: Riverside County Airport Land Use Commission Compatibility Plan Policy Document, as adopted October 2004, Table 2A-Basic Compatibility Criteria, as modified per Chapter 9-Chino Airport, page 3-10b.

**NOTES:**

- A Policies numbered below are applicable to Table 2-7 unless otherwise noted by the most recently adopted Chino Airport CLUP.
- 1 Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- 2 Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- 3 Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- 4 The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- 5 As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- 6 The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- 7 Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- 8 An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- 9 Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
- 10 Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheatres and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- 11 Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
- 12 Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- 13 NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
- 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
- 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
- 16 Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
- 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
- 18 Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.

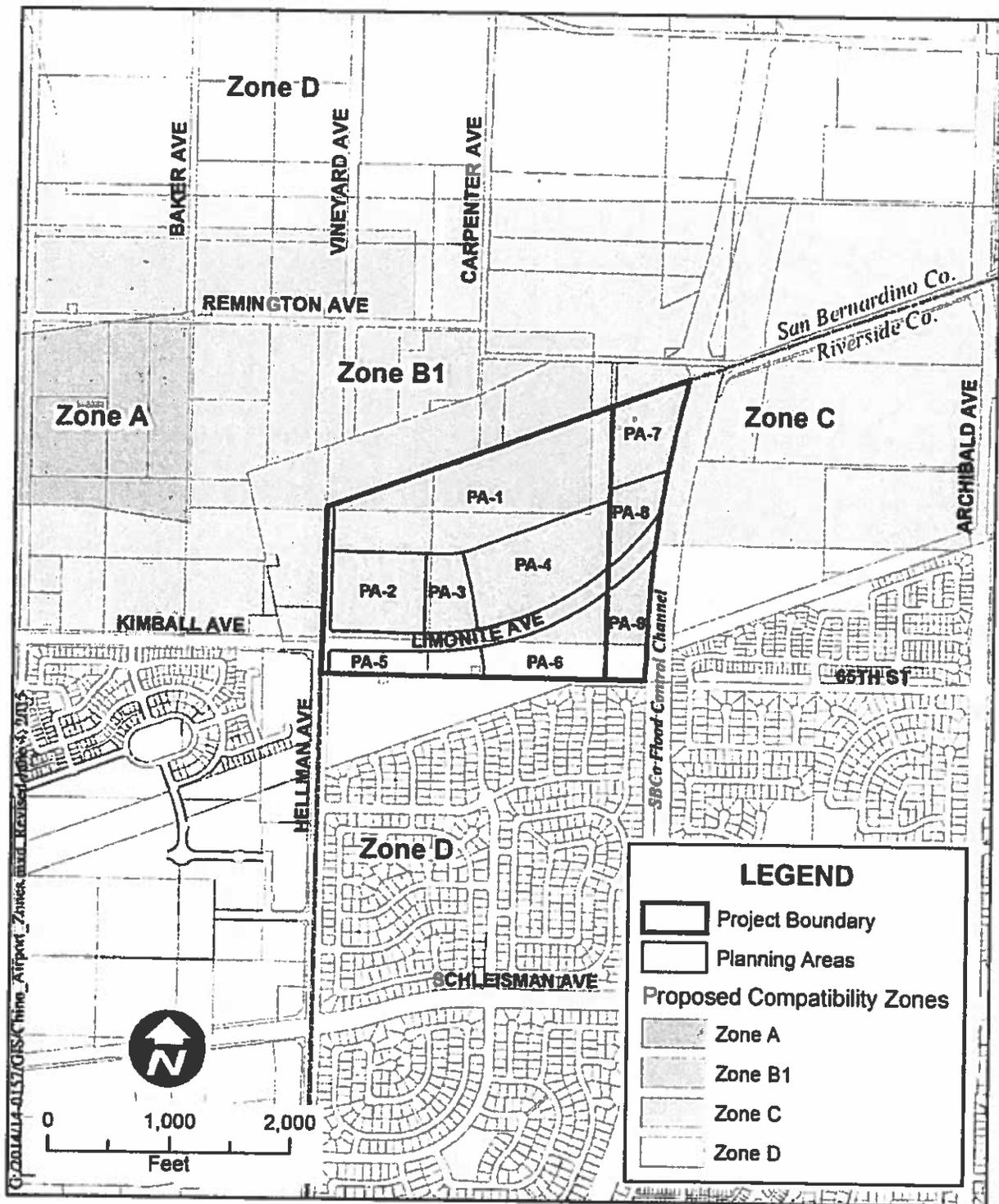


Figure 2-10  
ALUC Compatibility Zones

## 2.7 Land Use Planning and Design Standards by Planning Area

In order to ensure the orderly and sensible development of the land uses proposed for The Ranch at Eastvale Specific Plan, land use planning and design standards have been created for each Planning Area. These planning area-specific standards, in addition to the project-wide standards, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

### 2.7.1 Planning Area 1: Light Industrial

Planning Area 1 located along the northern project boundary, depicted in **Figure 2-11, Planning Area 1**, provides for development of an area with approximately 36.1 acres for light industrial land uses. A maximum 644,000 square feet of buildings can be constructed within Planning Area 1 with building sizes not to exceed 300,000 square feet. The building intensity in Planning Area 1 will not exceed a FAR of 0.60.

#### Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

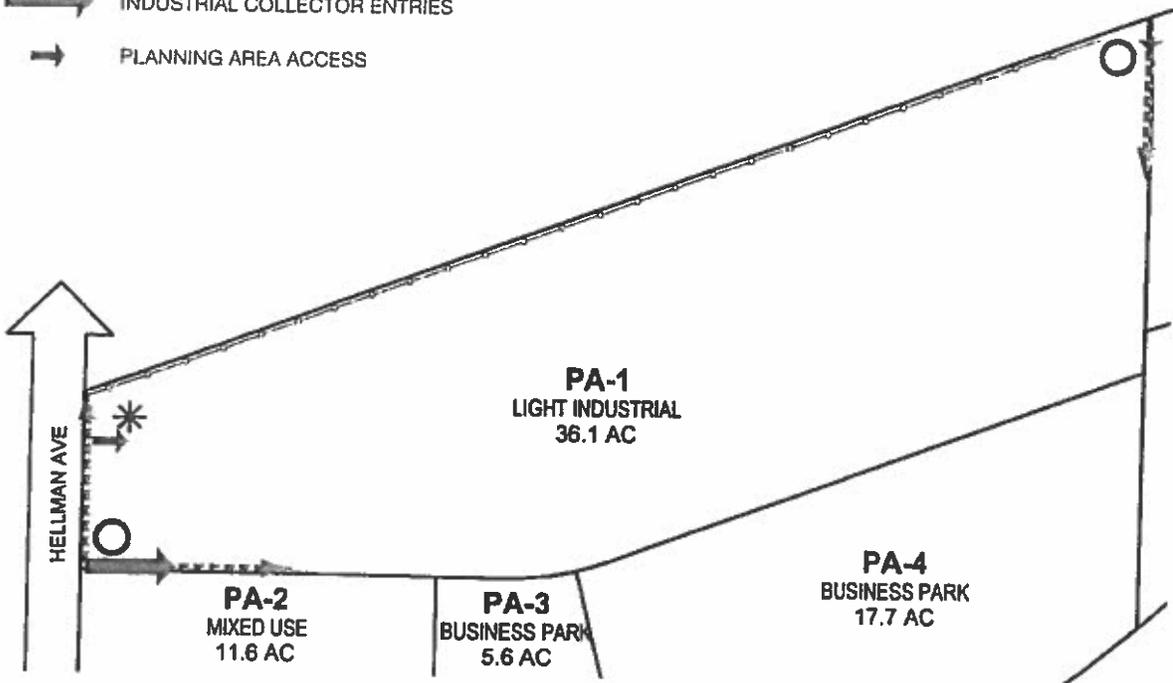
#### Planning Standards

- 1) Access to Planning Area 1 shall be provided from Hellman Avenue and/or any future Internal Street(s) providing access into the project area. Future development design may permit internal access between Planning Area 1 and adjoining Planning Areas.
- 2) Planning Area 1 is located in Zones B1 and C of the CLUP for the Chino Airport. Development in these zones will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) The Ranch at Eastvale Secondary Monument shall be provided at the southwest corner of the planning area and at the northeast corner of the planning area, as described in Section 3.6.
- 5) The Community of Eastvale Monument shall be provided at the northeast corner of the planning area, as described in Section 3.6.
- 6) A Tubular Steel Fence, as shown on *Figure 3-7, Fence and Wall Design*, shall be provided along the northern boundary of Planning Area 1.
- 7) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscape Guidelines.
- 8) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

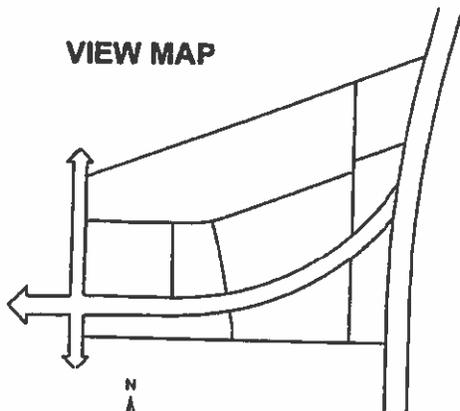
**LEGEND**

-  TUBULAR STEEL FENCE
-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  THE COMMUNITY OF EASTVALE MONUMENT
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  INDUSTRIAL COLLECTOR ENTRIES
-  PLANNING AREA ACCESS

**Planning Area 1**  
LIGHT INDUSTRIAL  
36.1 Acres



**VIEW MAP**



Not to Scale

Figure 2-11  
Planning Area 1

### 2.7.2 Planning Area 2: Mixed-Use

Planning Area 2, located along the western project boundary, along the east side of Hellman Avenue and north of Limonite Avenue as depicted in **Figure 2-12, Planning Area 2**, provides for the development of approximately 11.6 acres of mixed-use land uses. Planning Area 2 shall develop with a minimum of 50 percent commercial-retail type land uses with no limitation on building size. A maximum of 160,000 square feet of buildings can be constructed within Planning Area 2. The building intensity in Planning Area 2 will not exceed a FAR of 0.35.

#### Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

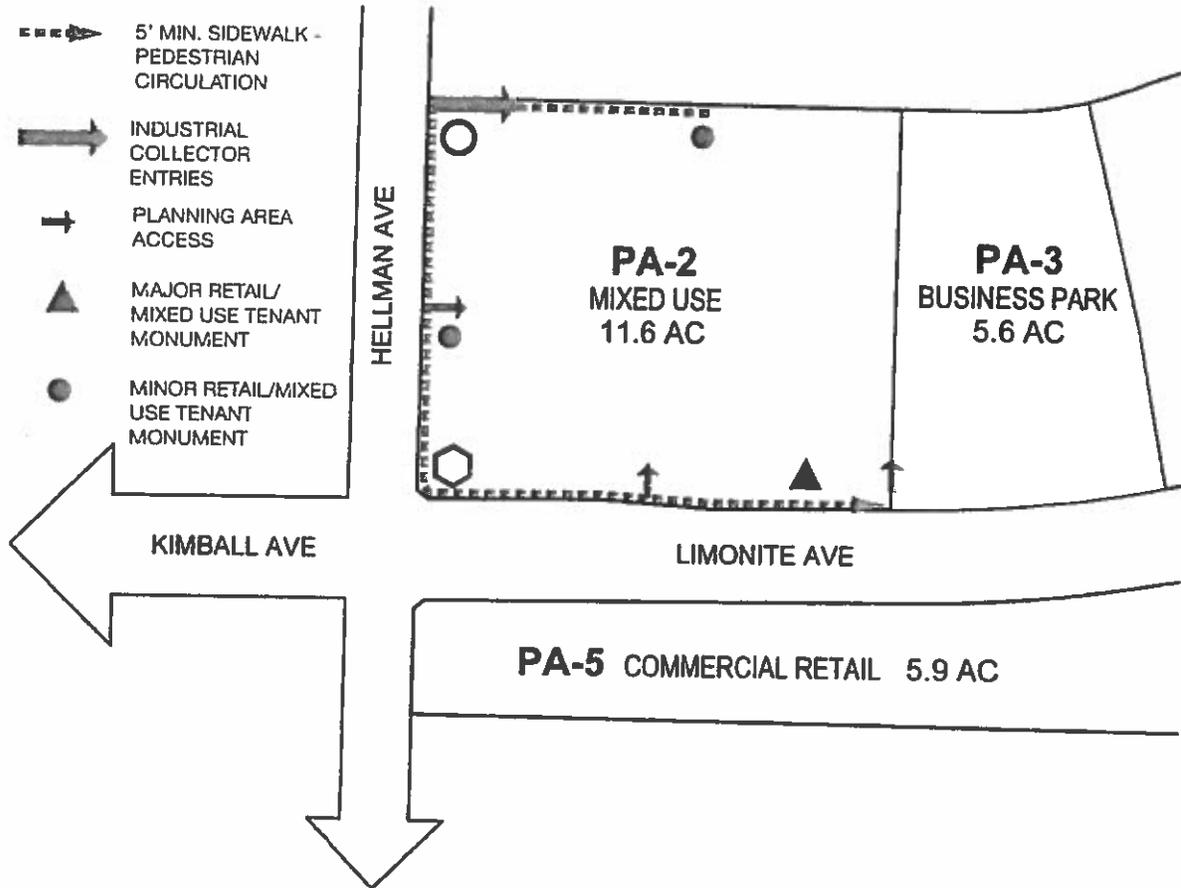
#### Planning Standards

- 1) Access to Planning Area 2 shall be provided from Hellman Avenue, Limonite Avenue, and any future Internal Streets adjacent to or within the planning area. Future development design may permit internal access between Planning Area 2 and adjoining Planning Areas.
- 2) Planning Area 2 is located in Zone C of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project as further described in Section 3.5.
- 4) A Ranch at Eastvale Primary Monument shall be provided at the southwest corner of the planning area, as described in Section 3.6.
- 5) A Ranch at Eastvale Secondary Monument shall be provided at the northwest corner of the planning area, as described in Section 3.6.
- 6) A Major Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 2 from Limonite Avenue as described in Section 3.6.
- 7) A Minor Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 2 from Hellman Avenue and along a minimum of one entry road/driveway accessing Planning Area 2 from the industrial collector to the north of Planning Area 2 as described in Section 3.6.
- 8) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 9) Please refer Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

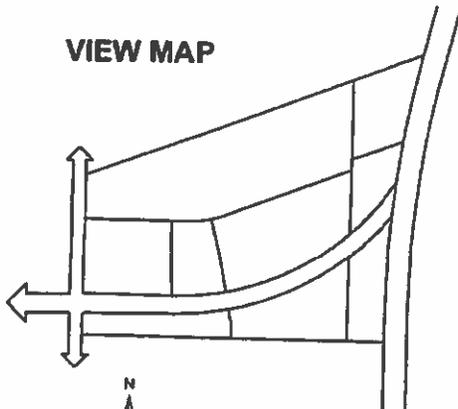
**LEGEND**

-  THE RANCH AT EASTVALE PRIMARY MONUMENT
-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  INDUSTRIAL COLLECTOR ENTRIES
-  PLANNING AREA ACCESS
-  MAJOR RETAIL/MIXED USE TENANT MONUMENT
-  MINOR RETAIL/MIXED USE TENANT MONUMENT

**Planning Area 2**  
MIXED USE  
11.6 Acres



**VIEW MAP**



Not to Scale

Figure 2-12  
Planning Area 2

### 2.7.3 Planning Area 3: Business Park

Planning Area 3 in the west central internal portion of The Ranch at Eastvale Specific Plan north of Limonite Avenue, depicted in **Figure 2-13, Planning Area 3**, provides for the development of approximately 5.6 acres of business park land uses. A maximum 120,000 square feet of buildings can be constructed within Planning Area 3 with building sizes not to exceed 120,000 square feet. The building intensity in Planning Area 3 will not exceed a FAR of 0.60.

#### Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

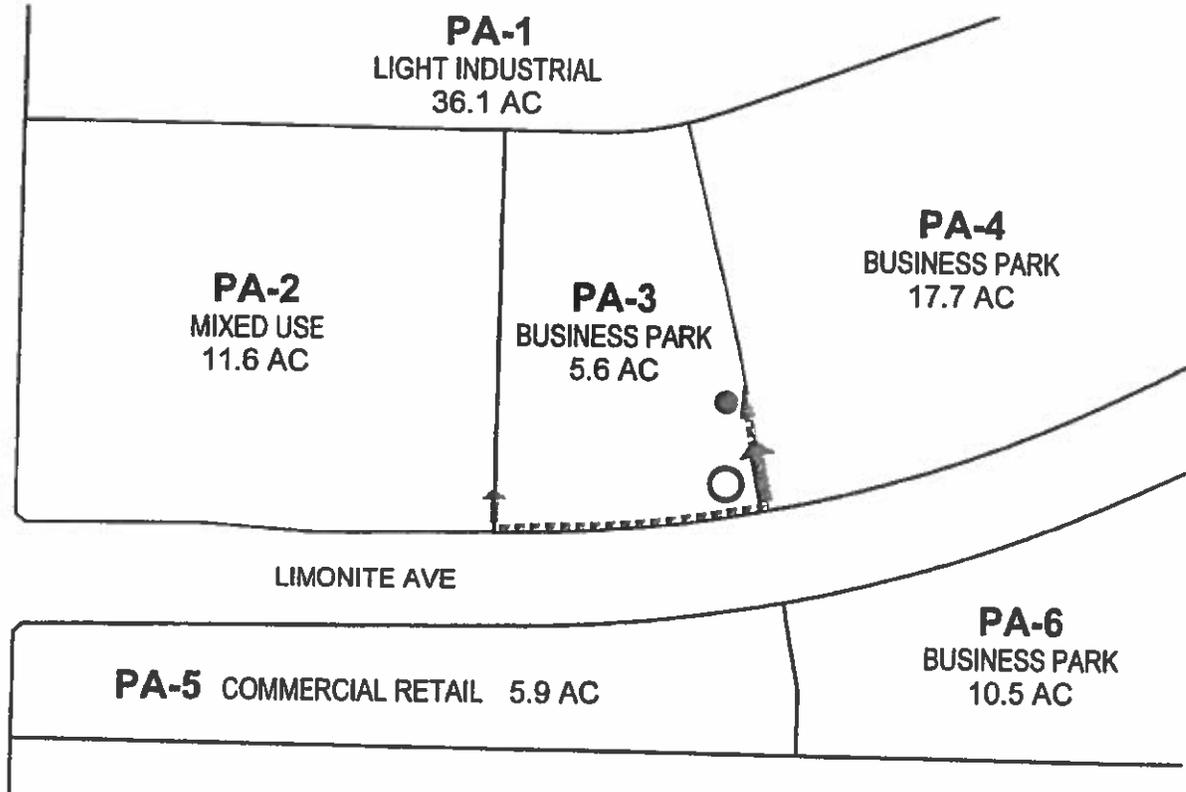
#### Planning Standards

- 1) Access to Planning Area 3 shall be provided from Limonite Avenue and/or from future Internal Streets. Future development design may permit internal access between Planning Area 3 and adjoining Planning Areas.
- 2) Planning Area 3 is located in Zone C of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project as further described in Section 3.5.
- 4) A Ranch at Eastvale Secondary Monument shall be provided at the southeast corner of the planning area, as described in Section 3.6.
- 5) A Minor Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 3 from the industrial collector east of Planning Area 3 as described in Section 3.6.
- 6) Please refer to Sections 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 7) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

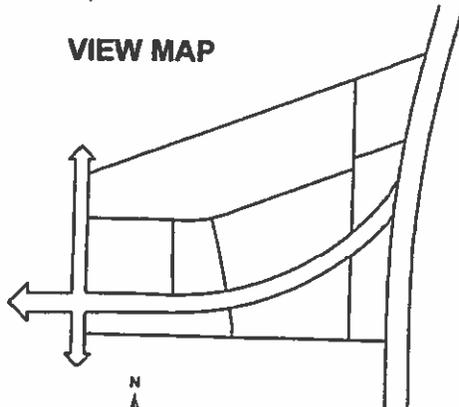
**LEGEND**

-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  INDUSTRIAL COLLECTOR ENTRIES
-  PLANNING AREA ACCESS
-  MINOR RETAIL/MIXED USE TENANT MONUMENT

**Planning Area 3**  
BUSINESS PARK  
5.6 Acres



**VIEW MAP**



Not to Scale

Figure 2-13  
Planning Area 3

#### **2.7.4 Planning Area 4: Business Park**

Planning Area 4 in the internal portion of The Ranch at Eastvale Specific Plan as depicted in **Figure 2-14, Planning Area 4**, provides for the development of approximately 17.7 acres of business park land. A maximum 316,000 square feet of buildings can be constructed with building sizes not to exceed 125,000 square feet within Planning Area 4. The building intensity in Planning Area 4 will not exceed a FAR of 0.60.

#### **Land Use and Development Standards**

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

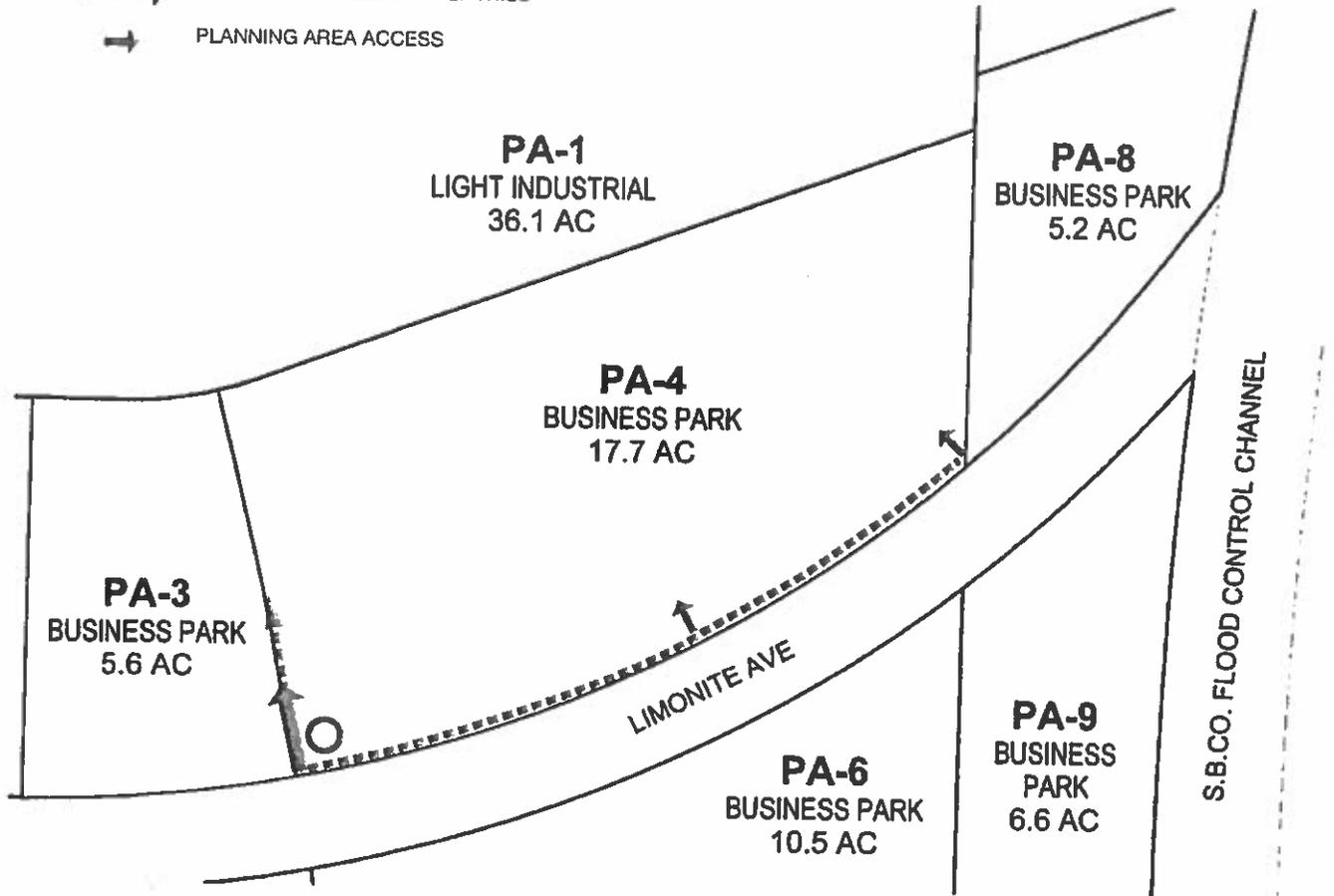
#### **Planning Standards**

- 1) Access to Planning Area 4 shall be provided from Limonite Avenue and/or from future Internal Street(s). Future development design may permit internal access between Planning Area 4 and adjoining Planning Areas.
- 2) Planning Area 4 is located in Zone C of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) A Ranch at Eastvale Secondary Monument shall be provided at the southwest corner of the planning area, as described in Section 3.6.
- 5) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 6) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

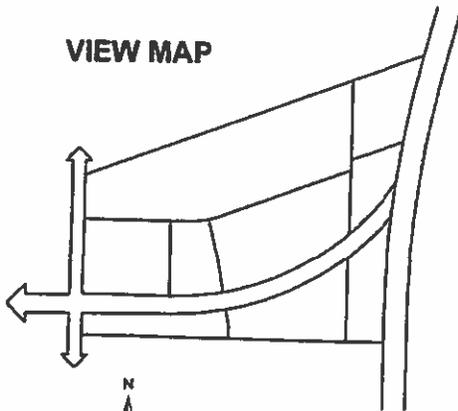
**LEGEND**

-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  INDUSTRIAL COLLECTOR ENTRIES
-  PLANNING AREA ACCESS

**Planning Area 4**  
BUSINESS PARK  
17.7 Acres



**VIEW MAP**



Not to Scale

Figure 2-14  
Planning Area 4

### 2.7.5 Planning Area 5: Commercial-Retail

Planning Area 5 in the southwestern portion of site located south of Limonite Avenue and east of Hellman Avenue as depicted in **Figure 2-15, Planning Area 5**, provides for the development of approximately 5.9 acres of commercial-retail land uses. A maximum of 50,000 square feet of buildings can be constructed within Planning Area 5 with no limitation on building size. The building intensity in Planning Area 5 will not exceed a FAR of 0.35.

#### Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

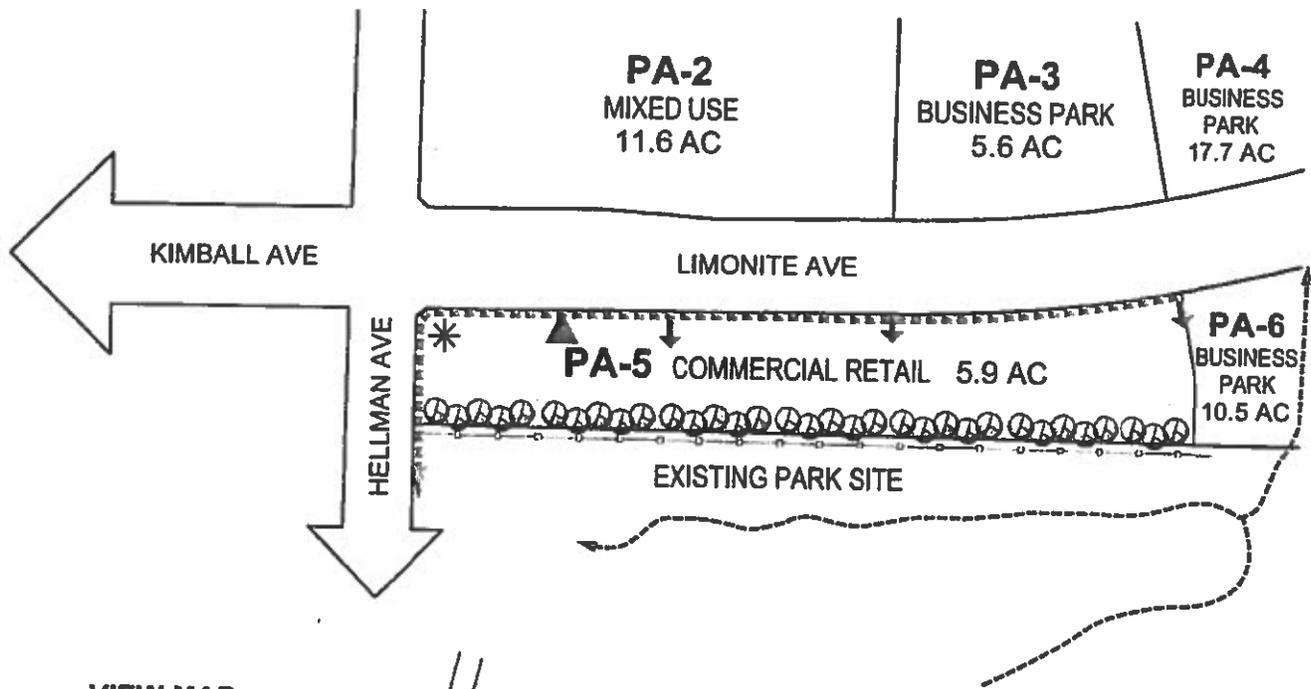
#### Planning Standards

- 1) Access to Planning Area 5 shall be provided from Limonite Avenue. Future development design may permit access from Hellman Avenue and internal access between Planning Area 5 and adjoining Planning Areas.
- 2) Planning Area 5 is located in Zone D of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) Community of Eastvale Monument shall be provided at the northwest corner of the planning area as described in Section 3.6.
- 5) A Major Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 5 from Limonite Avenue as described in Section 3.6.
- 6) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 7) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

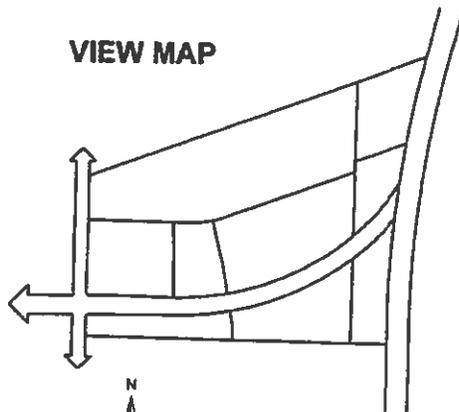
**LEGEND**

-  THE COMMUNITY OF EASTVALE MONUMENT
-  MAJOR RETAIL/MIXED USE TENANT MONUMENT
-  EXISTING FENCE BY OTHERS
-  TREE EDGE AND SHRUB BUFFER
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  JCSD MULTI-USE TRAIL (OFF-SITE CLASS 1)

**Planning Area 5**  
COMMERCIAL RETAIL  
5.9 Acres



**VIEW MAP**



Not to Scale

Figure 2-15  
Planning Area 5

### 2.7.6 Planning Area 6: Business Park

Planning Area 6 in the east-central portion of The Ranch at Eastvale Specific Plan along Limonite Avenue as depicted in **Figure 2-16, Planning Area 6**, provides for the development of approximately 10.5 acres of business park land uses. A maximum 88,000 square feet of buildings can be constructed within Planning Area 6 with building sizes not to exceed 40,000 square feet. The building intensity in Planning Area 6 will not exceed a FAR of 0.60.

#### Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

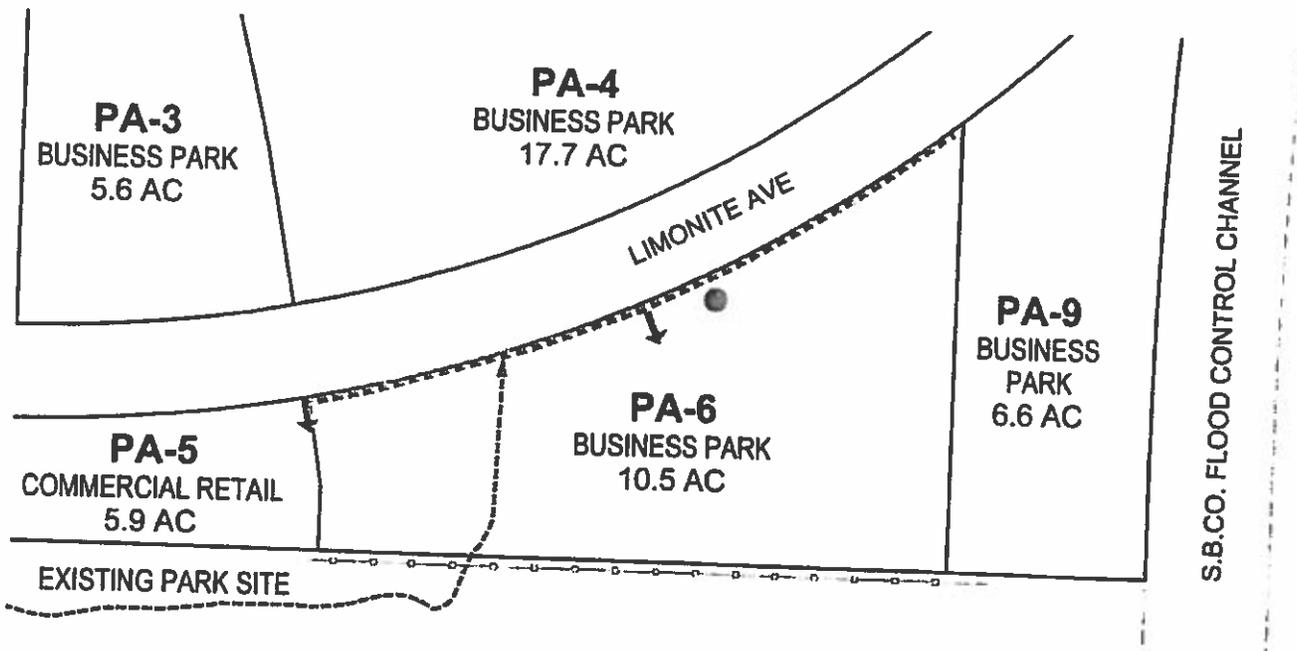
#### Planning Standards

- 1) Access to Planning Area 6 shall be provided from Limonite Avenue. Future development design may permit internal access between Planning Area 6 and adjoining Planning Areas.
- 2) Planning Area 6 is located in Zones C and D of the CLUP for the Chino Airport. Development in these zones will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project. A 14 foot trail transects Planning Area 6 to provide a regional connection from Limonite to the JSCD trail just south of The Ranch at Eastvale Specific Plan.
- 4) A Minor Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 6 from Limonite Avenue as described in Section 3.6.
- 5) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 6) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

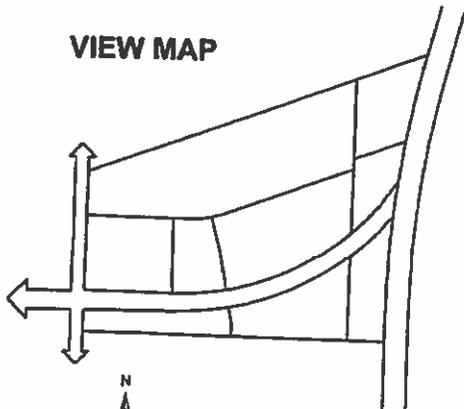
**LEGEND**

- MINOR RETAIL/MIXED USE TENANT MONUMENT
- EXISTING FENCE BY OTHERS
- PLANNING AREA ACCESS
- ▲ 5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
- ▲ JCSD MULTI-USE TRAIL (OFF-SITE CLASS 1)

**Planning Area 6**  
BUSINESS PARK  
10.5 Acres



**VIEW MAP**



Not to Scale

Figure 2-16  
Planning Area 6

### **2.7.7 Planning Area 7: Light Industrial**

Planning Area 7 located in the northwest corner of The Ranch at Eastvale Specific Plan as depicted in **Figure 2-17, Planning Area 7**, provides for the development of approximately 8.4 acres of light industrial land uses. A maximum 156,937 square feet of buildings can be constructed within Planning Area 7. The building intensity in Planning Area 7 will not exceed a FAR of 0.50. Within Planning Area 7, land uses will be limited to agriculture and related uses as interim uses until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area.

#### **Land Use and Development Standards**

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

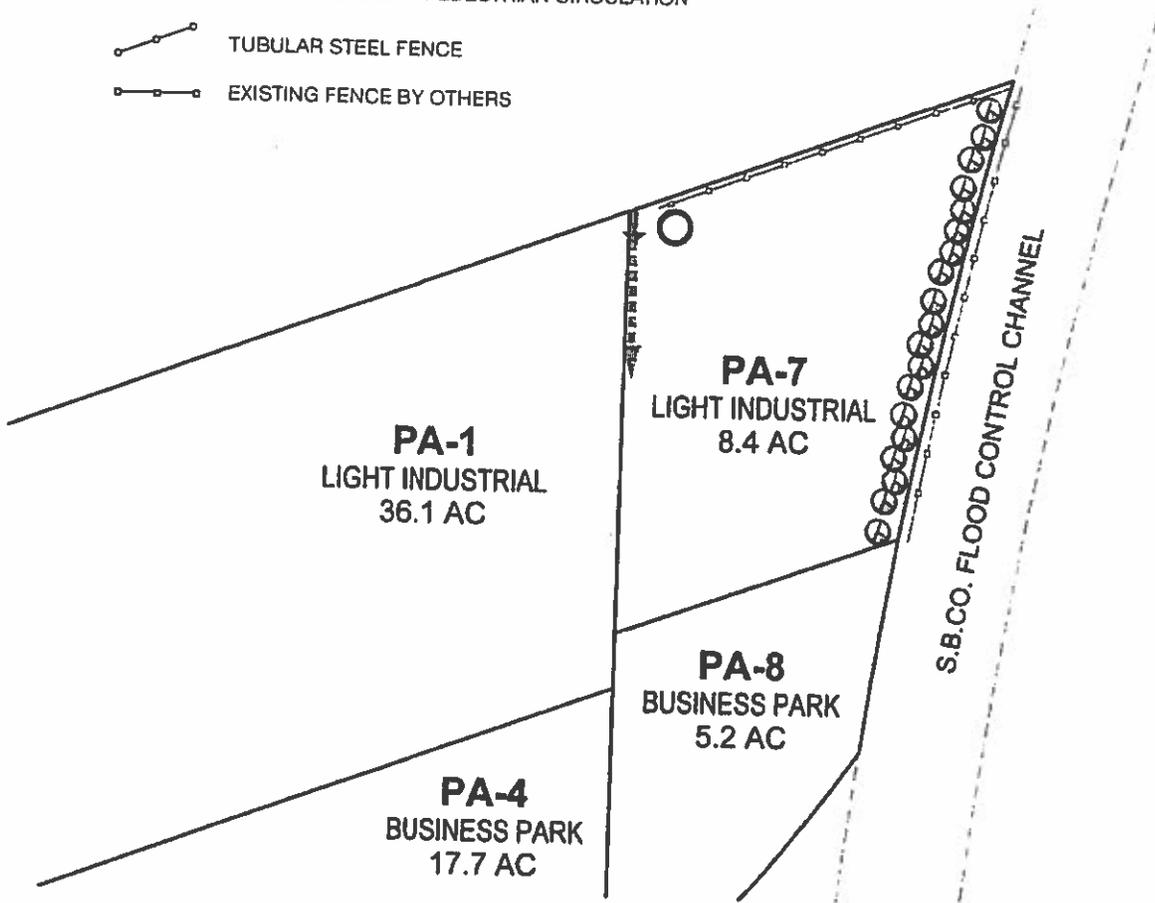
#### **Planning Standards**

- 1) Access to Planning Area 7 shall be provided from future Internal Streets. Future development design may permit internal access between Planning Area 7 and adjoining Planning Areas.
- 2) Planning Area 7 is located in Zone C of the CLUP for the Chino Airport.
- 3) The Chino Airport extended runway centerline crosses into the northern portion of Planning Area 7. As such, all structures shall be located a maximum distance from the extended runway centerline.
- 4) Development in this zone will comply with all applicable restrictions and requirements.
- 5) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 6) Signage to be provided as depicted in Figure 3-1, Monument Plan and as described in Section 3.6.
- 7) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 8) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

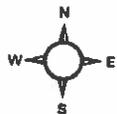
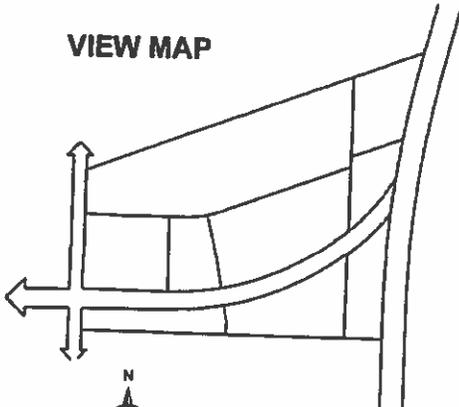
**LEGEND**

-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  TREE EDGE AND SHRUB BUFFER
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  TUBULAR STEEL FENCE
-  EXISTING FENCE BY OTHERS

**Planning Area 7**  
LIGHT INDUSTRIAL  
8.4 Acres



**VIEW MAP**



Not to Scale

**Figure 2-17**  
**Planning Area 7**

### **2.7.8 Planning Area 8: Business Park**

Planning Area 8 located at the center of the eastern project boundary and on the north side of Limonite Avenue as depicted in **Figure 2-18, Planning Area 8**, provides for the development of approximately 5.2 acres of business park land uses. A maximum 122,216 square feet of buildings can be constructed within Planning Area 8. The building intensity in Planning Area 8 will not exceed a FAR of 0.60. Within Planning Area 8, land uses will be limited to agriculture and related uses as interim uses until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area.

#### **Land Use and Development Standards**

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

#### **Planning Standards**

- 1) Access to Planning Area 8 can be provided from Limonite Avenue or future internal streets. Future development design may permit internal access between Planning Area 8 and adjoining Planning Areas.
- 2) Planning Area 8 is located in Zone C of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) Signage to be provided as depicted in Figure 3-1, Monument Plan and as described in Section 3.6.
- 5) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 6) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

**LEGEND**

-  TENANT SIGNAGE
-  TREE EDGE AND SHRUB BUFFER
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  EXISTING FENCE BY OTHERS

**Planning Area 8**  
BUSINESS PARK  
5.2 Acres

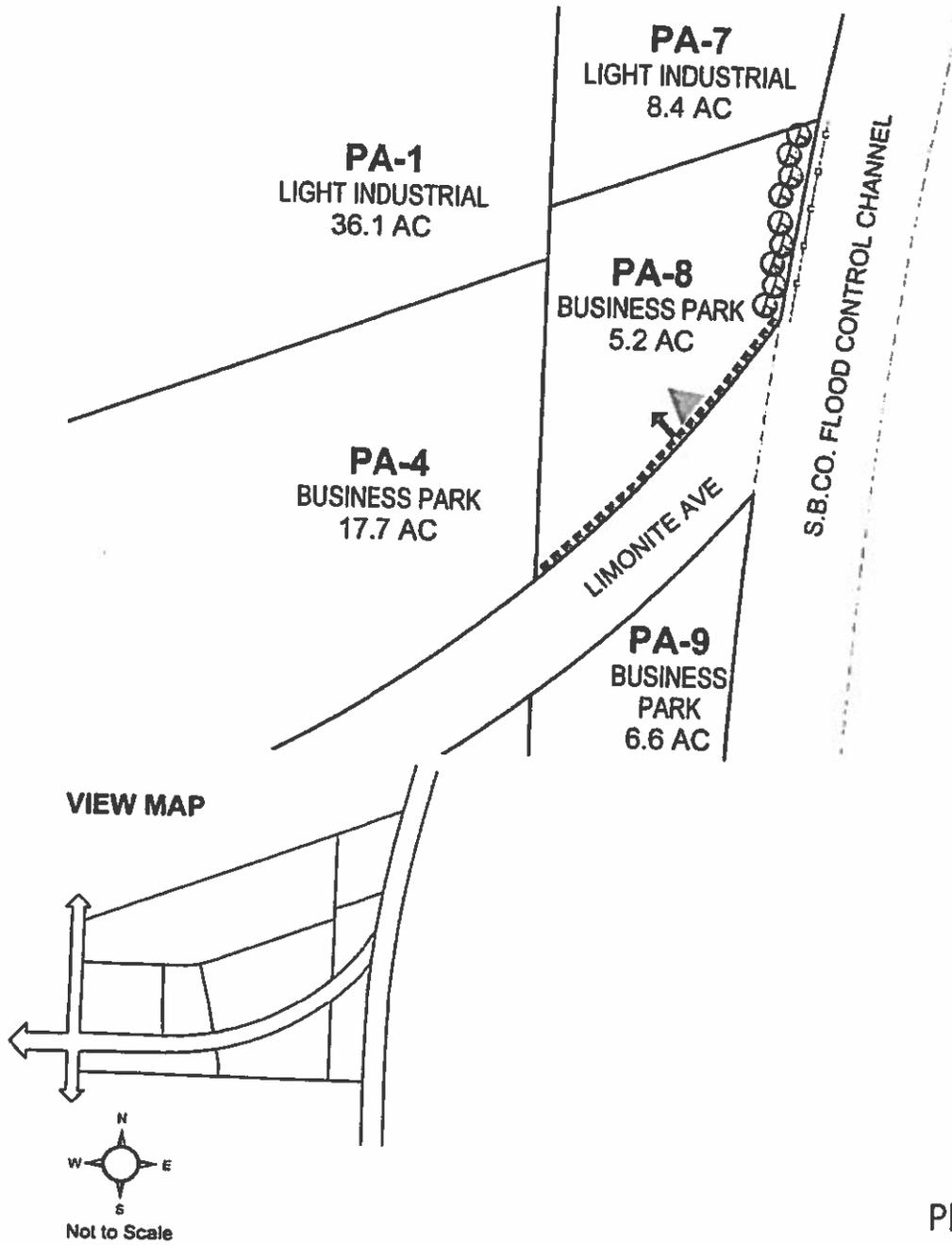


Figure 2-18  
Planning Area 8

### **2.7.9 Planning Area 9: Business Park**

Planning Area 9 located between the southern project boundary and the south side of Limonite Avenue as depicted in **Figure 2-19, Planning Area 9**, provides for the development of approximately 6.6 acres of business park land uses. A maximum 155,121 square feet of buildings can be constructed within Planning Area 9. The building intensity in Planning Area 9 will not exceed a FAR of 0.60. Within Planning Area, land uses will be limited to agriculture and related uses as interim uses until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area.

#### **Land Use and Development Standards**

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

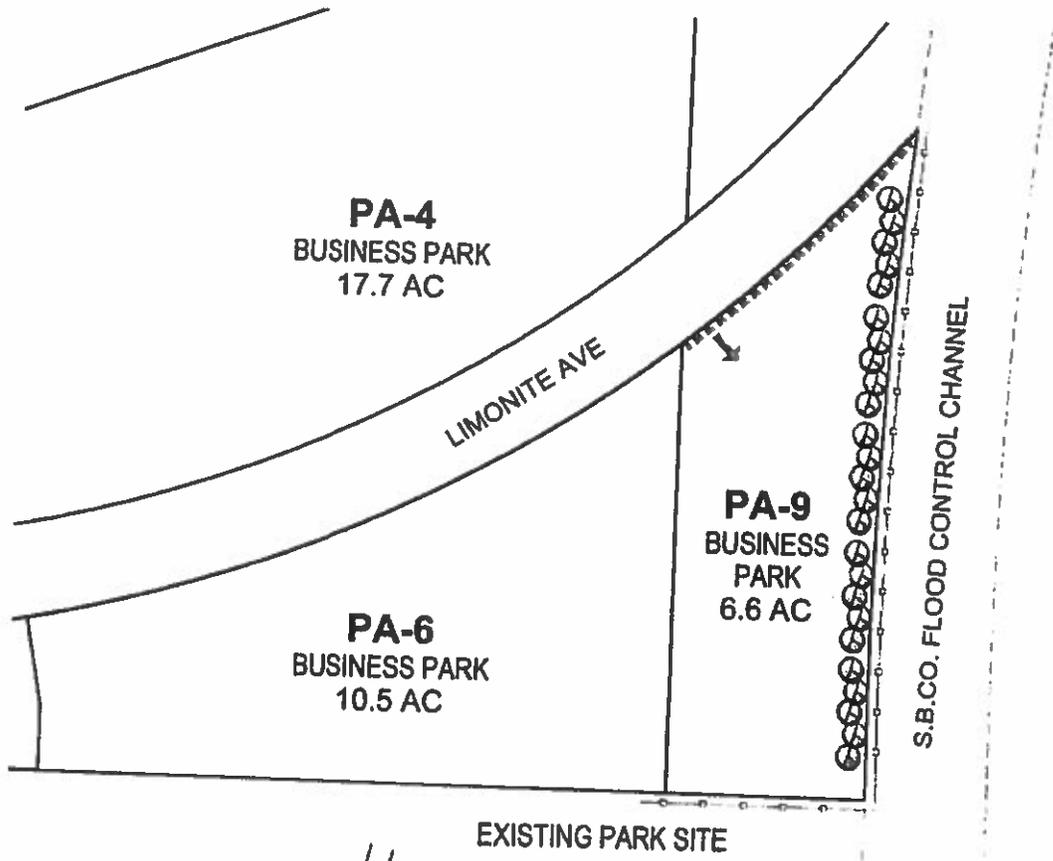
#### **Planning Standards**

- 1) Access to Planning Area 9 shall be provided from Limonite Avenue. Future development design may permit internal access between Planning Area 9 and adjoining Planning Areas.
- 2) Planning Area 9 is located in Zones C and D of the CLUP for the Chino Airport. Development in these zones will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) Signage to be provided as depicted in Figure 3-1, Monument Plan and as described in Section 3.6.
- 5) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 6) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

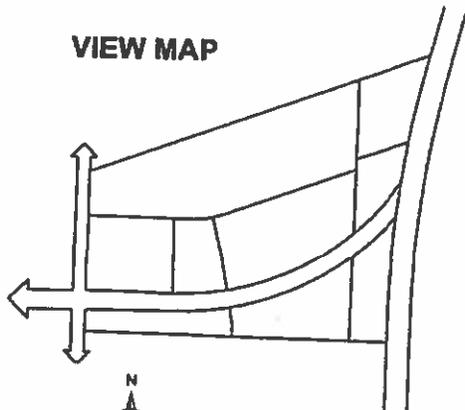
**LEGEND**

-  TREE EDGE AND SHRUB BUFFER
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  EXISTING FENCE BY OTHERS

**Planning Area 9**  
BUSINESS PARK  
6.6 Acres



**VIEW MAP**



Not to Scale

Figure 2-19  
Planning Area 9



**SUMMIT DEVELOPMENT  
CORPORATION**

May 26, 2015

John Guerin  
Riverside County Airport Land Use Commission  
Riverside County Administrative Center  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, CA 92501

Re: ALUC Submission Package for the Ranch at Eastvale

Dear John:

I am pleased to present our completed application and site plan for ALUC review prior to our formal submission on or before May 27, 2015. By way of background, ALUC issued the attached conditions of approval dated May 14, 2007. At that time, the ALUC conditions governed a "blob" land use plan for several land parcels which comprised an approximately 119 gross acres Specific Plan known as "The Ranch at Eastvale". This Specific Plan was approved by the County of Riverside as of May 25, 2010.

The parcels covered by the Specific Plan include:

- Moons site (approx. 98 gross acres)  
APN: 144-010-008-0 & 144-010-013-4
- Rodriguez site (approx. 20 gross acres)  
APN: 144-010-009-1

At this time, we are submitting a Major Development Plan, which will provide site plan approvals for Buildings 1-7 as shown on the site plan (i.e. Phase I). All of the Phase I buildings are located on the Moons site.

We call the Phase I buildings and the related master plan our "Submission Plan". We met with Eric Norris and Kanika Kith on May 6, 2015 and they agreed we could submit the SAME Submission Plan to ALUC staff in order to meet the May 27<sup>th</sup> submission date for the July 9<sup>th</sup> ALUC meeting.

A few highlights from the Submission Plan:

- Buildings 1-7 are located in two zones which are known as B-1 and C. The B-1 zone requires a 30% open space component and the C zone requires a 20% open space component.
- We have met the open space requirements for each Building on the site plan and we have taken extra care to make sure our landscape plan complies with ALUC standards. We have also located street lights outside of the open space quadrants noted on the Submission Plan.

- The Phase I open space areas are highlighted in yellow and we are taking the extra step of showing you how we intend to meet our open space requirements for the "Western Quadrant" by noting the open space areas in blue. We call this Western Quadrant "Phase II."
- The Phase I buildings will more than likely operate according to "normal" business hours, but we cannot preclude a 24/7 operation.
- We have attached a chart to explain the maximum employee densities for the Phase I buildings.
- "Phase III" is generally described as the land south of Limonite and this area requires a 10% open space requirement. We do not anticipate having an issue in meeting this requirement when we are ready to submit a specific site plan for this area.
- As suggested, we will be submitting the completed FAA 7460 forms required for each Phase I building in order to facilitate obtaining a Conditional Approval from RCALUC.

John, your previous advice and counsel helped in preparing our Submission Plan. Our previous work gave the city confidence to endorse moving ahead with you now so that we might keep our project on track for approval at the ALUC meeting in July. Thank you for considering a meeting time with Bill and Taylor so we can make sure we have covered every possible detail on our Submission Plan.

Sincerely,



Bryan Bentrott

Principal  
Summit Development Corporation

**Direct:** 949.655.8226

**Cell:** 949.395.2488

**Email:** [bryan@sumdevco.com](mailto:bryan@sumdevco.com)

**RIVERSIDE COUNTY LAND USE COMMISSION  
COMPLIANCE METHODOLOGY**

**The Ranch at Eastvale – Phase 1**

May 27, 2015

Gentleman,

On May 10, 2007 the Riverside ALUC, in reviewing an application for development review (File No. ZAP1004CH07) found the site we proposed to be developed consistent with the then approved 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence area of Chino Airport, subject to a series of conditions. Summit Development Corp. now plans to develop portions of the site reviewed in 2007 in two or more phases.

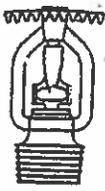
On May 6, 2015 Summit Development Corp. submitted revised plans and specifications to the City of Eastvale for Master Development Plan Review of Phase 1 of the 98 acre Ranch at Eastvale. The Phase 1 development consists of seven industrial warehouse buildings totaling 945,000 SF located on 56.6 gross acres, along with major roads totaling 12.3 acres. Phase 2 of The Ranch at Eastvale consists of 29.1 acres of commercial/business park property which will undergo Plan Review at a future date.

The Open Space Zone Diagram dated 05/06/2015 prepared by MacDavid Aubor Architects, and Landing Open Space Area plans prepared by Albert A. Webb Associates Civil Engineers are the basis of the following compliance summary:

- **Open Land:** In addition to showing all of our building envelopes, we have identified in yellow on the Zone Diagram all of the Phase 1 open land areas comprised of roads and automobile parking lots which are free of structures, other major obstacles such as large trees or poles, and overhead wires. All of these areas have a minimum of 75 feet by 300 ft. Identified in blue all of the open land areas in Zone C being developed with Phase 1 which we are electing to allocate to future Phase 2 development in Zone C. The open space summary on the Zone Diagram details our compliance with minimum open space requirements of Zone B1 (30%), and Zone C (20%).
- **Limitations on Clustering:** We have approached the clustering of our Phase 1 buildings so that they are each separated by qualified open space parking lot areas. Further we have positioned the building office areas to be outside of the most restrictive B1 Zone as an additional safety feature. Please refer to Exhibit A attached, which details calculations of the Maximum Single Acre Intensity for each of our buildings. Note that building #3 & #4 will require an intensity bonus. Exhibit B attached, details the Average Zone Density people contributions for each of our buildings. We are in compliance with the maximum density of Zone B1 (40 / AC), and Zone C (75 / AC).
- **Risk Reduction Measures:** Since actual landing frequency measurements at the Chino Airport does not indicate takeoff and landing frequency of large aircraft having a maximum certificated takeoff weight of more than 12,500 pounds (based on Chino Airport master plan data, less than two percent of the traffic overflying the site will be large aircraft), we are eligible for credit for

**the following allowed building design features which would enable an Intensity Bonus for Buildings #3 & #4:**

- **Using concrete walls**
- **Enhancing the fire sprinkler system (see Allen Automatic Fire Sprinkler letter)**
- **Limiting buildings to a single story**
- **Increasing the number of emergency exits (see McDavid Aubort letter)**



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May 21, 2015

Summit Development Corp  
450 Newport Center Drive Suite 626  
Newport Beach, CA 92660-7610

Attn: Taylor Gerry

Re: The Ranch at Eastvale  
Eastvale, CA  
Allan's Project No. 275706

Subject: Fire Protection

Dear Taylor:

Following up on our telephone conversation, we have reviewed the drawings of the proposed buildings at The Ranch at Eastvale.

The fire sprinkler design will be Early Suppression Fast Response (ESFR) sprinklers, which exceeds the requirements of the California Fire Code and NFPA 13.

This is a suppression technology as opposed to conventional control mode technology, and is a significant upgrade.

If you have any questions, please contact our office.

Sincerely,

Shambaugh & Son, L.P.  
Allan Automatic Sprinkler Of So Cal, a Division of

*Ronald J Stephens*

RONALD J. STEPHENS



May 20, 2015

Mr. Taylor Gerry  
Project Coordinator

Re: the ranch, Eastvale, CA. (Required vs. Provided Fire Access doors for Buildings 3 & 4)

Hi Taylor,

MAA Architects has calculated the required fire access doors vs. the provided preliminary location of the fire access doors.

Building #3:      Required fire access doors= 15 doors  
                         Provided fire access doors= 19 doors

Building #4:      Required fire access doors= 24 doors  
                         Provided fire access doors= 30 doors

If you have any questions, I can be reached at (949) 305.2200 x224

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan MacDavid', written over a large, stylized, scribbled-out mark.

Dan MacDavid,  
Principal

MacDavid Aubort and Associates, Inc.

O:\adminstration\_eastvale\_taylorerry\_fireaccessdoors\_52015.doc

**ATTACHMENT 6**

**ADDENDUM TO EIR**

**And EIR**

**(Available on the City Website)**

**ATTACHMENT 7**

**NOTIFICATION INFORMATION**

