



AGENDA PLANNING COMMISSION CITY OF EASTVALE

**Regular Meeting
Wednesday, April 20, 2016
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: Daryl Charlson, Bill Van Leeuwen, Karen Patel
Vice-Chair: Howard Feng
Chair: Larry Oblea

- 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**

4.1 Training on California Environmental Quality Act (CEQA) basics

- 5. ADDITIONS/DELETIONS TO THE AGENDA**

- 6. CONSENT CALENDAR**

6.1 Planning Commission Minutes

RECOMMENDATION: Approve the minutes from the March 16, 2016, regular meeting.

7. PUBLIC HEARING

- 7.1 PROJECT NO. 14-1077** – Major Development Review for the development of a 455,898-square-foot industrial/warehouse building and associated improvements including a water quality detention basin on an approximately 23-acre site located at the northwest corner of Cantu-Galleano Ranch Road and Interstate 15, with secondary access provided via an adjacent parcel to the north. An Environmental Impact Report has been prepared for the project.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

1. Adopt a Resolution certifying an Environmental Impact Report (EIR SCH No. 2015031107) for the project and adopting a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA); and
2. Adopt a Resolution approving Major Development Review for the development of a 455,898-square-foot industrial/warehouse building and associated improvements on an approximately 23-acre site located at the northwest corner of Cantu-Galleano Ranch Road and Interstate 15, with secondary access provided via an adjacent parcel to the north, subject to conditions of approval.

8. CITY STAFF REPORT

8.1 Planning Department Project Status

9. COMMISSION COMMUNICATIONS

10. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission will be held on **May 18, 2016**, 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).

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, March 16, 2016
6:00 P.M.
Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880

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

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

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

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

The Commission recited the Pledge of Allegiance.

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 February 17, 2016 regular meeting.

Motion: Moved by Patel, seconded by Charlson, to approve the Consent Calendar.

Motion carried 5-0 with Patel, Van Leeuwen, Charlson, Vice Chair Feng, and Chair Oblea voting aye.

7. PUBLIC HEARING

- 7.1 **PROJECT NO. 15-1508** – Major Development Review for the development of two industrial buildings totaling 156,478 square feet. The project is located at the southeast corner of Hamner Avenue and Riverside Drive. An Addendum to an adopted MND has been prepared for the project.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

1. Adopt a Resolution adopting an Addendum to a Mitigated Negative Declaration for Environmental Assessment No. 39498; and
2. Adopt a Resolution approving Major Development Review for the development of two industrial buildings totaling approximately 156,478 square feet, subject to the conditions of approval.

Planning Director Norris noted that correspondence was received from the tenant on the adjoining property regarding concerns about the project. He stated that the Planning and Public Works Departments do not share the concerns of the neighbor and believe the project meets all of the appropriate standards. He reviewed the option to continue the item to thoroughly review the correspondence.

The Planning Commission decided to proceed with the item.

Senior Planner Kith provided a PowerPoint presentation for the item, including background information and a summary of the project.

The applicant discussed the history of their project and noted that the concerns by the neighbor have been addressed within reason and discussed their plans.

The Public Hearing was opened at 6:25 p.m.

Abraham Hernandez, representative of SnapWear, the neighbor of the property, noted that they are in support of the development of the buildings. He also noted concerns with safety hazards and increased truck traffic.

The commission and applicant addressed those concerns made by Mr. Hernandez.

Commissioner Charlson inquired about the lack of parking spots for bicycles and the horse trail.

Planning Director Norris noted that the trail was part of the Jurupa Area Parks and Recreation Department Master Plan.

The Public Hearing was closed at 6:48 p.m.

Commissioner Patel encouraged the applicant and staff to be proactive in how and where the bicycles are put.

Vice Chair Feng inquired about roadway improvements on Hamner and Riverside.

City Engineer Indrawan reviewed the upcoming road improvements that would be made noting that most are on Riverside Drive because Hamner is already fully improved.

Staff reviewed the voting options for the Planning Commission.

Motion: Moved by Feng, seconded by Van Leeuwen, to adopt a Resolution adopting an Addendum to a Mitigated Negative Declaration for Environmental Assessment No. 39498.

Motion passed 5-0 with Patel, Van Leeuwen, Charlson, Vice Chair Feng, and Chair Oblea voting aye.

Motion: Moved by Charlson, seconded by Patel, to adopt a Resolution approving Major Development Review for the development of two industrial buildings totaling approximately 156,478 square feet, subject to the conditions of approval.

Motion passed 5-0 with Patel, Van Leeuwen, Charlson, Vice Chair Feng, and Chair Oblea voting aye.

8. CITY STAFF REPORT

Planning Director Norris noted that the monthly Planning Department report would be emailed to the Commission.

9. COMMISSION COMMUNICATIONS

Vice Chair Feng requested that staff provide recommendations on possible changes to CUPs, zoning, or any other conditions to the Evergreen Project and Area 5 of the Goodman Birtcher Project for the next Planning Commission agenda.

Planning Director Norris suggested it might be premature for the Commission to anticipate and make changes to the Evergreen Project plan at this time.

There was discussion regarding Vice Chair Feng's request. City Attorney Cavanaugh noted that staff was working with the applicants on their issues and if any issues required action on the part of the Planning Commission, they would be brought to the Planning Commission.

Commissioner Van Leeuwen inquired about traffic backing up on Schleisman Road beginning at the horse property up to the school.

City Engineer Indrawan noted that once the property is developed, it would be conditioned to widen the street.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:07 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

MEETING DATE: APRIL 20, 2016

TO: PLANNING COMMISSION

FROM: CATHY PERRING, ASSISTANT PLANNING DIRECTOR

SUBJECT: PROJECT NO. 14-1077 – Major Development Review for the development of a 455,898-square-foot industrial/warehouse building at the northwest corner of Cantu-Galleano Ranch Road and Interstate 15

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. _____ certifying the Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).
2. Adopt Resolution No. _____ approving Major Development Review for the development of a 455,898-square-foot industrial/warehouse building and associated improvements including a water quality detention basin on approximately 23 acres, with secondary access provided via another parcel, subject to conditions of approval.

BACKGROUND

The project is a 455,898-square-foot industrial/warehouse building being constructed on a vacant parcel surrounded by existing and proposed industrial/warehouse uses (Figure 1). The General Plan designation is Light Industrial and the site is zoned Industrial Park. The project includes truck court, parking, landscaping, fencing, and stormwater collection, conveyance, and treatment features on a 23-acre site. The warehouse is a “spec” development; tenants are not known at this time. Permitted, conditionally permitted, and prohibited uses are discussed in the Project Analysis section, below.

Figure 1: Project Location and Surrounding Uses



DISCUSSION

The proposed building is oriented so the truck bays (where trucks will be parked while goods are moved into and out of the building) face the I-15 freeway on the east and an adjacent industrial building on the west (Figure 2). A total of 39 dock doors would be located on the west side of the building; 47 dock doors are proposed for the east side of the building. Employee and visitor parking is on the north, east, and south sides of the warehouse.

Access is segregated so that passenger vehicles and trucks have minimal conflicting interactions. Automobiles have primary access from Micro Drive (north of the site) through an easement across an adjacent parcel owned by the applicant (APN 156-050-025). This access route also crosses two parallel existing Southern California Edison (SCE) easements. Trucks serving the project site will

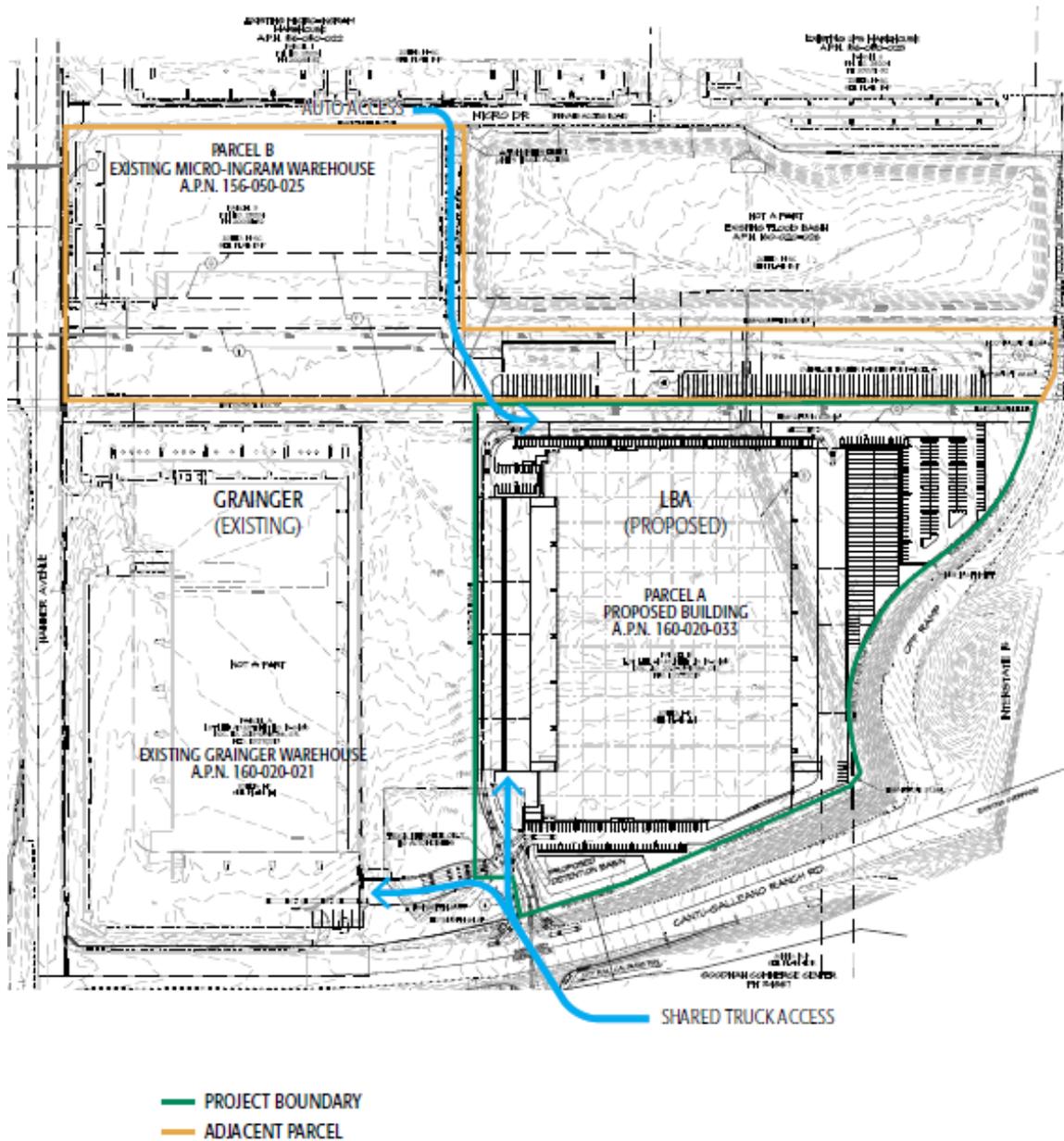
enter via Cantu-Galleano Ranch Road at a four-way, signalized intersection at Goodman Way. Overflow (non-required) truck parking is proposed to be located within the northern SCE easement.

To the west of the project site is the existing W.W. Grainger facility. Grainger's existing access driveway from Cantu-Galleano Ranch Road will be closed as part of the proposed project and a new, shared access will be constructed for Grainger so that Grainger trucks can enter and exit their property at the signal that is being constructed by Goodman Commerce Center. A proposed condition requires the signal be upgraded, if needed, to accommodate this project when it is built.

Off-site activities include a relocated entrance road for W.W. Grainger and closure of the existing driveway, grading on Grainger property to eliminate the existing runoff basin that will be connected to the project's proposed storm drain system, and grading/road improvements along Cantu-Galleano within existing Caltrans right-of-way.

Sometime prior to 2011, the site was under Williamson Act contract to receive a tax break for agreeing to limited uses to agriculture. The contract expired but the project site is still included in Mira Loma Agricultural Preserve #1. An Agricultural Diminishment from the preserve by action of the City Council is required to remove the site from the Mira Loma Agricultural Preserve. This requirement has been included as a condition of approval to be satisfied prior to issuance of building permit.

Figure 2: Site Plan



Project Analysis

The proposed project is consistent with the Light Industrial General Plan designation and the site's Industrial Park zoning, which permits uses such as warehousing and distribution, including mini-storage; professional offices; animal hospitals and training; automobile and boat related sales, service and storage; laboratories; lumber yards; limited manufacturing, fabricating, processing, packaging, and treating, and incidental storage related thereto; restaurants; indoor fitness and sports facilities; recycling collection facilities; hotels/motels; banks; and various personal services. Conditionally permitted industrial/manufacturing uses include recycling of wood, metal construction wastes and other materials; and minor manufacturing, which might include furniture

or metal products fabrication. Major manufacturing uses, such as batch plants or plastics manufacturing, are prohibited.

Major Development Review

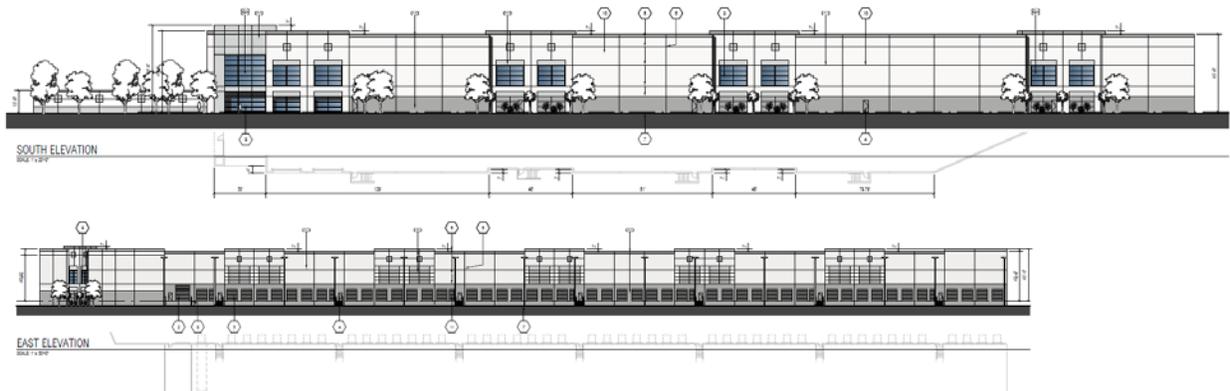
The proposed project meets the minimum development criteria of the Zoning Code, including landscaping, circulation, and parking. The project is designed and/or conditioned to provide all necessary dedications and improvements to provide adequate automobile, truck, and pedestrian circulation associated with the proposed project to, from, and through the site. Detailed discussions of the required improvements are provided below.

Architectural Design

The City's General Plan (GP) and Design Standards and Guidelines (DSG) require that industrial developments visible from public roadways and/or from adjacent properties incorporate high-quality design principles, such as orienting offices and enclosed structures toward street frontages and providing visually interesting building facades (GP Policy DE-45 and DSG Policy NRDS-16). The proposed architecture is well suited for the warehouse distribution uses that may locate here and will relate well architecturally to adjacent buildings.

The proposed office areas are located on the northwest and southwest corners of the building directly opposite vehicular entrance points. Entrances and office areas include the highest variety of materials, architectural elements such as awnings, and glass. To help create visual interest, the proposed building facades use reveal lines, color, texture, and various building materials, both vertically and horizontally, to show variety (Figure 3).

Figure 3: Building Elevations and Rendering



Right-of-Way Improvements, Vehicular Access, and Parking

Cantu-Galleano Ranch Road improvements are designed and conditioned to be completed prior to occupancy, including minor widening within the Caltrans right-of-way. The new access drive for Grainger and the closure of its existing driveway are conditioned to be completed prior to occupancy.

To encourage truck access from Cantu-Galleano Ranch Road and passenger vehicle access from Micro Drive, a condition of approval requires that signs be placed at the Micro Drive and Cantu-Galleano Ranch Road entrances indicating that Cantu-Galleano Ranch Road is for truck access only and that Micro Drive is for passenger vehicle access and truck access. Staff will review these signs and their locations prior to approval of final construction plans.

Parking provided meets City standards for warehouses. The project is not proposing development for any specific tenants; therefore, parking requirements have been calculated at the standard warehouse rate of one space per 2,000 square feet with the office areas calculated at one space per 250 square feet. Based on this standard, 281 stalls are required; 289 spaces are provided.

Landscaping, Screening, and Water Quality Basin

The conceptual landscape plans comply with City requirements. The project provides 66 percent shading in the parking areas (exceeding the 50 percent requirement) and meets the 15 percent landscape coverage required on-site (Figure 4). The proposed water quality basin located at the south end of the site is completely landscaped, and surrounded by trees and shrubs. Vines are proposed on walls facing public areas to reduce the potential for graffiti.

Figure 4: Landscape Plan



Trucks and loading bays would only be visible to Eastvale residents if they were exiting I-15 from the southbound off-ramp. The truck loading/parking area facing the I-15 ramp is 80 to 340 feet from the edge of the curvilinear freeway ramp with landscaping intervening. The ramp is elevated, so visibility of trucks will be possible in some locations. However, with this location and the screening provided, the loading areas are generally screened from public view, which is consistent with the design guidelines.

Infrastructure and Utilities

The project requires the modification of existing flood control infrastructure located off- and on-site. The existing facilities will be removed and replaced by a new underground drainage pipe located along the western site boundary. Off-site and treated on-site flows will be conveyed through the pipe and off-site under Cantu-Galleano Ranch Road to stormwater infrastructure constructed as part of the Goodman Commerce Center project. All improvements would be coordinated with the Riverside County Flood Control and Water Conservation District. The proposed project is served by existing water and sewer lines within Cantu-Galleano Ranch Road.

Pedestrian Access and Bicycle Parking

The project is required to provide 11 bicycle parking spaces for employees; none are required for patrons or visitors. A proposed condition of approval is included to require the applicant to identify on construction and landscape plans the location and number of bicycle parking spaces in the building or on the site.

Environmental Review

California Environmental Quality Act

An Environmental Impact Report (EIR) has been prepared for this project. The State Clearinghouse number is 2015031107. The EIR was released for public and agency review on December 9, 2015, with the 45-day review period ending on January 25, 2016. During the public review period, eight comment letters were received. The primary issues of concern are associated with traffic and biological resources.

The main issue with this project was the intersection of the project driveway and Cantu-Galleano Ranch Road. The driveway will intersect Cantu-Galleano at what will be a new four-way intersection at Goodman Way (currently under construction). This intersection will serve truck for this project and vehicle traffic for the Goodman Commerce Center. With the proposed project, there was a concern that additional employees and trucks would add to the congestion at the intersection, resulting in traffic backing up onto Cantu-Galleano Ranch Road. The project included a connection to Micro Drive that provides a secondary access designed to allow trucks and cars to use separate entrances. The resulting analysis showed that the design allowed Hamner Avenue and Cantu-Galleano Ranch Road to function acceptably. SCE has a large easement north of the proposed building that cannot be used as permanent parking or as the only access to the site. Micro Drive extends under the easement. However, as there is also drive access onto Cantu-Galleano Ranch Road, there is adequate access if the easement is blocked for maintenance.

Additional project concerns related to biological resources. Of the possible 21 special-status species that are known to occur within the project site, only the western burrowing owl has the potential to occur on-site. A habitat assessment was conducted on April 21, 2015, and no burrowing owls or sign of burrowing owl were observed within the survey area during the focused burrowing owl surveys. Although considered absent from the project site and buffer area, since suitable habitat exists, mitigation measure BIO-1(b) was included in the Draft EIR to reduce impacts to less than significant levels. Mitigation measure BIO-1(b) requires a preconstruction burrowing owl survey 30 days prior to ground-disturbing activities. Additionally, since the project site contains Delhi series soils, evaluations for the potential for Delhi Sands flower-loving fly to occur on-site was conducted on three separate occasions. During those site evaluations, it was determined that since the project site does not contain open wind-blown sand areas or native scrub habitats suitable to support the Delhi Sands flower-loving fly, this species most likely would not be found on-site. Other mitigation measures included worker environmental training (BIO-1(a)) requiring biologists to conduct a training session for project personnel prior to grading; nesting bird avoidance (mitigation measure BIO-1(c)); and the requirement for the applicant to prepare a revegetation plan (mitigation measure BIO-2(a)) if impacts to streambed and riparian habitat cannot be avoided.

Public Hearing Notification and Comment

The proposed project requires a 10-day public hearing notification period in a paper of local circulation and for property owners within a 600-foot radius of the project site. The notification was published on April 10, 2016, for the Planning Commission meeting on April 20, 2016. The notice of public hearing was sent to property owners on April 7, 2016. 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.

FISCAL IMPACT

Fiscal impact analyses were not prepared specifically for this project; however, fiscal analyses were prepared for the Goodman Commerce Center Specific Plan. Using rule-of-thumb estimates of fiscal benefits to the City for warehouse uses, the proposed building is estimated to generate a per acre net fiscal impact of \$954, for a total net fiscal impact of \$21,942.

REQUIRED PROJECT FINDINGS

California Environmental Quality Act

The Planning Commission, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed EIR (SCH# 2015031107), and documents incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

1. Adoption of Environmental Impact Report: The proposed Major Development Review for the development of a 455,898-square-foot industrial/warehouse building and associated improvements including a water quality detention basin on approximately 23 acres, with secondary access provided via an additional parcel, subject to conditions of approval, requires the adoption of an EIR (SCH# 2015031107).
2. Review Period: In accordance with CEQA Section 15087, the EIR (SCH# 2015031107) was circulated for a 45-day public review period starting on December 9, 2015, and concluding on January 25, 2016.
3. Compliance with Law: The EIR (SCH# 2015031107) was prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale.
4. Independent Judgment: The EIR (SCH# 2015031107) reflects the independent judgment and analysis of the City of Eastvale.
5. Mitigation Monitoring Program: The Mitigation Monitoring Program and the proposed project are designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6. As part of the attached EIR (SCH# 2015031107), all mitigation measures reflect the City as the lead agency, responsible for the implementation of the mitigation measures, and have been incorporated in the conditions of approval for the project. All mitigation measures will apply to the proposed project.
6. No Significant Effect: Mitigation measures imposed as conditions of approval on the project avoid or mitigate any potential significant effects on the environment identified in the EIR (SCH# 2015031107) to a point below the threshold of significance. Furthermore, after taking into consideration the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission determines that the project will not have a significant effect on the environment.

Major Development Review

The Zoning Code requires that the Commission make the following four findings in order to approve the proposed project:¹

Finding 1: The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, Specific Plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the City.

¹ Two additional findings are provided in the Zoning Code for other project types and circumstances. They are not addressed here because they do not apply to this project.

Evidence: The General Plan land use designation for the site is Industrial Park. Therefore, the proposed warehouse/industrial building project is consistent with the General Plan.

Finding 2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan, and has been designed to satisfy the design policies of the General Plan and City Design Standards and Guidelines.

Finding 3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of other industrial/warehouse buildings on adjoining and nearby properties.

Evidence: The architecture of the proposed industrial buildings has been designed to satisfy the design goals and policies of the General Plan and the City Design Standards and Guidelines (DSG Policies NRDS-8, -9, and -10). The building elevations that are visible to the public have been designed to create variation and interest to minimize their large scale and to satisfy the design goals.

Finding 4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project is conditioned to provide roadway dedications and improvements to ensure adequate circulation to and from the site. All streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal. A clear pedestrian path has been provided from the public right-of-way to the building entrance. Auto and truck traffic are generally separated to avoid conflicts. Bicycle storage for employees is a condition of occupancy.

ATTACHMENTS

1. Resolution for CEQA
2. Resolution and Conditions of Approval for Major Development Review
3. Notification Map
4. Development and Landscape Plans
5. Environmental Impact Report Available on the City Website

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

ATTACHMENT 1
RESOLUTION FOR CEQA

RESOLUTION NO. 16-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING AN ENVIRONMENTAL IMPACT REPORT (EIR SCH# 2015031107) FOR PROJECT NO. 14-1077 CONSISTING OF A MAJOR DEVELOPMENT REVIEW FOR THE DEVELOPMENT OF AN INDUSTRIAL/WAREHOUSE BUILDING TOTALING 455,898 SQUARE FEET ON A 23-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND INTERSTATE 15, WITH ACCESS AND PARKING SHARED WITH ADJACENT PARCEL; ASSESSORS PARCEL NUMBERS 160-020-033 AND -025

WHEREAS, Project No. 14-1077 consisting of an application for a Major Development Review for the development of a 455,898-square-foot industrial/warehouse building has been filed by LBA Realty Inc. for the real property located at the northwest corner of Cantu-Galleano Ranch Road and Interstate 15, Assessor's Parcel Numbers 160-020-033 and -025; and

WHEREAS, the proposed Major Development Review is considered a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, after completion of an Initial Study, the Planning Director determined that the project required preparation of an Environmental Impact Report (EIR SCH# 2015031107) in compliance with the provisions of CEQA; and

WHEREAS, on December 8, 2015, using the method required under CEQA Guidelines Section 15087(a), the City provided a Notice of Availability (NOA) to adopt the proposed Draft EIR (SCH# 2015031107) and Mitigation Monitoring and Reporting Program to the state Office of Planning and Research (OPR) and the Riverside County Clerk, and also published said NOA in compliance with state law in the *Press Enterprise*, a local newspaper of general circulation, regarding the 45-day public review period; and

WHEREAS, the City made the proposed Draft EIR available for public review beginning on December 9, 2015, and concluding on January 25, 2016, a period of not less than 45 days as prescribed by law; and during said public review period, the City received eight written comment letters, seven from public agencies and one from a private individual. Agency letters included comments concerning traffic and biological resources. The Final EIR (FEIR) was updated to include agency comments along with responses to these comments. Additionally, the proposed Mitigation Monitoring and Reporting Program has been revised to reflect the changes to the DEIR as described in the FEIR; and

WHEREAS, in accordance with state law, on April 10, 2016, the City of Eastvale Planning Department published a legal notice in compliance with state law concerning Project No. 14-1077, including EIR (SCH# 2015031107) in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting of April 20, 2016. In addition, on April 7, 2016, a public hearing notice was mailed to each property owner and commercial tenant within a 600-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission meeting for Project No. 14-1077; and

WHEREAS, on April 20, 2016, the City of Eastvale Planning Commission conducted a duly noticed public hearing concerning Project No. 14-1077, at which time the Commission considered EIR SCH# 2015031107 and considered the proposed Major Development Review application.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Planning Commission, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Environmental Impact Report (SCH# 2015031107), and documents incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

1. Adoption of Environmental Impact Report: The proposed Major Development Review for the development of a 455,898-square-foot industrial/warehouse building and associated improvements including a water quality detention basin on approximately 23 acres, with secondary access provided via an additional parcel, subject to conditions of approval, requires the adoption of an EIR (SCH# 2015031107).
2. Review Period: In accordance with CEQA Section 15087, the EIR (SCH# 2015031107) was circulated for a 45-day public review period starting on December 9, 2015, and concluding on January 25, 2016.
3. Compliance with Law: The EIR (SCH# 2015031107) was prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale.
4. Independent Judgment: The EIR (SCH# 2015031107) reflects the independent judgment and analysis of the City of Eastvale.
5. Mitigation Monitoring Program: The Mitigation Monitoring Program and the proposed project are designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6. As part of the attached EIR (SCH No. 2015031107), all mitigation measures reflect the City as the lead agency, responsible for the implementation of the mitigation measures, and have been incorporated in the conditions of approval for the project. All mitigation measures will apply to the proposed project.

6. No Significant Effect: Mitigation measures imposed as conditions of approval on the project avoid or mitigate any potential significant effects on the environment identified in the EIR (SCH# 2015031107) to a point below the threshold of significance. Furthermore, after taking into consideration the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission determines that the project will not have a significant effect on the environment.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project site lies within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Cell Group A, Sub Unit 3, Criteria Cells 118 and 168, and, as such, the project is required to comply with all provisions of the MSHCP. In addition, City of Eastvale Municipal Code Section 4.62.090 requires payment of the MSHCP Mitigation Fee. Complying with mitigation measures in the EIR and payment of the required fee ensures that this project is fully consistent with the MSHCP.

SECTION 3. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission decision is based, which include but are not limited to the staff reports as well as all materials that support the staff reports for the proposed project, are located in the City Clerk's office of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is the City Clerk of the City of Eastvale.

SECTION 4. DETERMINATION

Based in the findings outlined in Sections 1 through 3 above and the findings of fact attached hereto as Exhibit A, the Planning Commission of the City of Eastvale hereby takes the following actions:

1. Certify EIR (SCH# 2015031107), attached hereto as Exhibit B, for Project No. 14-1077 consisting of a Major Development Review for the development of a 455,898-square-foot industrial/warehouse building on a 23-acre site located at the northwest corner of Cantu-Galleano Ranch Road and Interstate 15; and
2. Adopt a Mitigation Monitoring and Reporting Program for the project, attached hereto as Exhibit C; and
3. Direct that the FEIR, technical studies, and all documents incorporated therein and forming the record of decision therefore shall be on file with the Eastvale Planning Department at Eastvale City Hall and shall be made available for public review upon request.

PASSED, APPROVED, AND ADOPTED this 20th day of April, 2016.

Larry Oblea, Chair

APPROVED AS TO FORM:

ATTEST:

John E. Cavanaugh, City Attorney

Marc Donohue, Secretary

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc Donohue, Secretary of the Planning Commission of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution, No. 16-____, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 20th day of April, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Donohue, Secretary

Exhibit A – Findings of Facts

FINDINGS OF FACT

FOR THE

LBA REALTY EASTVALE INDUSTRIAL DEVELOPMENT PROJECT EIR

STATE CLEARINGHOUSE No. 2015031107

CITY OF EASTVALE
12363 LIMONITE AVENUE, SUITE 910
EASTVALE, CA 91752

FEBRUARY 2016

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1.0 INTRODUCTION

1.1 ORGANIZATION OF CEQA FINDINGS OF FACT

The content and format of these Findings of Fact (Findings) are designed to meet the current requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. In accordance with CEQA and the CEQA Guidelines, the City adopts these Findings of Fact as part of the certification of the Final EIR for the project. Pursuant to Public Resources Code Section 21082.1(c)(3), the City finds that the Final EIR reflects the City's independent judgment as the lead agency for the proposed project.

The Findings of Fact are organized into the following sections:

- **Section 1.0, Introduction**, outlines the organization of this document and identifies the location and custodian of the record of proceedings.
- **Section 2.0, Environmental Setting and Project Description**, describes the location and characteristics of the site, project overview, project design standards, project objectives and benefits, and required permits and approvals for the project.
- **Section 3.0, CEQA Review and Public Participation**, describes the steps the City has undertaken to comply with the CEQA Guidelines as they relate to public input, review, and participation during the preparation of the EIR.
- **Section 4.0, Less Than Significant Environmental Impacts**, provides a summary of insignificant impacts and a finding adopting the EIR's conclusions of insignificance.
- **Section 5.0, Less Than Significant Environmental Impacts with Mitigation Incorporated**, includes a summary of potentially significant environmental effects for which implementation of identified feasible mitigation measures will avoid or substantially reduce the environmental effects to less than significant levels.
- **Section 6.0, Feasibility of Project Alternatives**, provides a summary of the alternatives considered for the project.

1.2 STATUTORY REQUIREMENTS

The California Environmental Quality Act (Public Resources Code Section 21081 et seq.), and particularly the CEQA Guidelines (14 California Code of Regulations, Section 15091 et seq.), require:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:*

FINDINGS OF FACT

1. *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*
2. *Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*
3. *Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

In short, CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to avoid or mitigate significant environmental impacts that will otherwise occur with implementation of the proposed project. Project mitigation or alternatives are not required, however, where they are infeasible or where the responsibility for modifying the proposed project lies with another agency (CEQA Guidelines Section 15091(a), (b)).

For those significant effects that cannot be mitigated to a less than significant level, the public agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the proposed project outweigh the significant effects on the environment (Public Resources Code Section 21081(b)). The CEQA Guidelines state in Section 15093: "If the specific economic, legal, social, technological, or other benefits...of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'"

Location and Custodian of Record of Proceedings

For purposes of CEQA and these Findings of Fact, the record of proceedings for the proposed project consists of a number of documents and other evidence, including the Notice of Preparation and all other public notices issued by the City in conjunction with the proposed project; the Draft EIR, including all documents included and referenced in the appendices and in references in the Draft EIR; the Final EIR, including all documents included in the appendices and in references in the Final EIR; all written comments and public testimony presented during the public comment period on the Draft EIR; the MMRP; the findings and resolution adopted by the City relative to the certification of the Final EIR; the findings and resolutions adopted by the City in connection with the proposed project and all documents incorporated by reference therein; all final reports, studies, memoranda, maps, staff reports, City reports, and City information packets relating to the proposed project prepared by or at the direction of the City or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA or with respect to the City's actions on the proposed project; all documents submitted to the City by other public agencies or members of the public in connection with the proposed project; the minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the City in connection with the proposed project; any documentary or other evidence submitted to or by the City at such

information sessions, public meetings, and public hearings; and any documents cited in these Findings. The documents and other materials that constitute the record of proceedings are located in the Planning Department at the City of Eastvale City Hall, 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, open Monday through Thursday, 7:30 a.m. to 5:30 p.m. The City Planning Department is the custodian of such documents and other materials that constitute the record of proceedings. The record of proceedings is provided in compliance with Public Resources Code Section 21081.6(a)(2) and California Code of Regulations Title 14, Section 15091(e).

1.3 CERTIFICATION OF FINAL EIR

Pursuant to CEQA Guidelines Section 15090, the City further finds and certifies that:

- a) The Final EIR has been completed in compliance with CEQA.
- b) The Final EIR has been presented to the Eastvale City Council, which constitutes the decision-making body of the lead agency, and the Council has reviewed and considered the information contained in the Final EIR prior to approving the project.
- c) The Final EIR reflects the City's independent judgment and analysis.

2.0 ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

2.1 LOCAL AND REGIONAL SETTING

Regional Setting

Eastvale is located in western Riverside County, California, in a region of Southern California known as the Inland Empire. The General Plan addresses a Planning Area that includes all land within the city's incorporated boundaries. The City Planning Area encompasses approximately 8,408 acres and is bounded by Chino to the west, Ontario roughly to the north, the Santa Ana River and Norco to the south, and Interstate 15 (I-15) and Jurupa Valley to the east.

Project Location

Project-related improvements would occur on all or a portion of two separate and contiguous parcels generally located northwest of the Interstate 15/Cantu-Galleano Ranch Road interchange in the City of Eastvale, Riverside County, CA. The project site is bordered by Cantu-Galleano Ranch Road to the south; Interstate 15 to the east, an existing W.W. Grainger warehouse facility to the west, a Riverside County Flood Control and Water Conservation District detention basin, warehousing and truck parking to the north. Micro Drive is located on the north side of Assessor's Parcel Number (APN) 156-050-025 and is proposed to be a primary access for passenger cars and secondary truck access for the proposed project.

2.2 PROJECT DESCRIPTION

Project Characteristics

The project involves a warehouse facility that would encompass approximately 446,173 square feet with a truck court, parking, landscaping, fencing and stormwater collection, conveyance and treatment features. The warehouse is a “spec” development – no tenants have been identified. The types of goods stored in the warehouse are unknown; however, it is assumed to be dry goods. No cold storage or storage of perishable items is assumed for this analysis.

The warehouse building would be approximately 560 feet by 797 feet and oriented north/south on the project site. It would be a tilt up concrete structure approximately 40 feet high with 2-foot high parapets. Architectural relief would be provided along the building exterior for aesthetic purposes. Office areas would be located on the northwest and southwest corners of the building. A total of 39 dock doors would be located on the west side the building; 47 dock doors would be located on the east side of the building. Employee and visitor parking would be provided on the north and south sides of the warehouse; truck parking would be provided generally in the northeast portion of the site.

2.3 PROJECT OBJECTIVES

The objectives of the proposed project are as follows:

1. Develop market ready warehouse space to accommodate tenants requiring shipping, receiving and temporary storage for non-perishable commodities;
2. Provide for an industrial development that is consistent with the City's General Plan Land Use Goal LU-2 of providing "A balance of land uses that maintains and enhances the City's fiscal viability, economic diversity, and environmental integrity and meets the needs of Eastvale's residents."
3. Provide employment opportunities through the creation of approximately 100 new jobs that will allow Eastvale residents to live and work within their community and helps improve the jobs and housing ratio;
4. Contribute to the concentration of warehouse uses near existing freeways and interchanges to minimize traffic congestion and reduce air emissions consistent with Southern California Association of Governments Goods Movement Corridor and promote consistency with SB 375;
5. Facilitate goods movement for the benefit of local, regional and statewide commerce and economic growth;
6. Utilize existing undeveloped land on an adjacent parcel to avoid development fragments and meet truck parking requirements;
7. Incorporate state of the art design and construction techniques to ensure compliance with California Energy Code Title 24.

2.4 REQUIRED PERMITS AND APPROVALS

Implementation of the proposed LBA Realty Eastvale Industrial Development Project would require the following discretionary approvals from the City of Eastvale, which is the lead agency for the project:

- Major Development Plan Review and Approval – Review and approval of the development plan for the proposed project
- Agricultural Diminishment from Mira Loam 1 Agricultural Preserve – Removal of the project site from the Mira Loam Agricultural Preserve
- Certification of Final EIR – The Eastvale City Council will be required to certify the LBA Realty Eastvale Industrial Development Final Environmental Impact Report.

In addition to the above discretionary City approvals, the project would require the following:

- Encroachment Permit – An encroachment permit will be required from Caltrans to allow grading within Caltrans ROW.
- Southern California Edison Easement – An easement will be required from SCE to allow construction of the secondary access across the SCE easement as well as construction of overflow truck parking within the easement.
- Secondary Access Easement – An easement will be required from the neighboring property owner to allow construction of the secondary access across the property.
- Riverside County Flood Control and Water Conservation District Approval – The Riverside County Flood Control District will review and approve the proposed relocation of the existing stormwater conveyance structure and modifications to existing detention basins.

3.0 CEQA REVIEW AND PUBLIC PARTICIPATION

The City complied with the CEQA Guidelines during the preparation of the Draft EIR for the project. The Draft EIR, dated November 2015, was prepared following input from the public, responsible agencies, and affected agencies through the Draft EIR scoping process. The “scoping” of the EIR was conducted using several of the tools available under CEQA. In accordance with CEQA Guidelines Section 15082, a Notice of Preparation (NOP) was prepared and distributed to the State Clearinghouse, responsible agencies, affected agencies, and other interested parties on March 9, 2015. Information requested and input provided during the 30-day NOP comment period regarding the scope of the environmental document are included in the EIR. The public review period for the NOP was from March 30, 2015, to April 28, 2015, and the public review period for the Notice of Availability and Draft EIR was from December 9, 2015, to January 22, 2016.

3.1 NOTICE OF PREPARATION

A Notice of Preparation was prepared per CEQA Guidelines Section 15082. Public outreach for the NOP included distribution using the methods described below.

Overnight and Certified Mail

The NOP was sent to 49 local agencies and the Office of Planning and Research, State Clearinghouse for distribution to state agencies. During the public scoping/comment period, the NOP was made available for review at the following locations

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

3.2 NOTICE OF AVAILABILITY AND DRAFT ENVIRONMENTAL IMPACT REPORT

Upon completion of the Draft EIR, and in accordance with CEQA Guidelines Section 15087(a), the Notice of Availability (NOA) was prepared and published. Public outreach for the Draft EIR included distribution of the NOA using the following methods:

Newspaper Publications

The City published the NOA in the Press Enterprise on March 30, 2015.

Overnight and Certified Mail

The NOA and Draft EIR were sent to 49 interested agencies/organizations and the Office of Planning and Research, State Clearinghouse for distribution to state agencies. During the public review period, the EIR was made available for review at the following location:

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

Online

The NOA and Draft EIR were available online at <http://www.EastvaleCA.gov>.

4.0 LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS

Based on the Draft EIR, the Final EIR, and the record of proceedings, the City of Eastvale finds that the project will result in less than significant environmental impacts without any mitigation measures for all of the specific topic areas and thresholds identified below. Page numbers in parentheses refer to the Draft EIR unless otherwise noted. Detailed discussions follow in Sections 4.1 through 4.12.

- Aesthetics (scenic vistas, scenic resources, light and glare)
- Air Quality (AQMP consistency, regional emissions, exceedance of state and federal standards, exposure of sensitive receptors to elevated air pollution concentrations/health risk)
- Geology (ground shaking, liquefaction, erosion)
- Greenhouse Gases (consistency with applicable plans and policies)
- Hazards and Hazardous Materials (routine use, storage and transport of hazardous materials, risk of upset)
- Hydrology and Water Quality (short- and long-term water quality impacts, changes in surface hydrology/runoff)
- Land Use and Planning (consistency with the Eastvale General Plan, impacts to agricultural preserves)
- Noise (construction noise, long-term project operation, long-term increase in traffic noise)
- Population and Housing (employment growth relative to regional forecasts)
- Public Services (impacts related to fire and police services)
- Transportation and Traffic (site access)
- Utilities and Service Systems (water, wastewater, solid waste, stormwater runoff)

4.1 AESTHETICS

Scenic Vistas

The proposed project would involve conversion of the site from its current, mostly undeveloped, state into a warehouse development. However, because it would not block views of the higher elevations of the San Gabriel Mountains to the north from publically accessible vantage points and residential areas to the south, which are the only potential scenic vista in the project vicinity, the project's impact on scenic vistas would be less than significant.

Scenic Resources

The project site does not contain any scenic resources identified in the City of Eastvale General Plan. The proposed project's impact on scenic resources would therefore be less than significant.

Light and Glare

While the proposed project would add a new source of light and glare, outdoor lighting would be limited to security/parking lot lights and the use of glass or other reflective material would be minimal. The project would therefore have a less than significant impact related to light and glare.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project would result in less than significant impacts related to scenic vistas, scenic resources, and light and glare.

4.2 AIR QUALITY

AQMP Consistency

The proposed project would not generate an increase in population that would conflict with or obstruct implementation of the SCAQMD AQMP. Therefore, impacts would be less than significant.

Regional Emissions

Project construction would generate temporary increases in localized air pollutant emissions. Emissions of ROG would exceed the applicable SCAQMD threshold. All other emissions would be below threshold. Therefore, air quality impacts associated with construction activities would be significant but mitigable.

Operation of the proposed project would generate air pollutant emissions, but emissions would not exceed SCAQMD operational significance thresholds. Therefore, long-term regional air quality impacts would be less than significant.

Exceedance of State and Federal Air Quality Standards

Project-generated traffic could incrementally increase localized carbon monoxide (CO) levels. However, because the increase in CO levels at study area intersections as a result of the proposed project would not cause an exceedance of state or federal CO standards, this impact would be less than significant.

Exposure of Sensitive Receptors to Elevated Air Pollution Concentrations/Health Risk

The proposed project would generate pollutants that could potentially impact sensitive receptors. However, project-related cancer, acute, and chronic risk would not exceed SCAQMD thresholds for toxic air contaminants. Therefore, impacts would be less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with AQMP consistency, regional emissions, exceedance of air quality standards, and health risk.

4.3 GEOLOGY

Seismically-Induced Ground Failure/Shaking

Seismically-induced ground failure or ground shaking could damage structures on the project site, resulting in loss of property and risk to human health. However, the level of risk is not unusual compared to that of the region as a whole, and compliance with applicable standards would reduce risks to acceptable levels. Impacts would be less than significant.

Liquefaction

The project site is located in an area with low risk potential for liquefaction or settlement. The level of risk is reduced by complying with approved geotechnical reports and applicable building code requirements specified herein. Soil-related hazards associated with liquefaction or settlement would be less than significant.

Soil Erosion

The project could result in substantial soil erosion or the loss of topsoil during initial grading and construction. However, compliance with applicable standards and guidelines could reduce the amount of erosion or topsoil loss to acceptable levels. Impacts would be less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with ground failure/shaking, liquefaction, and soil erosion.

4.4 GREENHOUSE GASES/CLIMATE CHANGE

Consistency with Plans and Policies Related to GHG Reduction

The proposed project is consistent with applicable plans and policies adopted for the purpose of reducing GHG emissions, including SB 375, the WRCOG Subregional Climate Action Plan, and the Eastvale General Plan. Impacts would be less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than cumulatively considerable impacts associated with respect to consistency with applicable greenhouse gas reduction plans and policies.

4.5 HAZARDS AND HAZARDOUS MATERIALS

Routine Storage, Transport, Use, or Disposal of Hazardous Materials

Operation of the proposed warehouse may involve the routine storage, transport, use or disposal of hazardous materials. Compliance with existing regulations would reduce potential impacts to less than significant.

Risk of Upset

Operation of the project may involve the routine transport of hazardous materials that could cause a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. However, compliance with existing regulations would reduce potential impacts to less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with the storage, transport, use or disposal of hazardous materials and risk of upset related to such materials.

4.6 HYDROLOGY AND WATER QUALITY

Temporary Changes in Water Quality

During project grading and construction and long-term operation of the project, the soil surface would be subject to erosion and the downstream watershed could be subject to temporary sedimentation and discharges of various pollutants. However, features have been incorporated into the project to minimize these effects and the project would be required to comply with the NPDES General Construction Permit, which would result in a less than significant impact.

Exceedance of Drainage System Capacity

The proposed project would modify the existing drainage pattern on the project site. Runoff would be captured and retained on-site rather than conveyed off-site. Stormwater runoff would not exceed the capacity of the off-site storm drain system. Therefore, impacts would be less than significant.

Alteration of the Existing Drainage Pattern

The proposed project would increase impervious surfaces on the site; however, all stormwater would be captured and conveyed into on-site infiltration basins. Impacts would be less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with temporary changes in water quality, drainage system capacity, and alteration of the existing drainage pattern.

4.7 LAND USE AND PLANNING

General Plan Consistency

The proposed project would be consistent with the City's adopted General Plan. This is a less than significant impact.

Removal of the Site from Mira Loma Agricultural Preserve No. 1

The proposed project would require a diminishment of the Mira Loma Agricultural Preserve No. 1. However, the Williamson Act contract on the site has been terminated and the site is not actively used for agricultural purposes and is zoned Industrial Park. Because the site is not used for agricultural purposes and is no longer under a Williamson Act contract, removal of the site from the Mira Loma Agricultural Preserve No. 1 would be a less than significant impact.

Consistency with an Adopted Habitat Conservation Plan

The proposed project would impact existing natural resources on the site; however, it would be consistent with the Urban/Wildland Interface Guidelines in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The site is not located with an MSHCP Conservation Area or other special-status habitats. The project site is primarily disturbed and/or developed and is bounded by industrial development to the north, west, and southeast; I-15 to the east; and developing properties to the south across Cantu-Galleano Ranch Road. This is a less than significant, impact.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with General Plan and Habitat Conservation Plan consistency, and removal of the site from Mira Loma Agricultural Preserve No. 1.

4.8 NOISE

Temporary Construction Noise

Construction-related activities associated with the proposed project would intermittently generate high noise levels and groundborne vibration on and adjacent to the site. The site located over one-quarter mile from existing residences; thus, construction noise is exempt from regulation per City code. This is a less than significant impact.

Long-Term Operational Noise

Onsite noise sources would include truck movement, roof mounted HVAC equipment and related activities associated with warehouse operation. Given the site is in proximity to I-15, other transportation corridors and surrounded by existing warehouse buildings, operational noise is not expected to exceed City noise standards or thresholds. This is a less than significant impact.

Long-Term Traffic Noise

Truck operation and employee vehicles generated by the proposed project would not audibly increase noise levels in proximity to the project site. Traffic-related noise would not exceed the City's threshold for existing land use located along roadway segments. This is a less than significant impact.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts related to temporary construction noise, long-term operational noise, and long-term traffic noise.

4.9 POPULATION AND HOUSING

Population Growth

Development associated with the proposed project would add jobs, but would not directly increase the City's population. Population growth would remain consistent with City of Eastvale General Plan and SCAG population forecasts. The proposed project would not in itself induce population growth beyond that already planned and impacts related to inducement of substantial population growth would be less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with population growth

4.10 PUBLIC SERVICES

Fire Protection

Buildout of the proposed project would place increased demands on fire protection services. However, the project would be in compliance with the Uniform Fire Code and would not create the need for new or expanded fire protection facilities. Impacts would therefore be less than significant.

Police Protection

Buildout of the proposed project would place increased demands on police services. However, the proposed project would not create the need for new or expanded police facilities. Impacts would be less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with increased demands upon fire and police protection services.

4.11 TRANSPORTATION AND TRAFFIC

Site Access/Traffic Hazards

The proposed project would alter design of the road system through the development of a truck access signalized driveway along Cantu-Galleano Ranch Road. However, the proposed driveway intersection would operate at an acceptable and safe LOS C and the on-site circulation would be adequate for large trucks. Impacts from the truck access driveway would be less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with site access and traffic safety hazards.

4.12 UTILITIES AND SERVICE SYSTEMS

Water Supply

The proposed project would generate demand for approximately 93 acre-feet of water per year. Based on the 2010 Urban Water Management Plan, the JCSD has adequate water supplies to meet projected demand through the year 2035, including demand associated with the project. Therefore, impacts to water supply would be less than significant.

Wastewater

The proposed project would generate a net increase of approximately 20,480 gallons of wastewater per day. Projected future wastewater generation would remain within the capacity of local wastewater facilities. This impact would be less than significant.

Solid Waste

The proposed project would generate 988 tons of construction waste (2.5 tons per day) and 0.73 tons of solid waste per day during operation. Projected future solid waste generation would remain within the capacity of local landfills. Impacts would therefore be less than significant.

Storm Drains

With implementation of applicable stormwater runoff standards, the proposed project would not result in increased peak period off-site conveyance of stormwater. Impacts to stormwater conveyance facilities would, therefore, be less than significant.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than significant impacts associated with water supply, wastewater systems, solid waste facilities, and storm drains.

5.0 LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS WITH MITIGATION INCORPORATED

Based on the Draft EIR, the Final EIR, and the record of proceedings, the City of Eastvale makes the following findings associated with significant, potentially significant, and cumulatively significant impacts that can be mitigated to a less than significant level through implementation of proposed mitigation measures, for all of the specific topic areas identified below. Detailed discussions follow in Sections 5.1 through 5.5.

- Air Quality (temporary construction impacts)
- Biological Resources (impacts to special status plant and animal species, impacts to riparian habitat and other sensitive natural communities, impacts to wetlands, development within Criteria Cells 118 and 168 of the Western Riverside MSHCP)
- Cultural Resources (potential to unearth or adversely impact previously unidentified archaeological resources, potential to unearth and/or impact significant paleontological resources)
- Greenhouse Gases/Climate Change (emissions of greenhouse gases)
- Transportation and Traffic (project impacts to the local street network, cumulative impacts to the local street network)

5.1 AIR QUALITY

Temporary Construction-Related Emissions

Project construction would generate temporary increases in localized air pollutant emissions. Emissions of ROG would exceed the applicable SCAQMD threshold. All other emissions would be below threshold. Therefore, air quality impacts associated with construction activities would be significant. The following mitigation measure, included in the Final EIR, would reduce this impact to a less than significant level.

AQ-2 Low-VOC Paint. The project applicant shall require the use of coatings and solvents with a VOC content lower than required under SCAQMD Rule 1113 (i.e., Super Compliant Paints) on all interior and exterior surfaces. All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent applicant efficiency. Paint should not exceed 50 g/L for all interior surfaces and exterior surfaces. The construction contractor shall also use pre-coated/natural colored building, where feasible. Use of low-VOC paints and spray method shall be included as a note on architectural building plans.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that, with Measure AQ-2, the proposed project will

result in less than significant temporary construction-related air quality impacts.

5.2 BIOLOGICAL RESOURCES

Impacts to Special Status Plant and Animal Species

Implementation of the proposed project may result in impacts to special status plant and animal species, including western burrowing owl and migratory birds. Impacts to these species would be potentially significant, but can be reduced to a less than significant level through the following mitigation measures:

BIO-1(a) Worker Environmental Training. A condition will be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training will include a description of the species of concern and its habitats, the general provisions of the ESA and the MSHCP, the need to adhere to the provisions of the ESA and the MSHCP, the penalties associated with violating the provisions of the ESA, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project sit boundaries within which the project activities must be accomplished. This measure is required under the MSHCP (Volume I, Appendix C) and is intended to avoid direct and indirect impacts to riparian/riverine resources, sensitive habitats, and species outside of the development footprint during construction activities.

BIO-1(b) Preconstruction Burrowing Owl Survey. Per Objective 6 of the MSHCP BUOW Species Account, to avoid direct mortality of any owls that may be using habitat within the impact area, a 30-day pre-construction survey shall be conducted prior to ground disturbing activities. The pre-construction surveys shall be conducted by a qualified biologist within the development footprint and a 150-meter (500-foot) buffer within 30 days of grading or other significant site disturbance.

If owls are not occupying habitat within the disturbance area during the pre-construction surveys, the proposed disturbance activities may proceed. A burrow is considered occupied when there is confirmed use by burrowing owl. In the event that owls are discovered and may be affected by the proposed project, avoidance measures will be developed in compliance with the MSHCP and in coordination with the CDFW and/or Western Riverside County Regional Conservation Authority (RCA). Avoidance measures may include construction buffers and/or working outside the breeding season.

BIO-1(c) Nesting Bird Avoidance. To avoid impacts to nesting and special-status birds, including raptorial species, protected by the MBTA and CFGC, project-related activities shall occur outside of the bird breeding season (typically February through August in the project region). If construction must begin within the breeding season, then a qualified biologist shall conduct a pre-construction nesting bird survey no more than three (3) days prior to all initiations of demolition, ground disturbance, and/or vegetation removal activities. The nesting bird pre-construction survey shall be conducted within

the project boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) using binoculars to the extent practical.

If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

Impacts to Riparian Habitat or Other Sensitive Natural Communities

Implementation of the proposed project has the potential to affect riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts to these habitats would be potentially significant, but can be reduced to a less than significant level through the following mitigation measures:

BIO-2(a) Revegetation Plan. If impacts to the streambed and riparian habitat cannot be avoided, the applicant shall prepare a Revegetation Plan to address impacts. This should be prepared by a qualified restoration biologist for review and approval by the City, prior to issuance of a grading permit or building permit, whichever comes first. The plan shall include, but not be limited to, the following components:

- Location of the mitigation/re-vegetation and map;
- Performance criteria
- Plant species, container sizes, and seeding rates;
- Planting schedule;
- Monitoring effort
- Contingency planning
- Irrigation method/schedule
- Means to control exotic vegetation; and
- Identification of the party responsible for meeting the success criteria.

Such that no net loss of functions and values occurs, temporary impacts would be mitigated by returning the site to its approximate original conditions. Typically, areas of temporary disturbance are enhanced (weeds removed) and re-seeded or planted with a palette of native species at a 1:1 ratio. Permanent impacts would be compensated with the creation of new wetlands/waterways at a 2:1 ratio, or as required by the regulatory agencies having permitting

jurisdiction over the resources. The City is obligated to ensure that the 2:1 mitigation is completed.

Re-vegetation should occur as close to the impact area as possible, and in the same creek/stream to be disturbed, as feasible. If infeasible, another similar location may be acceptable, and shall be as close to the area disturbed as possible, and at least within the local watershed. An in-lieu fee to a conservation organization approved by the City (and acceptable to the resource agencies, as appropriate) to conduct the mitigation may be accepted if no other locations are feasible.

BIO-2(b) Agency Consultation. Because of the presence of riparian vegetation, it is anticipated that the CDFW and the RWQCB will assert jurisdiction through Fish and Game Code Section 1600, et. seq., and the Porter-Cologne Act, respectively. The applicant shall submit a Notification of Lake or Streambed Alteration to the CDFW and an application for a Section 401 water quality certification or Waste Discharge Requirements to the RWQCB. Evidence that the applicant has secured any required authorization from these agencies shall be submitted to the City prior to issuance of any grading or building permits for the project.

Impacts to Wetlands

Implementation of the proposed project has the potential to affect wetlands, as defined by Section 404 of the Clean Water Act. Impacts to wetlands would be potentially significant, but can be reduced to a less than significant level through the following mitigation measure:

BIO-3 Corps Consultation. The applicant shall submit a jurisdictional analysis regarding waters of the United States to be verified by the Corps through the CWA Section 404 process. The Corps determination regarding federal jurisdictional waters shall be submitted to the City prior to issuance of any grading or building permits for the project.

If it is determined that fill of waters of the United States would result from project implementation, authorization for such fill shall be secured from the Corps through the Section 404 permitting process. Such authorization shall be submitted to the City prior to issuance of any grading or building permits for the project.

Impacts related to the MSHCP

Implementation of the proposed project would result in development within Criteria Cells 118 and 168 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Impacts related to the MSHCP would be potentially significant, but can be reduced to a less than significant level through the following mitigation measure:

BIO-4 Local Development Mitigation Fees. The applicant shall pay all development fees required under the MSHCP to the RCA prior to issuance of a grading permit.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that with the imposition of the above mitigation measures, the proposed project will result in less than significant impacts associated with special status species, sensitive habitats, wetlands, and the MSHCP.

5.3 CULTURAL RESOURCES

Impacts to As Yet Unidentified Archaeological Resources

Construction of the proposed project would involve ground-disturbing activities such as grading, surface excavation, and placement of imported fill, which have the potential to unearth or adversely impact previously unidentified archaeological resources. Impacts to as yet unidentified archaeological resources would be potentially significant, but can be reduced to a less than significant level through the following mitigation measure:

CR-1(a) Unanticipated Discovery of Cultural Remains. If cultural resource remains are encountered during construction or land modification activities, work shall stop and the City shall be notified at once to assess the nature, extent, and potential significance of any cultural remains. The applicant shall implement a subsurface testing program (known as a Phase II site evaluation according to Cultural Resource Management best use practices) to determine the resource boundaries, assess the integrity of the resource, and evaluate the site's significance through a study of its features and artifacts. If the Phase II site evaluation concludes the site is significant, a Phase III data recovery excavation program may be implemented to exhaust the data potential of the site, if the site cannot be avoided.

If the site is determined significant, the applicant may choose to cap the resource area using culturally sterile and chemically neutral fill material and shall include open space accommodations and interpretive displays for the site to ensure its protection from development. A qualified archaeologist shall be retained to monitor the placement of fill upon the site and to make open space and interpretive recommendations. If a significant site will not be capped, the results and recommendations of the Phase II study shall determine the need for a Phase III data recovery program designed to record and remove significant cultural materials that could otherwise be tampered with. If the site is determined insignificant, no capping and or further archaeological investigation shall be required. The results and recommendations of the Phase II study shall determine the need for construction monitoring.

Impacts to As Yet Unidentified Paleontological Resources

Construction of the proposed project would involve ground-disturbing activities such as grading, surface excavation, and placement of imported fill. Although unlikely, these activities have the potential to unearth and/or impact significant paleontological resources at depth. Impacts to as yet unidentified paleontological resources would be potentially significant, but can be reduced to a less than significant level through the following mitigation measures:

CR-2(a) Paleontological Resource Construction Monitoring. Ground-disturbing activity in areas of low paleontological sensitivity (Holocene eolian sands) that does not exceed three feet in depth shall not require paleontological monitoring. Monitoring of excavations exceeding three feet in depth shall be monitored by a qualified paleontologist to determine if potentially fossil bearing units are present at ground disturbing depths. If no fossils are observed during the first 50 percent of excavations exceeding three feet in depth, or if the qualified paleontologist can determine that excavations are not disturbing Pleistocene (or older) aged sediments, then paleontological monitoring shall be reduced to weekly spot-checking under the discretion of the qualified paleontologist.

CR-2(b) Fossil Salvage. If fossils are discovered, the qualified paleontologist (or paleontological monitor) shall recover all fossils. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity, especially if they are isolated finds. In some cases larger fossils (such as complete skeletons or large mammal elements) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection, along with all pertinent field notes, photos, data, and maps.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that with the imposition of mitigation, the proposed project will result in less than significant impacts to archaeological and paleontological resources.

5.4 GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE

Greenhouse Gas Emissions

The proposed project would generate short-term as well as long-term GHG emissions. These emissions would incrementally contribute to climate change. Project emissions would exceed the SCAQMD's 3,000 MT of CO₂e/year threshold. Impacts related to greenhouse gas emissions would be potentially significant, but can be reduced to a less than significant level through the following mitigation measures:

GHG-1(a) Energy Efficiency in Excess of Title 24. Future development on the project site shall exceed adopted Title 24 energy requirements by a minimum of 15 percent through implementation of energy reduction measures, which may include (but would not be limited to):

- Use locally made building materials for construction of the project and associated infrastructure when such materials are locally available;
- Use of materials which are resource efficient, recyclable, with long life cycles;

- Install energy-reducing shading mechanisms for windows, porches, patios, walkways, etc.;
- Install energy reducing day lighting systems (e.g. skylights, light shelves, transom windows);
- Use tankless water heaters or solar water heaters;
- Use low-energy parking lot lights (i.e. sodium); and
- Use of light colored water-based paint and roofing materials.

The project applicant shall submit calculations and analysis from qualified Title 24 consultant that documents the 15 percent reduction below current Title 24 standards for Planning Department review and approval. Prior to issuance of building permits, the applicant shall provide site/design plans for the Planning Department staff's review and approval, which shall incorporate the above-referenced energy efficiency measures into design plans.

GHG-1(b) Water-Saving Measures. On-site development shall include low flow fixtures for all faucets, toilets, and showers. All landscaping on the project site shall utilize water-efficient irrigation systems (such as soil moisture-based irrigation controls), to achieve a minimum 6.1 percent reduction in landscaping water demand as compared to baseline water demand (without the use of water-efficient irrigation systems). In addition, all outdoor applications shall utilize reclaimed water.

Prior to issuance of building permits, the applicant shall provide site/design/landscape plans for the Planning Department staff's review and approval, which shall incorporate the above-referenced water-saving measures into design and landscape plans, and demonstrate the required 6.1 percent reduction in landscaping water demand.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that with the imposition of mitigation, the proposed project will result in less than significant impacts associated with emissions of greenhouse gases.

5.5 TRANSPORTATION AND TRAFFIC

Project Impacts to the Local Roadway System

Implementation of the proposed project would increase traffic on the surrounding street network and would impact intersections in the area. Existing + Project traffic would not have any significant effects based on City significance criteria, but Existing + Ambient Growth + Project traffic would result in a significant impact at the Hamner Avenue/Riverside Drive intersection. This impact can be reduced to below a level of significance with the following mitigation measures:

- T-1(a) Riverside Drive Widening.** Prior to project operation, Riverside Drive shall be widened and/or restriped to provide an exclusive eastbound right-turn lane at Hamner Avenue.
- T-1(b) Hamner Avenue/Riverside Drive Modifications.** Prior to project operation, the existing traffic signal at Hamner Avenue and Riverside Drive shall be modified and an eastbound right-turn overlap shall be installed.

Cumulative Impacts to the Local Roadway System

The proposed project would contribute to potentially significant cumulative impacts at 4 of 9 study intersections. These intersections include Hamner Avenue at Riverside Drive, Hamner Avenue at Cantu-Galleano Ranch Road, Hamner Avenue at Bellegrave Avenue, and I-15 southbound on- and off-ramps at Cantu-Galleano Ranch Road, all of which would operate at an unacceptable level of service (LOS) of E or F. The project's contribution to the forecast volumes at these intersections totals 1.3% for the intersection of Hamner Avenue/Riverside Drive, 0.7% for the intersection of Hamner Avenue/Cantu-Galleano Ranch Road, 0.3% for the intersection of Hamner Avenue/Bellegrave Avenue and 2.9% for the intersection of I-15 SB Ramps/Cantu-Galleano Ranch Road. The project's contribution to the significant cumulative impacts at these intersections can be mitigated with the following measure:

- T-2 Fair Share Contribution to Transportation Improvement Program.** Prior to project construction, the project applicant shall make a fair share contribution to the 2015 Northwest TUMF Zone Transportation Improvement Program which would contribute to the following improvements:
1. Hamner Avenue at Cantu-Galleano Ranch Road/Edison Avenue. Widen and/or restripe Hamner Avenue to provide a second northbound through lane, a second southbound left-turn lane, and a second southbound through lane. Widen and/or restripe Edison Avenue/Cantu-Galleano Ranch Road to provide a second eastbound through lane, an exclusive eastbound right-turn lane, and a second westbound left-turn lane. Modify the existing traffic signal and install a northbound right-turn overlap and a westbound right-turn overlap.
 2. Hamner Avenue at Bellegrave Avenue. Widen and/or restripe Hamner Avenue to provide a second northbound through lane and a second southbound through lane. Modify the existing traffic signal.
 3. I-15 SB Ramps at Cantu-Galleano Ranch Road. Restripe the off ramp to provide one southbound left turn lane, one share southbound left/right turn lane, and one southbound right-turn lane.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that with the imposition of mitigation, the proposed project will have a less than significant impact to the local roadway system and a less than significant contribution to cumulative traffic impacts.

6.0 FEASIBILITY OF PROJECT ALTERNATIVES

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and therefore merit in-depth consideration, and which are infeasible. The alternatives analyzed in the Draft EIR were ultimately chosen based on each alternative's ability to feasibly attain the basic project objectives while avoiding or reducing one or more the project's significant effects. The EIR discussed several alternatives to the proposed project in order to present a reasonable range of alternatives. The alternatives evaluated included:

- Alternative 1: No Project (no new development project on the site)
- Alternative 2: Reduced (2/3) Size
- Alternative 3: Alternate Site

6.1 ALTERNATIVE 1 – NO PROJECT

CEQA Guidelines Section 15126.6(e) requires that a No Project Alternative be evaluated in an EIR. The No Project analysis must discuss the circumstance under which the project does not proceed. Thus, this alternative assumes that the proposed improvements are not implemented and that the site remains undeveloped. This alternative would not meet the objectives of the proposed project. Implementation of the No Project alternative would not preclude future development on the site. If, in the future, the site were developed with uses allowed under the site's current land use and zoning designations, such development could be subject to discretionary review as required of the proposed project or, if it were a use permitted by right and did not require any other discretionary permits, could be subject only to ministerial review.

Comparative Impacts of Alternative 1: No Project

The No Project Alternative would avoid all of the significant effects of the proposed project since it would involve no physical change to the environment. However, the project does not have any significant impacts that cannot be mitigated to below a level of significance. Therefore, adoption of this alternative would not avoid any significant environmental effects. In addition, this alternative would not meet any project objectives, which include:

- Develop market ready warehouse space to accommodate tenants requiring shipping, receiving and temporary storage for non-perishable commodities;
- Provide for an industrial development that is consistent with the City's General Plan Land Use Goal LU-2 of providing "A balance of land uses that maintains and enhances the City's fiscal viability, economic diversity, and environmental integrity and meets the needs of Eastvale's residents."
- Provide employment opportunities through the creation of approximately 100 new jobs that will allow Eastvale residents to live and work within their community and helps improve the jobs and housing ratio;
- Contribute to the concentration of warehouse uses near existing freeways and interchanges to minimize traffic congestion and reduce air emissions consistent with Southern California Association of Governments Goods Movement Corridor and promote consistency with SB 375;

- Facilitate goods movement for the benefit of local, regional and statewide commerce and economic growth;
- Utilize existing undeveloped land on an adjacent parcel to avoid development fragments and meet truck parking requirements;
- Incorporate state of the art design and construction techniques to ensure compliance with California Energy Code Title 24.

Findings: Overall, Alternative 1 would result in fewer environmental impacts than the proposed project. However, all of the project's impacts can be mitigated to below a level of significance so adoption of Alternative 1 would not avoid any significant effects and Alternative 1 would not meet any of the project objectives. Accordingly, Alternative 1 is rejected because it does not meet the primary project objectives.

6.2 ALTERNATIVE 2 – MARKET PROBABLE SCENARIO

This alternative involves reducing building square footage by approximately 2/3. This would reduce parking demand and avoid the need for overflow truck parking to the north of the project site. Secondary access via Micro Drive to the north would be constructed as part of this alternative. With the exception of the secondary access, all project improvements are expected to be confined to the primary 23.5-acre parcel. Under this alternative, the warehouse would be approximately 294,474 square feet. The number of loading docks and square footage allocated to administration and related uses would be reduced accordingly. All building exterior design features and landscaping would be modified to reflect a smaller scale building and development footprint. This alternative would generally meet the objectives of the project, but to a lesser degree than the project, because it would only accommodate about 2/3 of the storage associated with the proposed project.

Comparative Impacts of Alternative 2: Reduced (2/3) Size

Alternative 2 would have impacts similar to those of the proposed project with respect to such issues as aesthetics, biological resources, cultural resources, geology, and hydrology since it would involve the same basic footprint and disturbance of roughly the same area. The reduction in the overall size of the development would reduce impacts in such areas as air quality, greenhouse gases, noise, transportation/traffic, and utilities and services systems. However, the proposed project's impacts in all of these issue areas would either be less than significant or could be reduced to below a level of significance with proposed mitigation measures. Therefore, adoption of Alternative 2 is not necessary to avoid significant environmental impacts. In addition, although Alternative 2 would generally meet the objectives of the project, it would meet them to a less degree since this alternative would accommodate only about 2/3 of the storage associated with the proposed project.

Findings: Alternative 2, the Reduced (2/3) Size scenario, would slightly reduce the severity of impacts identified for the proposed project. Alternative 2 is the environmentally superior alternative, as it would achieve project objectives while resulting in fewer overall impacts than the proposed project. Nevertheless, Alternative 2 is rejected because it is not necessary to avoid

significant environmental impacts and meets the project objectives to a lesser degree than the proposed project.

6.3 ALTERNATIVE 3 – ALTERNATE SITE

Alternative 3 involves development of the proposed project on a different site. The property discussed as an alternative site is the "Dyt" property located near/west of the intersection of Limonite and Archibald. This property is part of a former dairy farm and is zoned Manufacturing Service Commercial. Warehousing and distribution are permitted outright within the zoning district per Section 120.03.030 of the Eastvale Municipal Code. The site is approximately 23 acres in size and could accommodate the proposed project without the overflow parking element. This alternative would meet some of the objectives of the project because it would allow for the same basic use as what is proposed. However, it is located approximately 1.5 miles west of I-15 and adjacent to and west of residential development. This alternative would not contribute to the concentration of warehouse uses near existing freeways and interchanges to minimize traffic congestion and reduce air emissions as referenced in the project objectives. All other basic project objectives could be met with this alternative.

Comparative Impacts of Alternative 3: Alternate Site

Alternative 3 would have impacts similar to those of the proposed project with respect to such issues as aesthetics, biological resources, cultural resources, geology, and hydrology. However, there is no direct access to the alternative site from I-15; thus, employee traffic and trucks would be required to travel on Limonite Avenue or Archibald Avenue to access the warehouse facility. A total of 1,318 daily trips would be added to the adjacent roadways. It is likely that increased truck traffic would impact operation of intersections along both roadways. Further, because a new access driveway would likely be constructed along Limonite Avenue, a new signalized intersection would be required. It is likely that impacts to intersections within these corridors would be greater with the alternate site than the proposed project. This increase in overall traffic and vehicle miles traveled (VMT) would also incrementally increase impacts in such issue areas as air quality, greenhouse gases, and noise. In addition, although Alternative 3 would meet the most of the objectives of the project, it would not contribute to the concentration of warehouse uses near existing freeways and interchanges to minimize traffic congestion and reduce air emissions.

Findings: Alternative 3, the Alternate Site scenario, would slightly increase the overall severity of impacts identified for the proposed project. In addition, Alternative 3 would not meet the objective of concentrating warehouse uses near existing freeways and interchanges to minimize traffic congestion and air pollutant emissions. For these reasons, Alternative 3 is rejected.

7 LONG-TERM IMPLICATIONS

CEQA Guidelines Section 15126.2(d) requires that an EIR evaluate the growth-inducing impacts of a proposed action. A growth-inducing impact is defined in CEQA Guidelines Section 15126.2(d) as follows:

...the way in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding

environment. Included in this are projects which would remove obstacles to population growth...Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also...the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

The Draft EIR evaluated whether the proposed project will induce project-specific growth.

7.1 GROWTH INDUCEMENT POTENTIAL

The proposed project would add approximately 100 new jobs to the City of Eastvale and would not increase the number of residences. The project would be constructed in an area planned for development of warehouse and similar uses. All primary access roads and utility infrastructure is in place. No new infrastructure would be needed that may induce growth in areas not planned for new development. There would be no direct population growth associated with the proposed project and the project would not cause population forecasts for the City of Eastvale to be exceeded. The project would be consistent with the Regional Comprehensive Plan and RTP/SCS as referenced in Section 4.11, Population and Housing, of the Draft EIR.

In addition, the proposed project is expected to generate permanent employment, drawing workers from an existing regional workforce and is not expected to result in a relocation of workers from other regions to the City of Eastvale. Therefore, the project site is not expected to induce population growth indirectly by relocating permanent workers from other regions. Further, the project site is located in a fully urbanized area served by existing infrastructure. Minor circulation modifications include the construction of a new site entrance and secondary access to the north of the site; however, these serve on-site circulation purposes and would not increase the capacity of the existing roadways. As such, the project would not be expected to induce growth as a result of new infrastructure.

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than cumulatively considerable impacts related to growth inducement.

7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Public Resources Code Section 21100(b)(2), a part of CEQA, requires that certain EIRs must include a discussion of significant irreversible environmental changes of project implementation. CEQA Guidelines Section 15126.2(c) describes irreversible environmental changes as follows:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Implementation of the proposed project would result in the conversion of undeveloped land to a warehouse industrial development. It is unlikely that circumstances would arise that would justify the return of the project site to its original condition.

FINDINGS OF FACT

Development of the project site would irretrievably commit building materials and energy to the construction and maintenance of buildings and infrastructure. Renewable, nonrenewable, and limited resources that would likely be consumed as part of future development of the proposed project would include, but are not limited to, oil, gasoline, lumber, sand and gravel, asphalt, water, steel, and similar materials. In addition, development of the project would result in increased traffic trips (see Section 4.13, Transportation and Traffic).

Findings: The City finds, based on the Draft EIR, the Final EIR, and the whole of the record, that the proposed project will result in less than cumulatively considerable impacts related to irreversible environmental changes.

8 FINDINGS ON CHANGES TO THE EIR AND RECIRCULATION

CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when significant new information is added to the EIR after public notice is given of the availability of a Draft EIR, but before certification. Such new information includes (i) significant changes to the project; (ii) significant changes in the environmental setting; or (iii) significant additional data or other information. Section 15088.5 further provides that “new information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.”

No new or substantial changes to the Draft EIR were proposed as a result of the public comment process. The Final EIR responds to comments and further explanation to the Draft EIR in order to help clarify the project and its impacts in response to public or agency comments. The clarifications to the Draft EIR do not identify any new significant impacts or substantial increase in the severity of any environmental impacts, and do not include any new mitigation measures that would have a potentially significant impact. Therefore, recirculation of the EIR is not required.

Exhibit B – EIR

Exhibit C – MMRP

MITIGATION MONITORING AND REPORTING PROGRAM

1.1 OVERVIEW

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the LBA Realty Eastvale Industrial Development Project. Public Resources Code Section 21081.6(a) requires that a Lead Agency adopt an MMRP prior to approving a project in order to mitigate or avoid significant impacts that have been identified. The purpose of the MMRP is to ensure that the required mitigation measures identified are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the Environmental Impact Report (EIR) for the LBA Realty Eastvale Industrial Development Project. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification.

1.2 ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the project applicant is responsible for taking all actions necessary to implement the mitigation measures according to the provided specifications and for demonstrating that each action has been successfully completed. The project applicant, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor.

The following table will be used as the checklist to determine compliance with each required mitigation measure.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AIR QUALITY							
AQ-2 Low-VOC Paint. The project applicant shall require the use of coatings and solvents with a VOC content lower than required under SCAQMD Rule 1113 (i.e., Super Compliant Paints) on all interior and exterior surfaces. All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent applicant efficiency. Paint should not exceed 50 g/L for all interior surfaces and exterior surfaces. The construction contractor shall also use pre-coated/natural colored building, where feasible. Use of low-VOC paints and spray method shall be included as a note on architectural building plans.	Verify that painting specifications are included on architectural building plans.	Before issuance of building permits	Once	Planning Dept.			
BIOLOGICAL RESOURCES							
BIO-1(a) Worker Environmental Training. A condition will be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training will include a description of the species of concern and its habitats, the general provisions of the ESA and the MSHCP, the need to adhere to the provisions of the ESA and the MSHCP, the penalties associated with violating the provisions of the ESA, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished. This measure is require under the MSHCP (Volume I, Appendix C) and is intended to avoid direct and indirect impacts to riparian/riverine resources, sensitive habitats, and species outside of the development footprint during construction activities.	Verify that the required condition is included on grading permits.	Before issuance of grading permits	Once	Planning Dept.			
BIO-1(b) Preconstruction Burrowing Owl Survey. Per Objective 6 of the MSHCP BUOW Species Account, to avoid direct mortality of any owls that may be using habitat within the impact area, a 30-day pre-construction survey shall be conducted prior to	Verify that pre-construction surveys have been conducted. If necessary, field	Verify pre-construction survey before issuance of	Once for pre-construction survey. Periodically throughout	Planning Dept.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>ground disturbing activities. The pre-construction surveys shall be conducted by a qualified biologist within the development footprint and a 150-meter (500-foot) buffer within 30 days of grading or other significant site disturbance.</p> <p>If owls are not occupying habitat within the disturbance area during the pre-construction surveys, the proposed disturbance activities may proceed. A burrow is considered occupied when there is confirmed use by burrowing owl. In the event that owls are discovered and may be affected by the proposed project, avoidance measures will be developed in compliance with the MSHCP and in coordination with the CDFW and/or Western Riverside County Regional Conservation Authority (RCA). Avoidance measures may include construction buffers and/or working outside the breeding season.</p>	<p>verify adherence to avoidance measures.</p>	<p>grading permits. Field verify compliance with avoidance measures during grading and construction.</p>	<p>grading and construction for field verification.</p>				
<p>BIO-1(c) Nesting Bird Avoidance. To avoid impacts to nesting and special-status birds, including raptorial species, protected by the MBTA and CFGC, project-related activities shall occur outside of the bird breeding season (typically February through August in the project region). If construction must begin within the breeding season, then a qualified biologist shall conduct a pre-construction nesting bird survey no more than three (3) days prior to all initiations of demolition, ground disturbance, and/or vegetation removal activities. The nesting bird pre-construction survey shall be conducted within the project boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) using binoculars to the extent practical.</p> <p>If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone</p>	<p>Verify that pre-construction surveys have been conducted. If necessary, field verify adherence to avoidance buffers.</p>	<p>Verify pre-construction survey before issuance of grading permits. Field verify compliance with avoidance buffers during grading and construction.</p>	<p>Once for pre-construction survey. Periodically throughout grading and construction for field verification.</p>	<p>Planning Dept.</p>			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
during the nesting season. No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.							
<p>BIO-2(a) Revegetation Plan. If impacts to the streambed and riparian habitat cannot be avoided, the applicant shall prepare a Revegetation Plan to address impacts. This shall be prepared by a qualified restoration biologist for review and approval by the City, prior to issuance of a grading permit or building permit, whichever comes first. The plan shall include, but not be limited to, the following components:</p> <ul style="list-style-type: none"> • Location of the mitigation/re-vegetation and map; • Performance criteria • Plant species, container sizes, and seeding rates; • Planting schedule; • Monitoring effort • Contingency planning • Irrigation method/schedule • Means to control exotic vegetation; and • Identification of the party responsible for meeting the success criteria. <p>Such that no net loss of functions and values occurs, temporary impacts would be mitigated by returning the site to its approximate original conditions. Typically, areas of temporary disturbance are enhanced (weeds removed) and re-seeded or planted with a palette of native species at a 1:1 ratio. Permanent impacts would be compensated with the creation of new wetlands/waterways at a 2:1 ratio, or as required by the regulatory agencies having permitting jurisdiction over the resources. The City is obligated to ensure that the 2:1 mitigation is completed.</p> <p>Re-vegetation shall occur as close to the impact area as possible, and in the same creek/stream to be disturbed, as feasible. If infeasible, another similar</p>	Verify that the required revegetation plan is prepared and approved or that in lieu fee is paid.	Before issuance of grading permits	Once	Planning Dept.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
location may be acceptable, and shall be as close to the area disturbed as possible, and at least within the local watershed. An in-lieu fee to a conservation organization approved by the City (and acceptable to the resource agencies, as appropriate) to conduct the mitigation may be accepted if no other locations are feasible.							
BIO-2(b) Agency Consultation. Because of the presence of riparian vegetation, it is anticipated that the CDFW and the RWQCB will assert jurisdiction through Fish and Game Code Section 1600, et. seq., and the Porter-Cologne Act, respectively. The applicant shall submit a Notification of Lake or Streambed Alteration to the CDFW and an application for a Section 401 water quality certification or Waste Discharge Requirements to the RWQCB. Evidence that the applicant has secured any required authorization from these agencies shall be submitted to the City prior to issuance of any grading or building permits for the project.	Verify that the Project Applicant has obtained necessary CDFW authorization.	Before issuance of grading permits	Once	Planning Dept.			
BIO-3 Corps Consultation. The applicant shall submit a jurisdictional analysis regarding waters of the United States to be verified by the Corps through the CWA Section 404 process. The Corps determination regarding federal jurisdictional waters shall be submitted to the City prior to issuance of any grading or building permits for the project. If it is determined that fill of waters of the United States would result from project implementation, authorization for such fill shall be secured from the Corps through the Section 404 permitting process. Such authorization shall be submitted to the City prior to issuance of any grading or building permits for the project.	Verify that the Project Applicant has obtained necessary Corps of Engineers authorization.	Before issuance of grading permits	Once	Planning Dept.			
BIO-4 Local Development Mitigation Fees. The applicant shall pay all development fees required under the MSHCP to the RCA prior to issuance of a grading permit.	Verify that applicable fees have been paid.	Before issuance of grading permits	Once	Planning Dept.			
CULTURAL RESOURCES							
CR-1(a) Unanticipated Discovery of Cultural Remains. If cultural resource remains are	As necessary, assess the	As necessary	As necessary	Project Applicant			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>encountered during construction or land modification activities, work shall stop and the City shall be notified at once to assess the nature, extent, and potential significance of any cultural remains. The applicant shall implement a subsurface testing program (known as a Phase II site evaluation according to Cultural Resource Management best use practices) to determine the resource boundaries, assess the integrity of the resource, and evaluate the site's significance through a study of its features and artifacts. If the Phase II site evaluation concludes the site is significant, a Phase III data recovery excavation program may be implemented to exhaust the data potential of the site, if the site cannot be avoided.</p> <p>If the site is determined significant, the applicant may choose to cap the resource area using culturally sterile and chemically neutral fill material and shall include open space accommodations and interpretive displays for the site to ensure its protection from development. A qualified archaeologist shall be retained to monitor the placement of fill upon the site and to make open space and interpretive recommendations. If a significant site will not be capped, the results and recommendations of the Phase II study shall determine the need for a Phase III data recovery program designed to record and remove significant cultural materials that could otherwise be tampered with. If the site is determined insignificant, no capping and or further archaeological investigation shall be required. The results and recommendations of the Phase II study shall determine the need for construction monitoring.</p>	<p>significance of and mitigate impacts to any identified cultural resource remains.</p>	<p>during grading.</p>					
<p>CR-2(a) Paleontological Resource Construction Monitoring. Ground-disturbing activity in areas of low paleontological sensitivity (Holocene eolian sands) that does not exceed three feet in depth shall not require paleontological monitoring. Monitoring of excavations exceeding three feet in depth shall be monitored by a qualified paleontologist to determine if potentially fossil bearing units are present at ground disturbing depths. If no fossils are observed during</p>	<p>As necessary, assess the significance of any identified paleontological resources.</p>	<p>As necessary during grading.</p>	<p>As necessary</p>	<p>Project Applicant</p>			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
the first 50 percent of excavations exceeding three feet in depth, or if the qualified paleontologist can determine that excavations are not disturbing Pleistocene (or older) aged sediments, then paleontological monitoring shall be reduced to weekly spot-checking under the discretion of the qualified paleontologist.							
CR-2(b) Fossil Salvage. If fossils are discovered, the qualified paleontologist (or paleontological monitor) shall recover all fossils. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity, especially if they are isolated finds. In some cases larger fossils (such as complete skeletons or large mammal elements) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection, along with all pertinent field notes, photos, data, and maps.	As necessary, mitigate impacts to identified paleontological resources.	As necessary during grading.	As necessary	Project Applicant			
GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE							
GHG-1(a) Energy Efficiency in Excess of Title 24. Future development on the project site shall exceed adopted Title 24 energy requirements by a minimum of 15 percent through implementation of energy reduction measures, which may include (but would not be limited to): <ul style="list-style-type: none"> • Use locally made building materials for construction of the project and associated infrastructure when such materials are locally available; • Use of materials which are resource efficient, recyclable, with long life cycles; • Install energy-reducing shading mechanisms for windows, porches, patios, walkways, etc.; • Install energy reducing day lighting systems (e.g. skylights, light shelves, transom windows); • Use tankless water heaters or solar water 	Verify that architectural building plans include required specifications.	Before issuance of building permits	Once	Planning Dept.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
heaters; <ul style="list-style-type: none"> • Use low-energy parking lot lights (i.e. sodium); and • Use of light colored water-based paint and roofing materials. <p>The project applicant shall submit calculations and analysis from qualified Title 24 consultant that documents the 15 percent reduction below current Title 24 standards for Planning Department review and approval. Prior to issuance of building permits, the applicant shall provide site/design plans for the Planning Department staff's review and approval, which shall incorporate the above-referenced energy efficiency measures into design plans.</p>							
<p>GHG-1(b) Water-Saving Measures. On-site development shall include low flow fixtures for all faucets, toilets, and showers. All landscaping on the project site shall utilize water-efficient irrigation systems (such as soil moisture-based irrigation controls), to achieve a minimum 6.1 percent reduction in landscaping water demand as compared to baseline water demand (without the use of water-efficient irrigation systems). In addition, all outdoor applications shall utilize reclaimed water.</p> <p>Prior to issuance of building permits, the applicant shall provide site/design/landscape plans for the Planning Department staff's review and approval, which shall incorporate the above-referenced water-saving measures into design and landscape plans, and demonstrate the required 6.1 percent reduction in landscaping water demand.</p>	Verify that final architectural building and landscape plans include required specifications.	Before issuance of building permits	Once	Planning Dept.			
TRANSPORTATION/TRAFFIC							
<p>T-1(a) Riverside Drive Widening. Prior to project operation, Riverside Drive shall be widened and/or restriped to provide an exclusive eastbound right-turn lane at Hamner Avenue.</p>	Review and approve plans for road widening and/or restriping and verify implementation.	Before issuance of occupancy permits	Once	Public Works Dept./ Planning Dept.			
<p>T-1(b) Hamner Avenue/Riverside Drive Modifications. Prior to project operation, the existing</p>	Review and approve plans	Before issuance of	Once	Public Works Dept./			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
traffic signal at Hamner Avenue and Riverside Drive shall be modified and an eastbound right-turn overlap shall be installed.	for required improvements and verify implementation.	occupancy permits		Planning Dept.			
<p>T-2 Fair Share Contribution to Transportation Improvement Program. Prior to project construction, the project applicant shall make a fair share contribution to the 2015 Northwest TUMF Zone Transportation Improvement Program, which would contribute to the following improvements:</p> <ol style="list-style-type: none"> 1. Hamner Avenue at Cantu-Galleano Ranch Road/Edison Avenue. Widen and/or restripe Hamner Avenue to provide a second northbound through lane, a second southbound left-turn lane, and a second southbound through lane. Widen and/or restripe Edison Avenue/Cantu-Galleano Ranch Road to provide a second eastbound through lane, an exclusive eastbound right-turn lane, and a second westbound left-turn lane. Modify the existing traffic signal and install a northbound right-turn overlap and a westbound right-turn overlap. 2. Hamner Avenue at Bellegrave Avenue. Widen and/or restripe Hamner Avenue to provide a second northbound through lane and a second southbound through lane. Modify the existing traffic signal. 3. I-15 SB Ramps at Cantu-Galleano Ranch Road. Restripe the off ramp to provide one southbound left turn lane, one share southbound left/right turn lane, and one southbound right-turn lane. 	Verify that required fees have been paid.	Before issuance of occupancy permits	Once	Public Works Dept./ Planning Dept.			

ATTACHMENT 2

RESOLUTION AND CONDITIONS OF APPROVAL

FOR

MAJOR DEVELOPMENT REVIEW

RESOLUTION NO. 16-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING A MAJOR DEVELOPMENT REVIEW FOR THE DEVELOPMENT OF AN INDUSTRIAL/WAREHOUSE BUILDING TOTALING 455,898 SQUARE FEET ON A 23-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND INTERSTATE 15, WITH ACCESS AND PARKING SHARED WITH ADJACENT PARCEL; ASSESSORS PARCEL NUMBERS 160-020-033 AND -025

WHEREAS, Project No. 14-1077 consisting of an application for a Major Development Review for the development of a 455,898-square-foot industrial/warehouse building has been filed by LBA Realty Inc. for the real property located at the northwest corner of Cantu-Galleano Ranch Road and Interstate 15, Assessor's Parcel Numbers 160-020-033 and -025; and

WHEREAS, the proposed Major Development Review is considered a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, after completion of an Initial Study, the Planning Director determined that the project required preparation of an Environmental Impact Report (EIR SCH# 2015031107) in compliance with the provisions of CEQA; and

WHEREAS, in accordance with state law, on April 10, 2016, the City of Eastvale Planning Department published a legal notice in compliance with state law concerning Project No. 14-1077, including EIR SCH# 2015031107 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting of April 20, 2016. In addition, on April 7, 2016, a public hearing notice was mailed to each property owner and commercial tenant within a 600-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission meeting for Project No. 14-1077; and

WHEREAS, on April 20, 2016, the City of Eastvale Planning Commission conducted a duly noticed public hearing concerning Project No. 14-1077, at which time the Commission adopted EIR SCH# 2015031107 and considered the proposed Major Development Review application.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. MAJOR DEVELOPMENT REVIEW

The Zoning Code requires that the Commission make the following four findings in order to approve the proposed project:

Finding 1: The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, Specific Plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the City.

Evidence: The General Plan land use designation for the site is Industrial Park. Therefore, the proposed warehouse/industrial building project is consistent with the General Plan.

Finding 2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan, and has been designed to satisfy the design policies of the General Plan and City Design Standards and Guidelines.

Finding 3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of other industrial/warehouse buildings on adjoining and nearby properties.

Evidence: The architecture of the proposed industrial buildings has been designed to satisfy the design goals and policies of the General Plan and the City Design Standards and Guidelines (DSG Policies NRDS-8, -9, and -10). The building elevations that are visible to the public have been designed to create variation and interest to minimize their large scale and to satisfy the design goals.

Finding 4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project is conditioned to provide roadway dedications and improvements to ensure adequate circulation to and from the site. All streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal. A clear pedestrian path has been provided from the public right-of-way to the building entrance. Auto and truck traffic are generally separated to avoid conflicts. Bicycle storage for employees is a condition of occupancy.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

The project site lies within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Cell Group A, Sub Unit 3, Criteria Cells 118 and 168, and, as such, the project is required to comply with all provisions of the MSHCP. In addition, City of Eastvale Municipal Code Section 4.62.090 requires payment of the MSHCP Mitigation Fee. Complying with mitigation measures in the EIR and payment of the required fee ensures that this project is fully consistent with the MSHCP.

SECTION 3. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission decision is based, which include but are not limited to the staff reports as well as all materials that support the staff reports for the proposed project, are located in the City Clerk’s office of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is the City Clerk of the City of Eastvale.

SECTION 4. DETERMINATION

Based in the findings outlined in Sections 1 through 3 above, the Planning Commission of the City of Eastvale hereby approves Project No. 14-1077, Major Development Review for the development of a 455,898-square-foot industrial/warehouse building on a 23-acre site located at the northwest corner of Cantu-Galleano Ranch Road and Interstate 15, subject to the conditions of approval attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED this 20th day of April, 2016.

Larry Oblea, Chair

APPROVED AS TO FORM:

ATTEST:

John E. Cavanaugh, City Attorney

Marc Donohue, Secretary

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc Donohue, Secretary of the Planning Commission of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution, No. 16-____, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 20th day of April, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Donohue, Secretary

Exhibit A – Conditions of Approval

CONDITIONS OF APPROVAL

Planning Application Number and Description: Project No. 14-1077 – Major Development Review for the development of a 455,898-square foot-industrial/warehouse building on an approximately 23-acre site at the northwest corner of Cantu-Galleano Ranch Road and Interstate 15.

Assessor’s Parcel Numbers: 160-020-033 and -25

Planning Commission Approval Date:

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 Date</p>	June 4, 2016	Planning Department	
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,</p>	Ongoing	Planning Department	

	<p>departments, agencies, and instrumentalities thereof (including actions 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.</p>			
3.	<p>The project shall be developed in accordance with the Major Development Review application approved by the Planning Commission on April 20, 2016, including the approved site plan, architectural elevations, conceptual landscape plan, etc., unless otherwise stated in these conditions of approval.</p>	Ongoing	Planning Department	
4.	<p>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 \$5,000 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 City of Eastvale and include Project No. 14-1077 on the check.</p>	Ongoing	Planning Department	
5.	<p>All conditions of approval shall be printed on all construction drawings, including but not limited to site improvement plans, landscaping and irrigation plans, and building construction drawings.</p>	Ongoing	Planning Department	

Prior to Issuance of Grading Permit				
6.	<p>Prior to issuance of a grading permit, a qualified biologist will conduct a training session for project personnel. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (ESA) and the Multiple Species Habitat Conservation Plan (MSHCP), the need to adhere to the provisions of the ESA and the MSHCP, the penalties associated with violating the provisions of the ESA, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished. This measure is required under the MSHCP (Volume I, Appendix C) and is intended to avoid direct and indirect impacts to riparian/riverine resources, sensitive habitats, and species outside of the development footprint during construction activities. <i>(MM BIO-1(a))</i></p>	Prior to Issuance of Grading Permit	Planning Department	
7.	<p>Prior to issuance of grading permit, a pre-construction survey as described below shall be submitted to the City of review and approval.</p> <p>Per Objective 6 of the MSHCP BUOW Species Account, to avoid direct mortality of any owls that may be using habitat within the impact area, a 30-day pre-construction survey shall be conducted prior to issuance of grading permit or prior to ground-disturbing activities if the survey has been performed more than 30 days. The pre-construction surveys shall be conducted by a qualified biologist within the development footprint and a 150-meter (500-foot) buffer within 30 days of grading or other significant site disturbance.</p> <p>If owls are not occupying habitat within the disturbance area during the pre-construction surveys, the proposed disturbance activities may proceed. A burrow is considered occupied when there is confirmed use by burrowing owl. In the event that owls are discovered and may be affected by the proposed project, avoidance measures will be developed in compliance with the MSHCP and in coordination with the California Department of Fish and Wildlife (CDFW) and/or Western Riverside</p>	Prior to Issuance of Grading Permit	Planning Department	

	County Regional Conservation Authority (RCA). Avoidance measures may include construction buffers and/or working outside the breeding season. <i>(MM BIO-1(b))</i>			
8.	<p>To avoid impacts to nesting and special-status birds, including raptorial species, protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (FGC), project-related activities shall occur outside of the bird breeding season (typically February through August in the project region). If construction must begin within the breeding season, then a qualified biologist shall conduct a pre-construction nesting bird survey no more than three days prior to all initiations of demolition, ground disturbance, and/or vegetation removal activities. The nesting bird pre-construction survey shall be conducted within the project boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) using binoculars to the extent practical.</p> <p>If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist. <i>(MM BIO-1(c))</i></p>	Prior to Issuance of Grading Permit	Planning Department	
9.	<p>If impacts to the streambed and riparian habitat cannot be avoided, the applicant shall prepare a Revegetation Plan to address impacts. This shall be prepared by a qualified restoration biologist for review and approval by the City, prior to issuance of a grading permit. The plan shall include, but not be limited to, the following components:</p> <ul style="list-style-type: none"> • Location of the mitigation/revegetation and map 	Prior to Issuance of Grading Permit	Planning Department	

<ul style="list-style-type: none"> • Performance criteria • Plant species, container sizes, and seeding rates • Planting schedule • Monitoring effort • Contingency planning • Irrigation method/schedule • Means to control exotic vegetation • Identification of the party responsible for meeting the success criteria <p>Such that no net loss of functions and values occurs, temporary impacts would be mitigated by returning the site to its approximate original conditions. Typically, areas of temporary disturbance are enhanced (weeds removed) and reseeded or planted with a palette of native species at a 1:1 ratio. Permanent impacts would be compensated with the creation of new wetlands/waterways at a 2:1 ratio, or as required by the regulatory agencies having permitting jurisdiction over the resources. The City is obligated to ensure that the 2:1 mitigation is completed.</p> <p>Revegetation shall occur as close to the impact area as possible, and in the same creek/stream to be disturbed, as feasible. If infeasible, another similar location may be acceptable, and shall be as close to the area disturbed as possible, and at least within the local watershed. An in-lieu fee to a conservation organization approved by the City (and acceptable to the resource agencies, as appropriate) to conduct the mitigation may be accepted if no other locations are feasible. <i>(MM BIO-2(a))</i></p>			
<p>10. Because of the presence of riparian vegetation, it is anticipated that the CDFW and the Regional Water Quality Control Board will assert jurisdiction through FGC Section 1600 et. seq., and the Porter-Cologne Act, respectively. The applicant shall submit a Notification of Lake or Streambed Alteration to the CDFW and an application for a Section 401 water quality certification or Waste Discharge Requirements to the Regional Water Quality Control Board. Evidence that the applicant has</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Planning Department</p>	

	secured any required authorization from these agencies shall be submitted to the City prior to issuance of any grading permit for the project. <i>(MM BIO-2(b))</i>			
11.	<p>The applicant shall submit a jurisdictional analysis regarding waters of the United States to be verified by the US Army Corps of Engineers (Corps) through the Clean Water Act (CWA) Section 404 process. The Corps determination regarding federal jurisdictional waters shall be submitted to the City prior to issuance of any grading permits for the project.</p> <p>If it is determined that fill of waters of the United States would result from project implementation, authorization for such fill shall be secured from the Corps through the Section 404 permitting process. Such authorization shall be submitted to the City prior to issuance of any grading permits for the project. <i>(MM BIO-3)</i></p>	Prior to Issuance of Grading Permit	Planning Department	
12.	The applicant shall pay all development fees required under the MSHCP prior to issuance of a grading permit. <i>(MM BIO-4)</i>	Prior to Issuance of Grading Permit	Planning and Building Departments	
13.	<p>If cultural resource remains are encountered during construction or land modification activities, work shall stop and the City shall be notified at once to assess the nature, extent, and potential significance of any cultural remains. The applicant shall implement a subsurface testing program (known as a Phase II site evaluation according to Cultural Resource Management best use practices) to determine the resource boundaries, assess the integrity of the resource, and evaluate the site's significance through a study of its features and artifacts. If the Phase II site evaluation concludes the site is significant, a Phase III data recovery excavation program may be implemented to exhaust the data potential of the site, if the site cannot be avoided.</p> <p>If the site is determined significant, the applicant may choose to cap the resource area using culturally sterile and chemically neutral fill material and shall include open space accommodations and interpretive displays</p>	Prior to Issuance of Grading Permit	Planning Department	

	for the site to ensure its protection from development. A qualified archaeologist shall be retained to monitor the placement of fill upon the site and to make open space and interpretive recommendations. If a significant site will not be capped, the results and recommendations of the Phase II study shall determine the need for a Phase III data recovery program designed to record and remove significant cultural materials that could otherwise be tampered with. If the site is determined insignificant, no capping and or further archaeological investigation shall be required. The results and recommendations of the Phase II study shall determine the need for construction monitoring. <i>(MM CR-1(a))</i>			
14.	Ground-disturbing activity in areas of low paleontological sensitivity (Holocene eolian sands) that does not exceed 3 feet in depth shall not require paleontological monitoring. Monitoring of excavations exceeding 3 feet in depth shall be monitored by a qualified paleontologist to determine if potentially fossil bearing units are present at ground-disturbing depths. If no fossils are observed during the first 50 percent of excavations exceeding 3 feet in depth, or if the qualified paleontologist can determine that excavations are not disturbing Pleistocene (or older) aged sediments, then paleontological monitoring shall be reduced to weekly spot-checking under the discretion of the qualified paleontologist. <i>(MM CR-2 (a))</i>	Prior to Issuance of Grading Permit	Planning Department	
15.	If fossils are discovered, the qualified paleontologist (or paleontological monitor) shall recover all fossils. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity, especially if they are isolated finds. In some cases larger fossils (such as complete skeletons or large mammal elements) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection, along with all pertinent field notes, photos, data, and maps. <i>(MM CR-2(b))</i>	Prior to Issuance of Grading Permit	Planning Department	

16.	Prior to issuance of the grading permit, an encroachment permit shall be obtained from Riverside County Flood Control and Water Conservation District (RCFCD) for any construction-related activities occurring within RCFCD right-of-way or facilities.	Prior to Issuance of Grading Permit	Public Works Departments	
17.	<p>A Construction Traffic Control Plan shall be prepared by the implementing developer and submitted to the City of Eastvale Public Works Department for approval.</p> <ul style="list-style-type: none"> 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 Cantu-Galleano Ranch Road frontage due to project construction. 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. 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 City level of service standards and safety requirements. <p>The plan must stipulate that during construction, the implementing developer or the general contractor are required to notify the City of Eastvale Public Works Department and motorists via “Changeable Message Signs” at least five business days in advance of any planned lane closures/reductions that will be caused by project construction. The City 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 Cantu-Galleano Ranch Road and/or Hamner Avenue; and, if deemed necessary by the City of Eastvale Public Works Department, the project’s lane closure may be postponed or rescheduled.</p>	Prior to Issuance of Grading Permit	Public Works Department	

18.	Prior to the issuance of a grading permit, the applicant shall provide a signed contract with the Gabrieleno Indians that a Native American from the Gabrieleno Indians will be on-site during all ground disturbance activities, including but not limited to pavement removal, grading, and excavation.	Prior to Issuance of Grading Permit	Planning Department	
Prior to Issuance of Building Permit				
19.	The applicant shall provide construction drawings requiring the use of coatings and solvents with a volatile organic compound (VOC) content lower than required under SCAQMD Rule 1113 (i.e., Super Compliant Paints) on all interior and exterior surfaces. All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent applicant efficiency. Paint should not exceed 50 g/L for all interior surfaces and exterior surfaces. Pre-coated/natural-colored building shall be used where feasible. (<i>MM AQ-2</i>)	Prior to Issuance of Building Permit	Building Department	
20.	<p>Future development on the project site shall exceed adopted Title 24 energy requirements by a minimum of 15 percent through implementation of energy reduction measures, which may include (but would not be limited to):</p> <ul style="list-style-type: none"> • Use locally made building materials for construction of the project and associated infrastructure when such materials are locally available; • Use of materials which are resource efficient, recyclable, with long life cycles; • Install energy-reducing shading mechanisms for windows, porches, patios, walkways, etc.; • Install energy-reducing day lighting systems (e.g. skylights, light shelves, transom windows); 	Prior to Issuance of Building Permit	Building Department	

	<ul style="list-style-type: none"> • Use tankless water heaters or solar water heaters; • Use low-energy parking lot lights (i.e. sodium); and • Use of light colored water-based paint and roofing materials. <p>The project applicant shall submit calculations and analysis from a qualified Title 24 consultant that document the 15 percent reduction below current Title 24 standards for Building Department review and approval. Prior to issuance of building permits, the applicant shall provide site/design plans to the Building Department for review and approval, which shall incorporate the above-referenced energy-efficiency measures into design plans. <i>(MM GHG-1(a))</i></p>			
21.	<p>On-site development shall include low-flow fixtures for all faucets, toilets, and showers. All landscaping on the project site shall utilize water-efficient irrigation systems (such as soil moisture-based irrigation controls) to achieve a minimum 6.1 percent reduction in landscaping water demand as compared to baseline water demand (without the use of water-efficient irrigation systems). In addition, all outdoor applications shall utilize reclaimed water.</p> <p>Prior to issuance of building permits, the applicant shall provide construction drawings and landscape plans to the Planning and Building Departments for review and approval, which shall incorporate the above-referenced water-saving measures into design and landscape plans, and demonstrate the required 6.1 percent reduction in landscaping water demand. <i>(MM GHG-1(b))</i></p>	Prior to Issuance of Building Permit	Building and Planning Departments	
22.	<p>Construction and landscape plans shall show the location and site design for bicycle parking installations using Class I lockers or Class II racks in an enclosed lockable area for employees. A minimum of 11 bicycle parking spaces shall be provided for employees.</p> <p>The location of bicycle parking is subject to approval by the Planning Department.</p>	Prior to Issuance of Building Permit	Planning Department	

23.	<p>Prior to the issuance of a building permit, the applicant shall submit a signage plan and security plan to the Eastvale Police Department for review and approval to ensure compliance with the following:</p> <ul style="list-style-type: none"> a. PROPERTY SIGN Proper display of “No Trespassing or Loitering” signs prominently around business and any exterior perimeter fencing and adhering to City of Eastvale Municipal Code. b. ADDRESS NUMBERING Prominently displayed address numbering in appropriate size and in contrasting color from the building façade 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 (e.g., landscaping) should limit their visibility. c. SECURITY PLAN <ul style="list-style-type: none"> i. To facilitate the installation of security cameras for tenants, conduits and other electrical wiring to support the cameras shall be installed in all buildings. The intent of this condition is to reduce the cost of installation for future tenants, and thereby encourage the use of security cameras as crime reduction measure. ii. Due to the high possibility of theft/vandalism attempts during construction, 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. 	Prior to Issuance of Building Permit	Planning, Police, and Building Departments	
24.	<p>Prior to the issuance of a building permit, the applicant shall submit a photometric lighting plan showing compliance with Section 5.5(D)(3) in the Eastvale Zoning Code and the following:</p> <ul style="list-style-type: none"> a. Provide illustration for all exterior light fixtures and poles. b. Illustrate the overall height of all light poles. 	Prior to Issuance of Building Permit	Planning, Police, and Building Departments	

	c. Show that all outside lighting shall be hooded and directed downward so as to not shine directly upon adjoining property or public rights-of-way.			
25.	Prior to issuance of a building permit, the applicant shall provide documentation from Southern California Edison (SCE) showing that the proposed improvements within the SCE easement have been approved.	Prior to Issuance of Building Permit	Planning and Public Works Departments	
26.	Signing/striping shall be implemented in conjunction with detailed construction plans for the project site as reviewed and accepted by Public Works Department.	Prior to Issuance of Building Permit	Public Works Department	
27.	<p>A Landscape and Irrigation Plan shall be submitted to the Planning Department for review and approval. The Landscape Plan shall include but not be limited to the following:</p> <ul style="list-style-type: none"> a. Show screening of the parking lot along Cantu-Galleano Ranch Road in compliance with Section 5.4(F)(2)(j). b. Screening trees on the east and south sides of the building shall be minimum of 24-inch box size. c. Meet new City of Eastvale Water Efficiency Landscape Ordinance. d. All plants shall be rated for anticipated water use (using WUCOLS guide ratings). e. Applicant shall design irrigation system for use of reclaimed water when reclaimed water mains are adjacent to project site, or when the water district plans to extend reclaimed water mains to the site in the near future. 	Prior to Issuance of Building Permit	Planning Department	
28.	The guard shack for the project building shall be located immediately adjacent to the loading area screen wall to allow for the maximum truck stacking space between Cantu-Galleano Ranch Road and the guard shack.	Prior to Issuance of Building Permit	Planning Department	

Prior to Issuance of Certificate of Occupancy				
29.	<p>Applicant shall pay the project's fair share fee of the following improvements or construct the following:</p> <ul style="list-style-type: none"> • Widen and/or restripe Riverside Drive to provide an exclusive eastbound right-turn lane at Hamner Avenue. • Modify the existing traffic signal at Hamner Avenue and Riverside Drive to install an eastbound right-turn overlap. (<i>MM T-1(a) and MM T-1(b)</i>) 	Prior to Issuance of Certificate of Occupancy	Public Works Department	
30.	<p>The RCFCD Master Storm Drain Channel shall be relocated out from under the new building pad to the satisfaction of the City Engineer and the RCFCD, and the following shall be required:</p> <ul style="list-style-type: none"> • Recorded deeds quit claiming the easement area under the new building pad. • Recorded deeds for new Master Storm Drain facilities location. • New improvements to be constructed to RCFCD standards and approved and inspected by the RCFCD. 	Prior to Issuance of Certificate of Occupancy	Public Works Department	
31.	<p>Cantu-Galleano Ranch Road shall be widened and restriped to the satisfaction of the City Engineer to provide for the following:</p> <ul style="list-style-type: none"> • Street widening to tie into existing Caltrans southbound off-ramp curb return and existing Grainger drive approach curb return. • Closure of existing Grainger Warehouse entrance. • Provide for new project driveway. • Provide sidewalk and parkway improvements. • Obtain Caltrans encroachment permit for work in Caltrans right-of-way. 	Prior to Issuance of Certificate of Occupancy	Public Works Department	

32.	<p>For the project driveway along Cantu-Galleano Ranch Road, provide:</p> <ul style="list-style-type: none"> • One southbound shared left/through/right lane. <p>Modify Cantu-Galleano Ranch Road/Goodman Way signal to provide:</p> <ul style="list-style-type: none"> • One eastbound left-turn lane, two eastbound through lanes, one eastbound shared through/right lane. • One westbound left-turn lane, one westbound through lane, and one westbound shared through/right lane at the project driveway. • Install/modify a six phase traffic signal with split phase operation in the north-south direction and protected left-turn phasing in the east-west direction. 	Prior to Issuance of Certificate of Occupancy	Public Works Department	
33.	<p>The project applicant shall pay Transportation Uniform Mitigation Fees (TUMF) in effect at the time of payment. Fees address the project's fair share contribution to the 2015 Northwest TUMF Zone Transportation Improvement Program, which would contribute to the following improvements:</p> <ol style="list-style-type: none"> 1. Hamner Avenue at Cantu-Galleano Ranch Road/Edison Avenue. Widen and/or restripe Hamner Avenue to provide a second northbound through lane, a second southbound left-turn lane, and a second southbound through lane. Widen and/or restripe Edison Avenue/Cantu-Galleano Ranch Road to provide a second eastbound through lane, an exclusive eastbound right-turn lane, and a second westbound left-turn lane. Modify the existing traffic signal and install a northbound right-turn overlap and a westbound right-turn overlap. 2. Hamner Avenue at Bellegrave Avenue. Widen and/or restripe Hamner Avenue to provide a second northbound through lane and a second southbound through lane. Modify the existing traffic signal. 3. I-15 SB Ramps at Cantu-Galleano Ranch Road. Restripe the off-ramp to provide one southbound left turn lane, one share southbound left/right turn lane, and one southbound right-turn lane. (MM T-2) 	Prior to Issuance of Certificate of Occupancy	Public Works Department	

34.	All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Planning Department. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and determined to be 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	
35.	The applicant shall provide a copy of a reciprocal access/parking agreement with each adjacent property (Grainger and Ingram Micro) for review and approval by the City Engineer.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
36.	All aerial utility lines including electrical power lines at 34.5KV and under located within the public right-of-way shall be installed underground to the satisfaction of the City Engineer.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
37.	All aerial electrical power lines above 34.5KV within the public right-of-way shall be relocated behind the curb and gutter to the satisfaction of the City Engineer.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
38.	Sign(s) shall be posted at the shared site entrance from Cantu-Galleano Ranch Road and at the access driveway from Micro Drive identifying truck access only at the former and primary auto access at the latter to the satisfaction of the Public Works Department.	Prior to Issuance of Certificate of Occupancy	Public Works and Planning Departments	
39.	The site shall be removed from Mira Loma Agricultural Preserve #1 through action of the City Council.	Prior to Issuance of Certificate of Occupancy	Planning Departments	
40.	The site shall be annexed into an existing CFD (a district-wide Community Facilities District) or form a CFD based on project development to pay for Jurupa Area Recreation and Park District (JARPD) park maintenance and all JARPD fees shall be paid.	Prior to Issuance of Certificate of Occupancy	Public Works and Planning Departments	

Fire Department Conditions of Approvals

The Fire Department requires the listed fire protection measures be provided in accordance with the City of Eastvale Municipal Code and the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete buildings plans are reviewed:

1. Provide or show there exists a water system capable of delivering a fire flow 8,000 gallons per minute for a 4-hour duration at 20 psi residual operating pressure (50% reduction will be given for fire sprinklers) which 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 as measured by an approved route around the complex, exterior of the facility or building. No portion of a building shall be farther than 400 feet from a fire hydrant. Fire hydrants shall provide the required fire flow.
3. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to 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.
4. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
5. Fire apparatus access roads shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 70 thousand pounds over 2 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. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turn-around capabilities of fire apparatus.
7. Driveway loops, fire apparatus access lanes, and entrance curb radii 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.
8. 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 FCD shall be located on the address side of the

Fire Department Conditions of Approvals

- building, within 25 to 50 feet of the hydrant, and a minimum of 25 feet from the building(s). The sprinkler riser room must have indicating exterior and/or interior door signs. A C-16 licensed contractor must submit plans, along with current permit fees, to the City of Eastvale for review and approval prior to installation.
9. Install an alarm monitoring or fire alarm 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. No hazardous materials shall be stored and/or used within the building which exceeds quantities listed in 2013 California Building Code. No Class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.
 11. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path markings shall be installed per the 2013 California Building Code.
 12. Electrical room doors, FAC, fire riser, and roof access if applicable shall be labeled as per use.
 13. Access shall be provided to all mechanical equipment located on the roof as per 2013 California Mechanical Code.
 14. Gate(s) shall be automatic or manually operated. Install Knox key-operated switches, mounted per recommended standard of the Knox Company. Building plans shall include mounting location/position and operating standards for Fire Department approval.
 15. A survey and report by a licensed Fire Protection Engineer may be required prior to building permit issuance.

**The Fire Department supports this proposed project; however, it 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 response time which is outside of the current standard, 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 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 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 project approval in order for the NOD to commence the 30-day statute of limitations on the Addendum to the MND. 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 \$3,120.00 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.**
 - b. California Department of Fish and Wildlife Fee for **EIR of \$3,070.00.**
- 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 be limited to MSHCP fees and grading permit fees.
- The applicant shall design and construct all improvements in accordance with City of Eastvale Road Improvement Standards & 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.

General Information

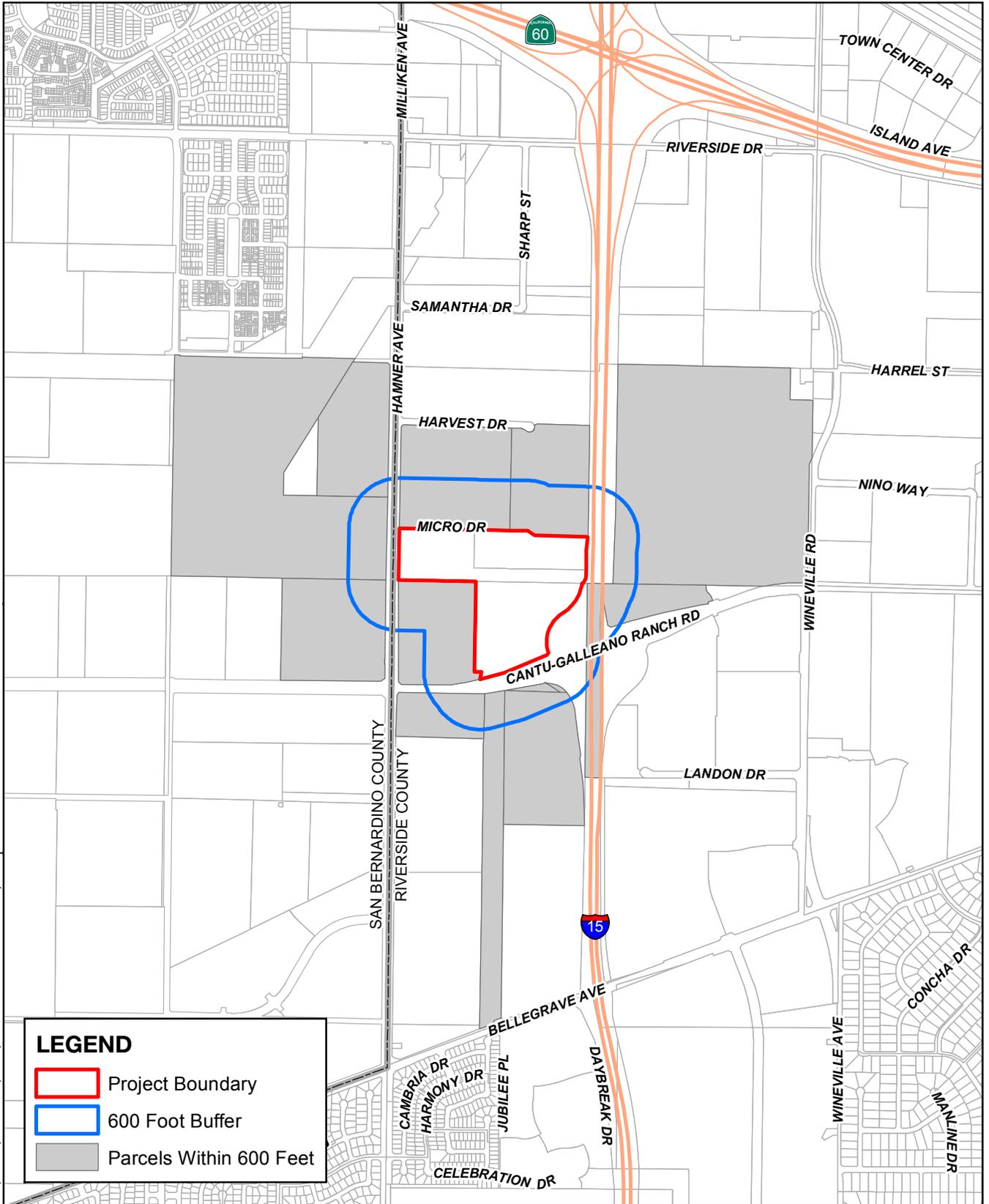
- Transportation Uniform Mitigation Fees and any Development Impact Fees that are in effect at that time shall be paid prior to the issuance of certificate of occupancy, or as otherwise allowed per ordinance.
- No obstruction shall be placed on any existing easement. An approval document from easement 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 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.
- All connection to flood control facilities shall be reviewed by the RCFCDD 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 RCFCDD.
- 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.

General Information

- 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.
- Prior to the issuance of a grading permit, it shall be the sole responsibility of the applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

ATTACHMENT 3
NOTIFICATION MAP

C:\2014\14-0032\GIS\ParcelsWithin600.mxd; Map created 07 Oct 2014



LEGEND

- Project Boundary
- 600 Foot Buffer
- Parcels Within 600 Feet

Source: Riverside Co. GIS, October 2014.

Parcels Within 600 ft. of Project
Engineering Services Cantu-Galleano Ranch Road



0 600 1,200 1,800 2,400
Feet



ATTACHMENT 4

DEVELOPMENT AND LANDSCAPE PLANS

CITY OF EASTVALE

LBA REALTY - EASTVALE INDUSTRIAL DEVELOPMENT

MAJOR DEVELOPMENT PLAN NO. 14-1077

APPLICANT:
 COMPANY: LBA REALTY
 CONTACT: ED ELWHE
 ADDRESS: 3347 MICHELSON DRIVE, SUITE 200
 IRVINE, CA 92612
 PHONE: (949) 455-4333

PROPERTY OWNER:
 COMPANY: LBA/OPT INDUSTRIAL COMPANY IV, LLA
 CONTACT: ED ELWHE
 ADDRESS: 3347 MICHELSON DRIVE, SUITE 200
 IRVINE, CA 92612
 PHONE: (949) 455-4333

ENGINEER:
 COMPANY: ALBERT A. WEBB ASSOCIATES
 CONTACT: ROBERT BERNAT
 ADDRESS: 8788 MCGRAY ST
 RIVERSIDE, CA 92506
 PHONE: (951) 686-1070
 FAX: (951) 788-1256

ARCHITECT:
 COMPANY: RSA OFFICE OF ARCHITECTURAL DESIGN
 CONTACT: MIKE GILL
 ADDRESS: 15231 ALTON PARKWAY, SUITE 100
 IRVINE, CA 92618
 PHONE: (949) 341-0920
 FAX: (949) 341-0922

TOPOGRAPHY:
 INLAND AERIAL SURVEYS, INC.
 7117 ARLINGTON AVE, SUITE A
 RIVERSIDE, CA 92503
 TEL: 951-661-4252
 DATED: FEBRUARY 24, 2014

LAND USE / ZONING:
 EXISTING LAND USE:
 EXISTING & PROPOSED GENERAL PLAN LAND USE:
 EXISTING & PROPOSED ZONING:
 VACANT/EXISTING INDUSTRIAL & SCE EASEMENT
 LIGHT INDUSTRIAL, BUSINESS PARK
 INDUSTRIAL PARK/MAN. SERVICE-COMMERCIAL

ACERAGE:
 GROSS & NET SITE AREA: 23.44 AC.

EARTHWORK ESTIMATE:
 CUT: 74,600 CY
 FILL: 51,200 CY
 SHRINKAGE: 17,400 CY
 NET: 0 CY IMPORT

UTILITY COMPANIES:
 WATER: JURUPA COMMUNITY SERVICES DISTRICT
 SEWER: JURUPA COMMUNITY SERVICES DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: SBC TELEPHONE
 GAS: SOUTHERN CALIFORNIA GAS COMPANY

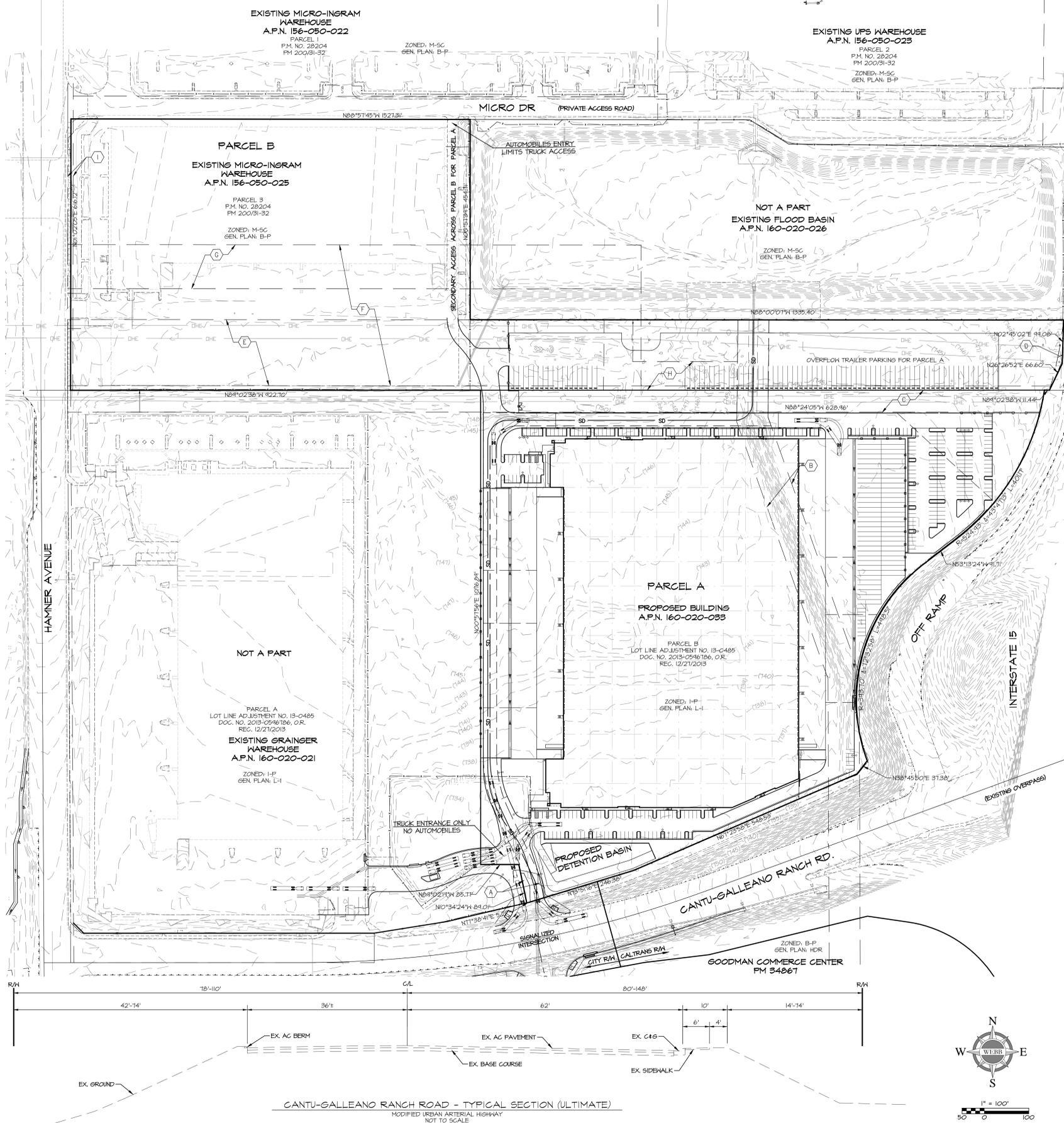
PROJECT DESCRIPTION:
 PROPOSED 447,550 S.F. INDUSTRIAL BUILDING (APN #160-020-033) ON 23 ACRES INCLUDING PARKING, TRUCK COURT, LANDSCAPING, WATER QUALITY BASIN, FENCING, RELOCATION OF RFOCD MASTER STORM DRAIN CHANNEL, AS WELL AS OVER FLOW TRAILER PARKING OVER EXISTING SOUTHERN CALIFORNIA EASEMENT ON APN #156-050-025 AS WELL AS PROPOSED SECONDARY ACCESS ROAD THROUGH SCE EASEMENT AND PARCEL A TO MICRO DRIVE. APN #160-020-033 IS WITH IN AGRICULTURAL PRESERVE MIRA LOMA 1. PROJECT WILL PROPOSE AGRICULTURAL DIMINISHMENT.

LEGAL DESCRIPTION:
 PARCEL 3 OF THE PARCEL MAP NO. 28204, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 200 PAGES 31 AND 32 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT B AS SHOWN BY DOCUMENT RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 2003-0700144 OF OFFICIAL RECORDS, PARCEL B OF LOT LINE ADJUSTMENT RECORDED DEC. 27, 2013 & INSTRUMENT NO. 2013-0546186, OFFICIAL RECORDS.

AP.N.:
 160-020-033
 156-050-025

- NOTES:**
- THOMAS GUIDE RIVERSIDE COUNTY (38TH ED.) PAGE 683, PORTION OF GRID E2.
 - THIS PROJECT SITE IS LOCATED WITHIN SECTION T 4 N, TOWNSHIP 2 SOUTH, AND RANGE I WEST.
 - FEMA COMMUNITY PANEL NO. 06065C00186 ZONE X.
 - THIS PROJECT IS NOT LOCATED IN AN AIRPORT COMPATIBILITY ZONE.
 - NO RECREATIONAL AND/OR OPEN SPACE AREA IS PROPOSED.
 - THERE ARE NO FLAMMABLE LIQUIDS PROPOSED FOR THIS SITE.
 - THIS PROJECT SITE IS LOCATED WITHIN THE JURUPA UNIFIED SCHOOL DISTRICT.
 - THIS AREA IS SUBJECT TO MODERATE LIQUEFACTION.
 - WATER QUALITY BASINS WILL HAVE A MAXIMUM OF 3:1 SIDE SLOPES.
 - ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
 - THIS PROJECT SIT IS NOT LOCATED WITHIN A FLOOD ZONE.
 - THERE ARE NO WELLS ON THE PROPERTY.
 - ANY DISCHARGE ACROSS PROPERTY LINES WILL BE IN ACCORDANCE WITH APPENDIX J SECTION J 101.4 DRAINAGE ACROSS PROPERTY LINES.
 - THERE ARE NO MOBILE-HOMES OR RECREATIONAL VEHICLES ON THIS SITE.
 - SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
 - EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THIS SITE.
 - ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE.
 - PARKING STALLS ARE: STANDARD: 4'x18' COMPACT: 8.5'x16' (20% MAX)
 - END AISLE PARKING STALLS ARE 11' WIDE PER COUNTY ORD. 340, SECTION 10.12.
 - THIS PROJECT DOES NOT COVER THE ENTIRE OWNERSHIP OF THE LAND DIVIDER.
 - PARKING LOT SHALL BE AC PAVED WITH CONCRETE CURB AND GUTTERS, MINIMUM GRADE FOR CONCRETE IS 0.35% AND FOR ALL OTHER SURFACES 1.0%.
 - PROPOSED DEDICATIONS/EASEMENTS TO BE MADE BY SEPARATE DOCUMENTS.
 - REFER TO ARCHITECTURAL ELEVATIONS FOR WALL AND FENCE DETAILS.
 - ALL DRIVEWAYS ARE PER COUNTY STANDARD NO. 207A
 - PROJECT IS LOCATED WITHIN AGRICULTURAL PRESERVE MIRA LOMA 1.

- EASEMENT NOTES:**
- (A) STORM DRAIN EASEMENT RECORDED 12/30/2009 AS DOC. NO. 2009-667420, O.R.
 - (B) 10' DRAINAGE EASEMENT RECORDED 4/13/2000 AS DOC. NO. 2000-360212, O.R.
 - (C) 50' PUBLIC UTILITIES EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON RECORDED 4/26/1911 IN BOOK 329 OF DEEDS, PAGE 202, APRIL 15, 1911 IN BOOK 329 PAGE 124 OF DEEDS
 - (D) DOC. NO. 2003-10014, O.R. REC. 04/10/2003
 - (E) 150' PUBLIC UTILITIES EASEMENT RECORDED 12/10/1445 IN BOOK 121 OF OFFICIAL RECORDS, PAGE 118
 - (F) 320' PUBLIC UTILITIES EASEMENT RECORDED 12/17/1910 AS INST. NO. 126421, O.R.
 - (G) 100' QUITCLAIMED PER INST. NO. 2001-546501, O.R., REC. 11/05/2001
 - (H) UNDERGROUND STORM DRAIN EASEMENT RECORDED 03/14/2001 AS INST. NO. 2001-104340, O.R.
 - (I) 12' PUBLIC UTILITIES EASEMENT RECORDED 08/14/2001 AS INST. NO. 2001-364271, O.R., 5.B. CO.
- PUBLIC UTILITIES EASEMENT RECORDED 09/04/2000 AS INST. NO. 2000-308716, O.R. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- PUBLIC UTILITIES EASEMENT RECORDED 02/04/2001 AS INST. NO. 2001-056201, O.R. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED FIRE ACCESS
- PROPOSED SCREEN WALL
- PROPOSED CHAINLINK FENCE
- EXISTING CHAINLINK FENCE
- GRADEBREAK/RIDGELINE
- FLOWLINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- FLOWLINE
- GRADE BREAK
- GROUND
- INVERT
- LANDSCAPE AREA
- LOW POINT
- MAXIMUM
- PROPERTY LINE
- ROUGH GRADE
- RIGHT OF WAY
- TYPICAL

SITE TABULATION:

	PARCEL A	PARCEL B
PROPOSED PARCEL NET AREA	1,021,312 SF (23.44 AC)	765,047 SF (17.56 AC)
BUILDING AREA		
OFFICE	5,000 SF	N/A
MEZZANINE	10,000 SF	N/A
WAREHOUSE	440,849 SF	N/A
TOTAL BUILDING AREA	455,849 SF	N/A
LOT COVERAGE	44.63%	N/A
LANDSCAPING REQUIRED (10%)	11,305 SF	N/A
LANDSCAPING PROVIDED	154,621 SF	N/A
LANDSCAPE COVERAGE	15.14%	N/A
PARKING PROVIDED:		
OFFICE (1/250 (5,000 SF))	60 STALLS	N/A
WAREHOUSE (1/200 (440,849 SF))	221 STALLS	N/A
TOTAL REQUIRED PARKING	281 STALLS	N/A
TRAILER PARKING (REG'D)	90 STALLS	N/A
1/1 DOOR RATIO	90 STALLS	N/A
PARKING PROVIDED:		
STANDARD PARKING (1'x18')	282 STALLS	N/A
HANDICAPPED PARKING (1'x18')	7 STALLS	N/A
TRAILER PARKING (1'x32')	62 STALLS	90 STALLS
TOTAL PARKING PROVIDED:	351 STALLS	90 STALLS

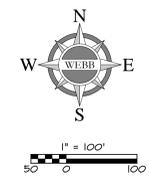
CITY OF EASTVALE

MDR NO. 14-1077

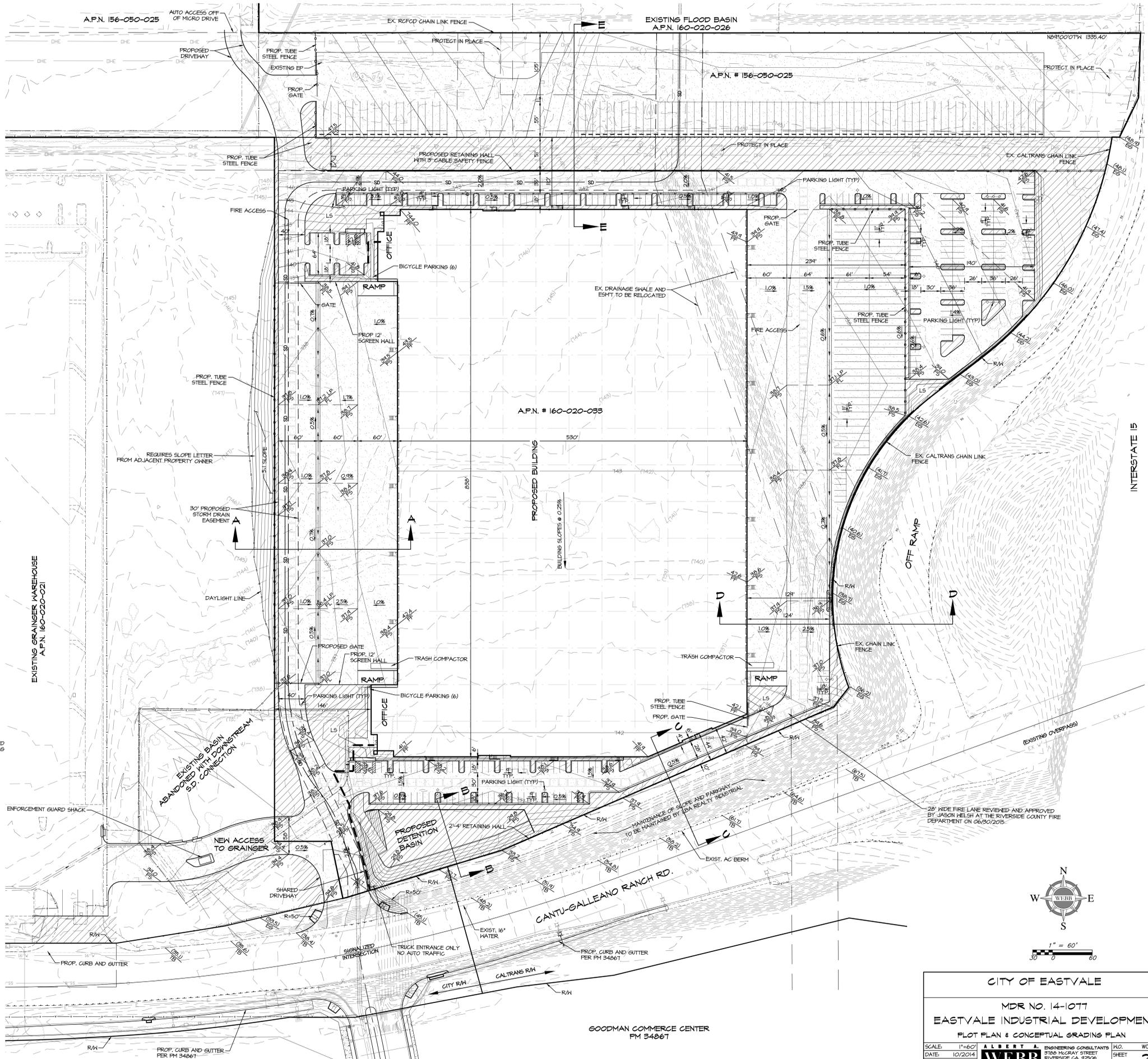
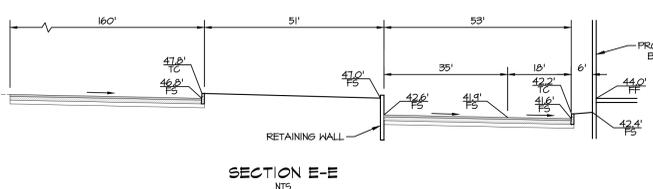
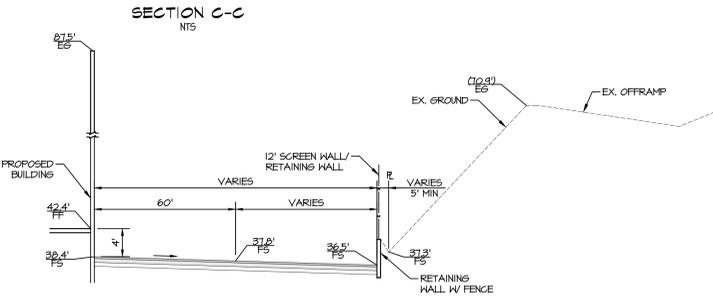
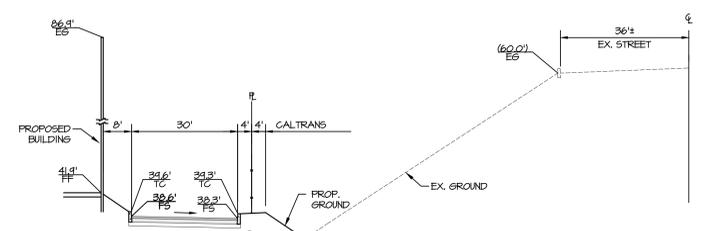
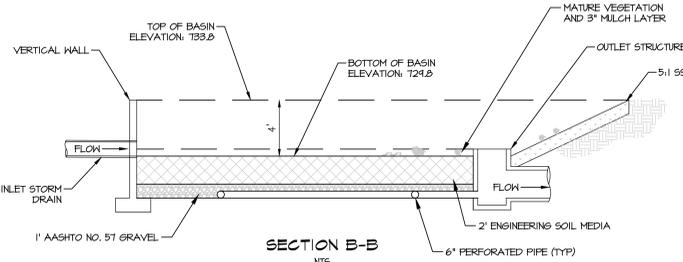
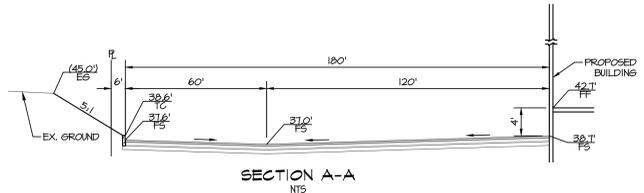
EASTVALE INDUSTRIAL DEVELOPMENT

TITLE SHEET / SECTIONS / NOTES

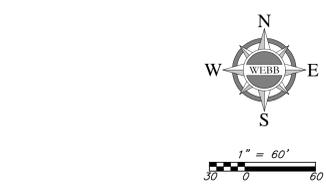
SCALE: 1"=100'	DESIGNED: DJ	CHECKED: BB	PLN G. REF: REF	FB: F.B.
DATE: 10/2014	ENGINEERING CONSULTANTS	8788 MCGRAY STREET RIVERSIDE, CA 92506 PH: (951) 686-1070 FAX: (951) 788-1256	NO. 1	WO 1
WEBB ASSOCIATES				OF 2 SHEETS
				DWG. NO.



DATE PLOTTED: 10/20/14 10:58 AM



20' WIDE FIRE LANE REVIEWED AND APPROVED BY JASON WELSH AT THE RIVERSIDE COUNTY FIRE DEPARTMENT ON 06/30/2015.



CITY OF EASTVALE			
MDR NO. 14-1077			
EASTVALE INDUSTRIAL DEVELOPMENT			
PLOT PLAN & CONCEPTUAL GRADING PLAN			
SCALE: 1"=60'	ALBERT A. ENGINEERS CONSULTANTS	NO.	WO
DATE: 10/2014	3708 MCGRAW STREET	RIVERSIDE CA. 92506	SHEET 2
DESIGNED: DJ	PH. (951) 688-1210	FAX (951) 799-1296	OF 2 SHEETS
CHECKED: BB			DWG. NO.
PLN. CK. REF: REF			
FB:	F.B.		

LBA REALTY - EASTVALE INDUSTRIAL DEVELOPMENT

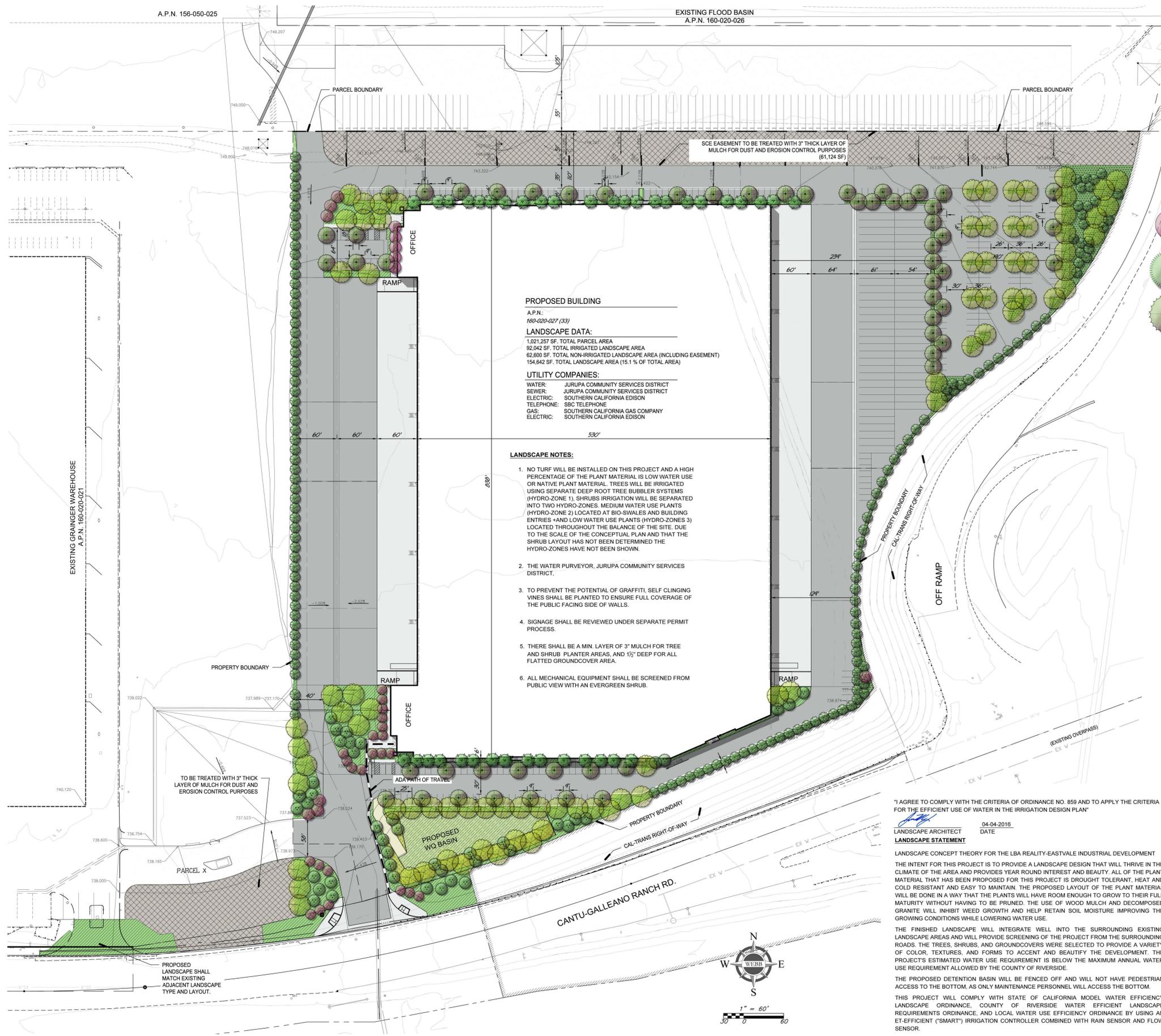
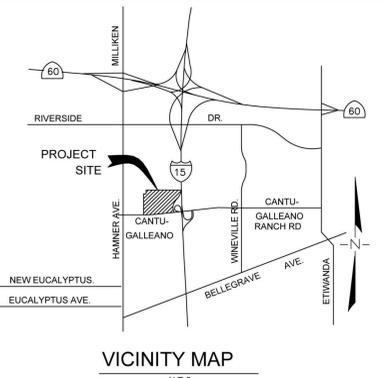
CONCEPTUAL LANDSCAPE PLAN

OWNER/APPLICANT:
 COMPANY: LBA REALTY
 CONTACT: ED ELOWE
 ADDRESS: 3347 MICHELSON DRIVE, SUITE 200
 IRVINE, CA 92612
 PHONE: (949) 955-9333

ENGINEER:
 COMPANY: ALBERT A. WEBB ASSOCIATES
 CONTACT: ROBERT BERNDT
 ADDRESS: 3788 MCCRAY ST
 RIVERSIDE, CA 92506
 PHONE: (951) 686-1070
 FAX: (951) 788-1256

ARCHITECT:
 COMPANY: RGA OFFICE OF ARCHITECTURAL DESIGN
 CONTACT: MIKE GILL
 ADDRESS: 15231 ALTON PARKWAY, SUITE 100
 IRVINE, CA 92618
 PHONE: (949) 341-0920
 FAX: (949) 341-0922

LANDSCAPE ARCHITECT:
 COMPANY: ALBERT A. WEBB ASSOCIATES
 CONTACT: JAIME MACIAS
 ADDRESS: 3788 MCCRAY ST
 RIVERSIDE, CA 92506
 PHONE: (951) 248-7275



PROPOSED BUILDING
 A.P.N.: 160-020-027 (33)
LANDSCAPE DATA:
 1,021,257 SF. TOTAL PARCEL AREA
 82,042 SF. TOTAL IRRIGATED LANDSCAPE AREA
 62,600 SF. TOTAL NON-IRRIGATED LANDSCAPE AREA (INCLUDING EASEMENT)
 154,642 SF. TOTAL LANDSCAPE AREA (15.1 % OF TOTAL AREA)

UTILITY COMPANIES:
 WATER: JURUPA COMMUNITY SERVICES DISTRICT
 SEWER: JURUPA COMMUNITY SERVICES DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: SBC TELEPHONE
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA EDISON

- LANDSCAPE NOTES:**
- NO TURF WILL BE INSTALLED ON THIS PROJECT AND A HIGH PERCENTAGE OF THE PLANT MATERIAL IS LOW WATER USE OR NATIVE PLANT MATERIAL. TREES WILL BE IRRIGATED USING SEPARATE DEEP ROOT TREE BUBBLER SYSTEMS (HYDRO-ZONE 1). SHRUBS IRRIGATION WILL BE SEPARATED INTO TWO HYDRO-ZONES. MEDIUM WATER USE PLANTS (HYDRO-ZONE 2) LOCATED AT BIO-SWALES AND BUILDING ENTRIES AND LOW WATER USE PLANTS (HYDRO-ZONES 3) LOCATED THROUGHOUT THE BALANCE OF THE SITE. DUE TO THE SCALE OF THE CONCEPTUAL PLAN AND THAT THE SHRUB LAYOUT HAS NOT BEEN DETERMINED THE HYDRO-ZONES HAVE NOT BEEN SHOWN.
 - THE WATER PURVEYOR, JURUPA COMMUNITY SERVICES DISTRICT.
 - TO PREVENT THE POTENTIAL OF GRAFFITI, SELF CLINGING VINES SHALL BE PLANTED TO ENSURE FULL COVERAGE OF THE PUBLIC FACING SIDE OF WALLS.
 - SIGNAGE SHALL BE REVIEWED UNDER SEPARATE PERMIT PROCESS.
 - THERE SHALL BE A MIN. LAYER OF 3" MULCH FOR TREE AND SHRUB PLANTER AREAS, AND 1/2" DEEP FOR ALL FLATTED GROUND COVER AREA.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN EVERGREEN SHRUB.

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	NOTES
	<i>LAGERSTROMIA HYBRID</i> CRAPE MYRTLE (MULTI-TRUNK)	24" BOX	35	20'	20'	MED. (0.5)	MULTI-TRUNK
	<i>PINUS CANARIENSIS</i> CANARY ISLAND PINE	24" BOX	146	50'-80'	20'-25'	MED. (0.5)	STANDARD
	<i>PINUS ELDERICA</i> AFGHAN PINE	24" BOX	44	30'-40'	20'-25'	MED. (0.5)	STANDARD
	<i>PLATANUS ACERIFOLIA</i> LONDON PLANE TREE	24" BOX	83	40'-80'	30'-50'	MED. (0.5)	STANDARD
	<i>RHUS LANCEA</i> AFRICAN SUMAC	24" BOX	56	30'	25'-30'	MED. (0.5)	STANDARD
	<i>TRISTANIA CONFERTA</i> TRISTANIA	24" BOX	38	60'	25'-35'	MED. (0.5)	STANDARD

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION
	<i>ABELIA X GRANDIFLORA</i> GLOSSY ABELIA	5 GAL.	8'-12'	8'-10'	MED. (0.5)	SCREENING SHRUB
	<i>AVICAZANTHUS HYBRID</i> DWARF KANGAROO PAW	5 GAL.	5'	2'-3'	MED. (0.5)	ACCENT
	<i>CALLISTEMON VIMINALIS 'LITTLE JOHN'</i> LITTLE JOHN BOTTLE BRUSH	5 GAL.	5'	5'	MED. (0.5)	LOW MOUNDING
	<i>CARRISA MICROCARPA 'GREEN CARPET'</i> GREEN CARPET NATAL PLUM	5 GAL.	1'	2'-4'	MED. (0.5)	GROUND COVER
	<i>DIETES BICOLOR</i> FORTHNIGHT LILY	5 GAL.	2'-3'	2'-3'	MED. (0.5)	ACCENT
	<i>FESTUCA CINEREA 'ELIJAH BLUE'</i> ELIJAH BLUE FESCUE	1 GAL.	1'	1'	MED. (0.5)	GROUND COVER
	<i>GAZANIA RIGENS LEUCOLAENA</i> TRAILING GAZANIA	HYDROSEED.	6"-10"	5'	MED. (0.5)	GROUND COVER
	<i>HEMEROCALLIS SP.</i> DAILY	5 GAL.	2'-3'	2'-3'	MED. (0.5)	ACCENT
	<i>COTONASTER LACTEUS</i> RED CLUSTERBERRY	5 GAL.	8'-10'	6'-10'	MED. (0.5)	SCREENING SHRUB
	<i>LONICERA JAPONICA 'HALLIANA'</i> JAPANESE HONEYSUCKLE	5 GAL.	1'-2'	8'-10'	MED. (0.5)	GROUND COVER
	<i>PHORMIUM TENAX 'BRONZE BABY'</i> NEW ZEALAND FLAX REDDISH	15 GAL.	5'	3'-4'	MED. (0.5)	ACCENT
	<i>PITTIOSPORUM TOBIRA 'VARIEGATA'</i> RED SALVIA	5 GAL.	4'-6'	4'-6'	MED. (0.5)	LOW MOUNDING
	<i>RHAPHIOLEPIS INDICA 'CLARA'</i> INDIAN HAWTHORNE	5 GAL.	3'	3'	MED. (0.5)	SCREENING SHRUB
	<i>TRACHELOSPERMUM JASMINOIDES</i> STAR JASMINE	5 GAL.	1'	4'-5'	MED. (0.5)	GROUND COVER
	<i>LIGULSTRUM JAPONICUM 'TEXANUM'</i> TEXAS PARVET	5 GAL.	4'-6'	4'-6'	MED. (0.5)	SCREENING SHRUB
	<i>MYOPORIUM PARVIFOLIUM 'PUTAH CREEK'</i> BOSTON IVY	1 GAL.	6"	9"	LOW (0.2)	GROUND COVER
	<i>HESPERALOE PARVIFLORA</i> RED YUCCA	5 GAL.	3'-4'	3'-4'	LOW (0.2)	ACCENT
	<i>ROSMARINUS O. 'PROSTRATUS'</i> CREEPING ROSEMARY	1 GAL.	2'	8"	LOW (0.2)	GROUND COVER
	<i>SALVIA GREGGII 'SIERRA LINDA'</i> RED SALVIA	5 GAL.	4'	4'	LOW (0.2)	LOW MOUNDING
	<i>SENECIO SERPENS</i> BLUE CHALK STICKS	FLATS	6"	8"	LOW (0.2)	GROUND COVER

DETENTION BASIN & DRAINAGE SWALE SLOPES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION
	<i>CAREX PANSA</i> CALIFORNIA MEADOW SEDGE	5 GAL.	2'	2'	MED. (0.5)	BIO & ORNAMENTAL GRASS
	<i>CHONDROPETALUM TECTORIUM</i> CAPE RUSH	5 GAL.	3'-5'	4'-6'	MED. (0.5)	BIO & ORNAMENTAL GRASS
	<i>CALAMAGROSTIS X ACUTIFLORA</i> KARL FOERSTER'S FEATHER REED	5 GAL.	2'-3'	2'-3'	MED. (0.5)	BIO & ORNAMENTAL GRASS
	<i>MULLENBERGIA CAPLARIIS 'REGAL MIST'</i> REGAL MIST MILLY	5 GAL.	3'	6"	MED. (0.5)	SCREENING SHRUB BIO & ORNAMENTAL GRASS
	<i>MULLENBERGIA RIGENS</i> DEERGRASS	5 GAL.	3'	6"	MED. (0.5)	SCREENING SHRUB BIO & ORNAMENTAL GRASS
	<i>HELICTROCHON SEMPERVIRENS</i> BLUE OAT GRASS	5 GAL.	2'-3'	3"	MED. (0.5)	BIO & ORNAMENTAL GRASS
	<i>LYMUS CONDENSATUS</i> GIANT WILD RYE	5 GAL.	6'-8'	4'-5'	MED. (0.5)	BIO & ORNAMENTAL GRASS
	HYDROSEED	COMPANY	DESCRIPTION			
	ORNAMENTAL, LOW GROWING MIX	S&S SEEDS	This is a mixture of showy, low growing annual and perennial species that will provide months of bright Spring color in a non-irrigated setting, or year-round color when irrigated. This mix may be used alone or in conjunction with grass and shrub seeds.			

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO. 859 AND TO APPLY THE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

LANDSCAPE ARCHITECT: JAIME MACIAS
 DATE: 04-04-2016

LANDSCAPE STATEMENT

LANDSCAPE CONCEPT THEORY FOR THE LBA REALTY-EASTVALE INDUSTRIAL DEVELOPMENT

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE.

THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE PROJECT'S ESTIMATED WATER USE REQUIREMENT IS BELOW THE MAXIMUM ANNUAL WATER USE REQUIREMENT ALLOWED BY THE COUNTY OF RIVERSIDE.

THE PROPOSED DETENTION BASIN WILL BE FENCED OFF AND WILL NOT HAVE PEDESTRIAN ACCESS TO THE BOTTOM. AS ONLY MAINTENANCE PERSONNEL WILL ACCESS THE BOTTOM.

THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE - COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSOR AND FLOW SENSOR.

CITY OF EASTVALE

DEVELOPMENT PLAN NO. 14-1077
EASTVALE INDUSTRIAL DEVELOPMENT
 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=60'
 DATE: 04-04-2016
 DESIGNED: GGH
 CHECKED: JM
 PLN CK REF: REF
 F.B.

ALBERT A. WEBB ASSOCIATES
 ENGINEERING CONSULTANTS
 3788 MCCRAY STREET
 RIVERSIDE, CA 92506
 PH: (951) 686-1070
 FAX: (951) 788-1256

W.D. WO
 SHEET 1
 OF 5 SHEETS
 DWG NO.

LBA REALITY - EASTVALE INDUSTRIAL DEVELOPMENT

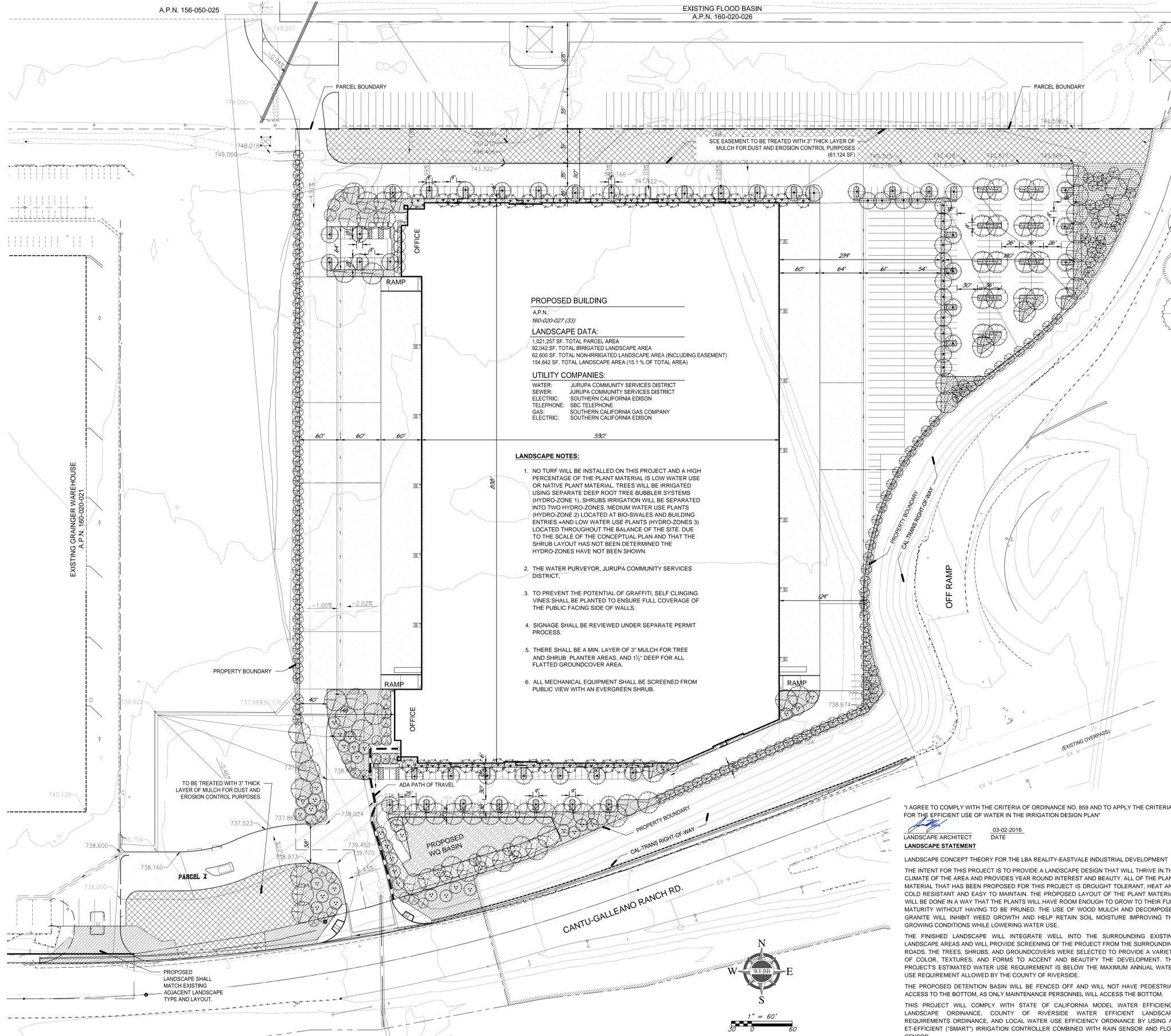
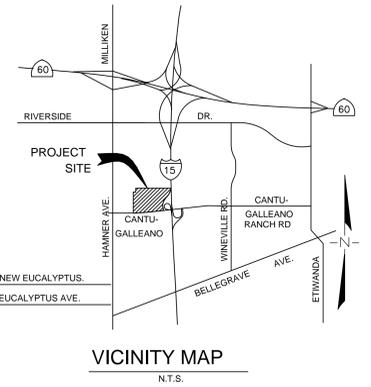
CONCEPTUAL LANDSCAPE PLAN

OWNER/APPLICANT:
 COMPANY: LBA REALTY
 CONTACT: ED LOWE
 ADDRESS: 3347 MICHELSON DRIVE, SUITE 200
 IRVINE, CA 92612
 PHONE: (949) 955-9333

ENGINEER:
 COMPANY: ALBERT A. WEBB ASSOCIATES
 CONTACT: ROBERT BERNDT
 ADDRESS: 3788 MCCRAY ST
 RIVERSIDE, CA 92506
 PHONE: (951) 686-1070
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ARCHITECT:
 COMPANY: RGA OFFICE OF ARCHITECTURAL DESIGN
 CONTACT: MIKE GILL
 ADDRESS: 15231 ALTON PARKWAY, SUITE 100
 IRVINE, CA 92618
 PHONE: (949) 341-0920
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LANDSCAPE ARCHITECT:
 COMPANY: ALBERT A. WEBB ASSOCIATES
 CONTACT: JAMIE MACIAS
 ADDRESS: 3788 MCCRAY ST
 RIVERSIDE, CA 92506
 PHONE: (951) 248-7275



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 SEWER: JURUPA COMMUNITY SERVICES DISTRICT
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TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	NOTES
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SHRUBS

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	<i>ANIGOSANTHOS HYBRID</i> DWARF KANGAROO PAW	5 GAL.	5'	2'-3'	MED. (0.5)	ACCENT
	<i>CALLISTEMON VIMINALIS 'LITTLE JOHN'</i> LITTLE JOHN BOTTLE BRUSH	5 GAL.	5'	5'	MED. (0.5)	LOW MOUNDING
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	<i>DIETES BICOLOR</i> FORTHNIGHT LILY	5 GAL.	2'-3'	2'-3'	MED. (0.5)	ACCENT
	<i>FESTUCA CINEREA 'ELIJAH BLUE'</i> ELIJAH BLUE FESCUE	1 GAL.	1'	1'	MED. (0.5)	GROUND COVER
	<i>GAZANIA RIGENS LEUCOLAENA</i> TRAILING GAZANIA	HYDROSEED.	6'-10'	5'	MED. (0.5)	GROUND COVER
	<i>HEMEROCALLIS SP</i> DAYLILY	5 GAL.	2'-3'	2'-3'	MED. (0.5)	ACCENT
	<i>COTONEASTER LACTEUS</i> RED CLUSTERBERRY	5 GAL.	8'-10'	6'-10'	MED. (0.5)	SCREENING SHRUB
	<i>LOWICERA JAPONICA 'HALLIANA'</i> JAPANESE HONEY SUCKLE	5 GAL.	1'-2'	8'-10'	MED. (0.5)	GROUND COVER
	<i>PHORUM TENAX 'BRONZE BABY'</i> NEW ZEALAND FLAX REDDISH	15 GAL.	5'	3'-4'	MED. (0.5)	ACCENT
	<i>PITIOSPORUM TOBIRA 'VARIEGATA'</i> RED SALVIA	5 GAL.	4'-6'	4'-6'	MED. (0.5)	LOW MOUNDING
	<i>RHAPHIOLEPIS INDICA 'CLARA'</i> INDIAN HAWTHORNE	5 GAL.	3'	3'	MED. (0.5)	SCREENING SHRUB
	<i>TRACHELOSPERMUM JASMINOIDES</i> STAR JASMINE	5 GAL.	1'	4'-5'	MED. (0.5)	GROUND COVER
	<i>LIGUSTRUM JAPONICUM 'TEXANUM'</i> TEXAS PRIVET	5 GAL.	4'-6'	4'-6'	MED. (0.5)	SCREENING SHRUB
	<i>MYOPORUM PARVIFOLIUM 'PUTAH CREEK'</i> BOSTON IVY	1 GAL.	6"	9"	LOW (0.2)	GROUND COVER
	<i>HESPERALOE PARVIFLORA</i> RED YUCCA	5 GAL.	3'-4'	3'-4'	LOW (0.2)	ACCENT
	<i>ROSMARINUS O. 'PROSTRATUS'</i> CREEPING ROSEMARY	1 GAL.	2"	8"	LOW (0.2)	GROUND COVER
	<i>SALVIA GREGGII 'SIERRA LINDA'</i> RED SALVIA	5 GAL.	4"	4"	LOW (0.2)	LOW MOUNDING
	<i>SENECIO SERPENS</i> BLUE CHALK STICKS	FLATS	6"	8"	LOW (0.2)	GROUND COVER

DETENTION BASIN & DRAINAGE SWALE SLOPES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION
	<i>CAREX PANSA</i> CALIFORNIA MEADOW SEDGE	5 GAL.	2'	2'	MED. (0.5)	BIO & ORNAMENTAL GRASS
	<i>CHONDROPETALUM TECTORUM</i> CAPE RUSH	5 GAL.	3'-5'	4'-6'	MED. (0.5)	BIO & ORNAMENTAL GRASS
	<i>CALAMAGROSTIS X ACUTIFLORA</i> KARL FOERSTER'S FEATHER REED	5 GAL.	2'-3'	2'-3'	MED. (0.5)	BIO & ORNAMENTAL GRASS
	<i>MUHLENBERGIA CAPILLARIS 'REGAL MIST'</i> REGAL MIST MUHLY	5 GAL.	3'	6"	MED. (0.5)	SCREENING SHRUB BIO & ORNAMENTAL GRASS
	<i>MUHLENBERGIA RIGENS</i> DEER GRASS	5 GAL.	3'	6"	MED. (0.5)	SCREENING SHRUB BIO & ORNAMENTAL GRASS
	<i>HELOTOTRICHUM SEMPERVIRENS</i> BLUE OAT GRASS	5 GAL.	2'-3'	3"	MED. (0.5)	BIO & ORNAMENTAL GRASS
	<i>LEYSLIA CONDENSATUS</i> GIANT WILD RYE	5 GAL.	6'-8'	4'-5'	MED. (0.5)	BIO & ORNAMENTAL GRASS
	HYDROSEED <i>ORNAMENTAL, LOW GROWING MIX</i>	COMPANY S&S SEEDS	DESCRIPTION This is a mixture of showy, low growing annual and perennial species that will provide months of bright Spring color in a non-irrigated setting, or year-round color when irrigated. This mix may be used alone or in conjunction with grass and shrub seeds.			

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO. 859 AND TO APPLY THE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

LANDSCAPE ARCHITECT: [Signature] DATE: 03-02-2016

LANDSCAPE STATEMENT

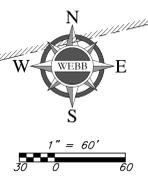
LANDSCAPE CONCEPT THEORY FOR THE LBA REALITY-EASTVALE INDUSTRIAL DEVELOPMENT

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE.

THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE PROJECT'S ESTIMATED WATER USE REQUIREMENT IS BELOW THE MAXIMUM ANNUAL WATER USE REQUIREMENT ALLOWED BY THE COUNTY OF RIVERSIDE.

THE PROPOSED DETENTION BASIN WILL BE FENCED OFF AND WILL NOT HAVE PEDESTRIAN ACCESS TO THE BOTTOM, AS ONLY MAINTENANCE PERSONNEL WILL ACCESS THE BOTTOM.

THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSOR AND FLOW SENSOR.



CITY OF EASTVALE

DEVELOPMENT PLAN NO. 14-1077
EASTVALE INDUSTRIAL DEVELOPMENT
 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=60'
 DATE: 03-24-2016
 DESIGNED: GGH
 CHECKED: JM
 PLN CR REF: REF
 F.B.

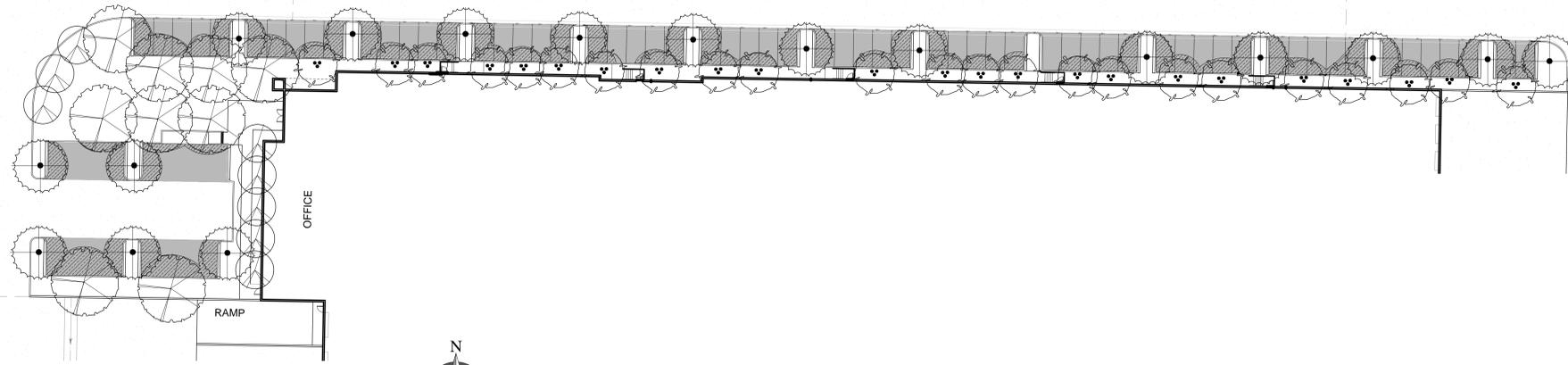
ENGINEERING CONSULTANTS
 3788 MCCRAY STREET
 RIVERSIDE, CA 92506
 PH: (951) 686-1070
 FAX: (951) 788-1256

W.D. WO
 SHEET 1
 OF 5 SHEETS
 DWG. NO.

ALBERT A. WEBB ASSOCIATES
 LICENSED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA

LBA REALITY - EASTVALE INDUSTRIAL DEVELOPMENT

CONCEPTUAL SHADING PLAN



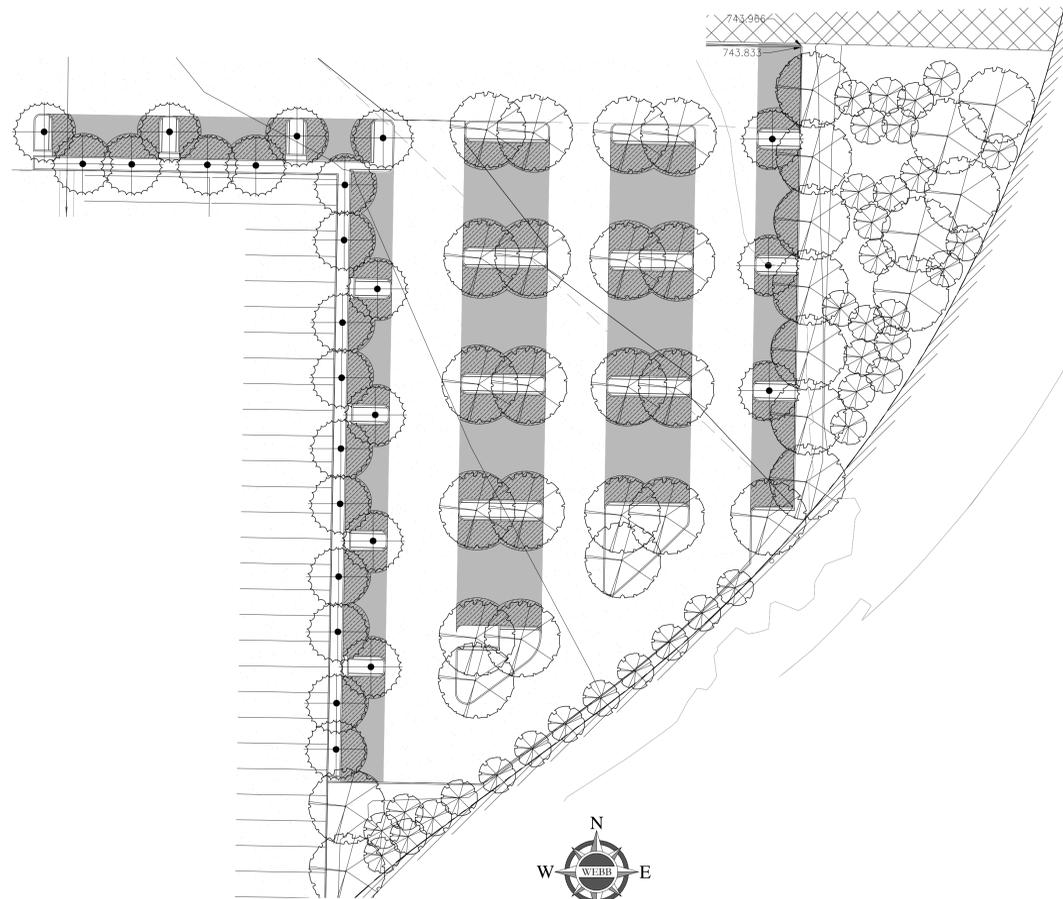
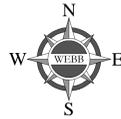
ENLARGEMENT A

TREE SHADING LEGEND

- PARKING SPACE AREA 12,774 SF
- SHADED PARKING SPACE AREA 6,273 SF

49 %

1" = 30'



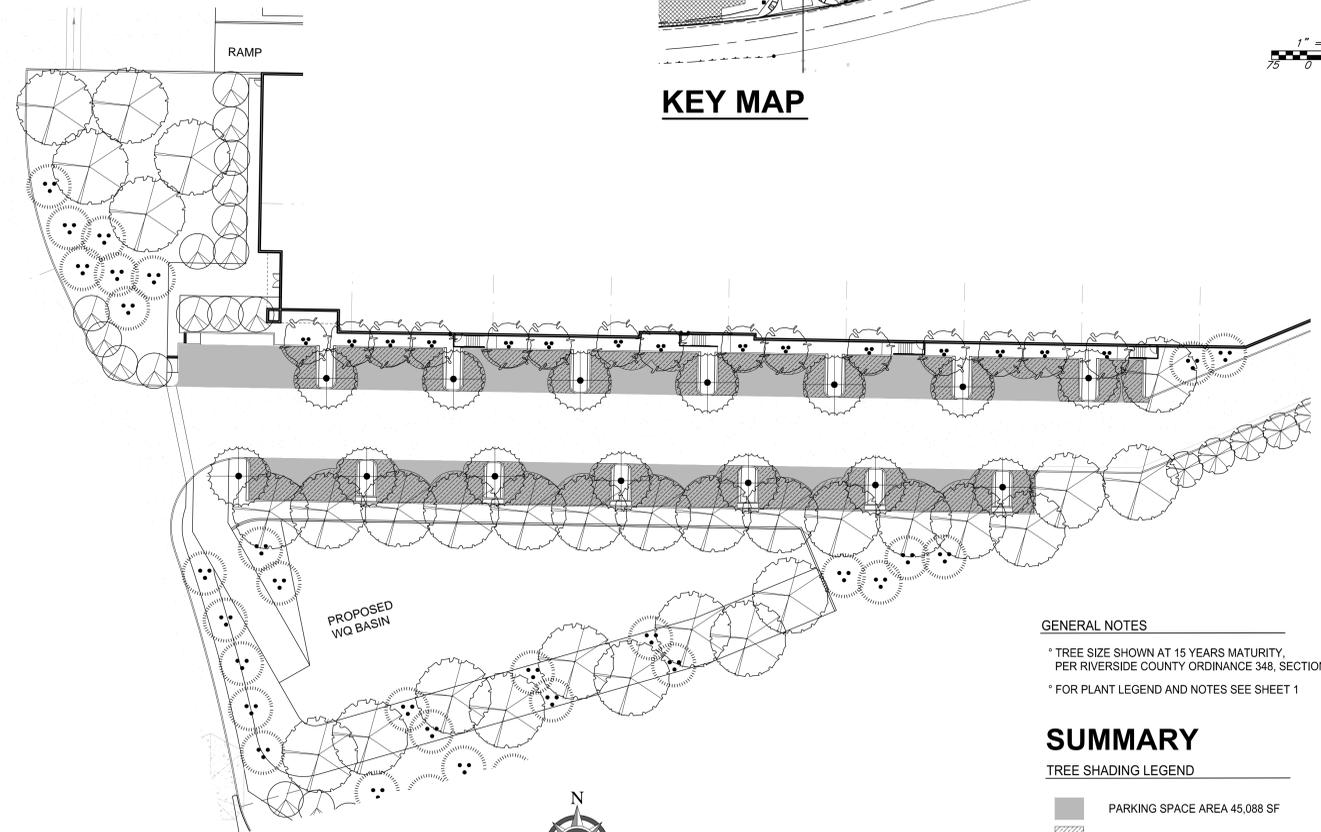
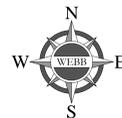
ENLARGEMENT B

TREE SHADING LEGEND

- PARKING SPACE AREA 20,682 SF
- SHADED PARKING SPACE AREA 11,121 SF

54 %

1" = 30'



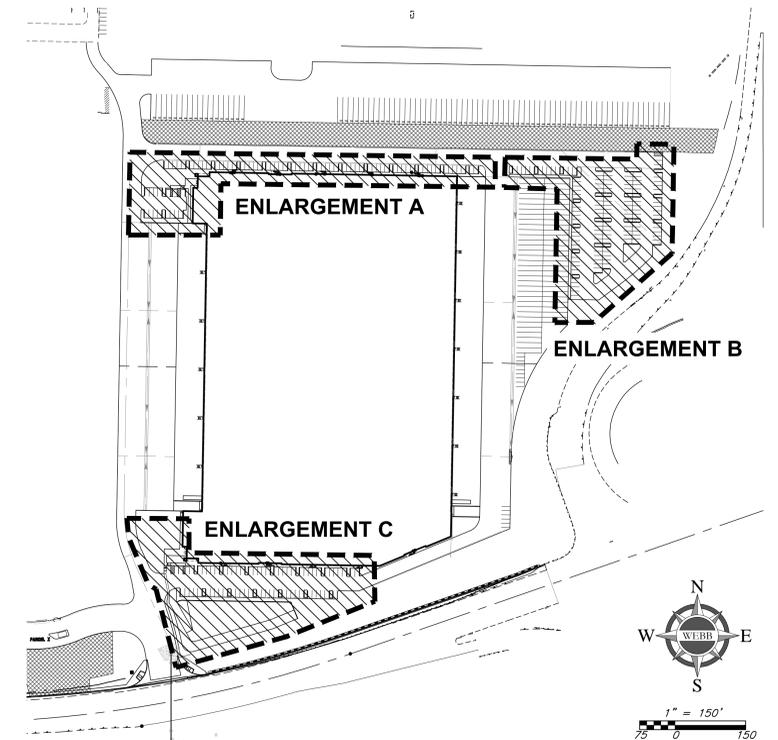
ENLARGEMENT C

TREE SHADING LEGEND

- PARKING SPACE AREA 11,632 SF
- SHADED PARKING SPACE AREA 7,677 SF

66 %

1" = 30'



KEY MAP



1" = 150'

GENERAL NOTES

- * TREE SIZE SHOWN AT 15 YEARS MATURITY, PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 18.12
- * FOR PLANT LEGEND AND NOTES SEE SHEET 1

SUMMARY

TREE SHADING LEGEND

- PARKING SPACE AREA 45,088 SF
- SHADED PARKING SPACE AREA 24,592 SF

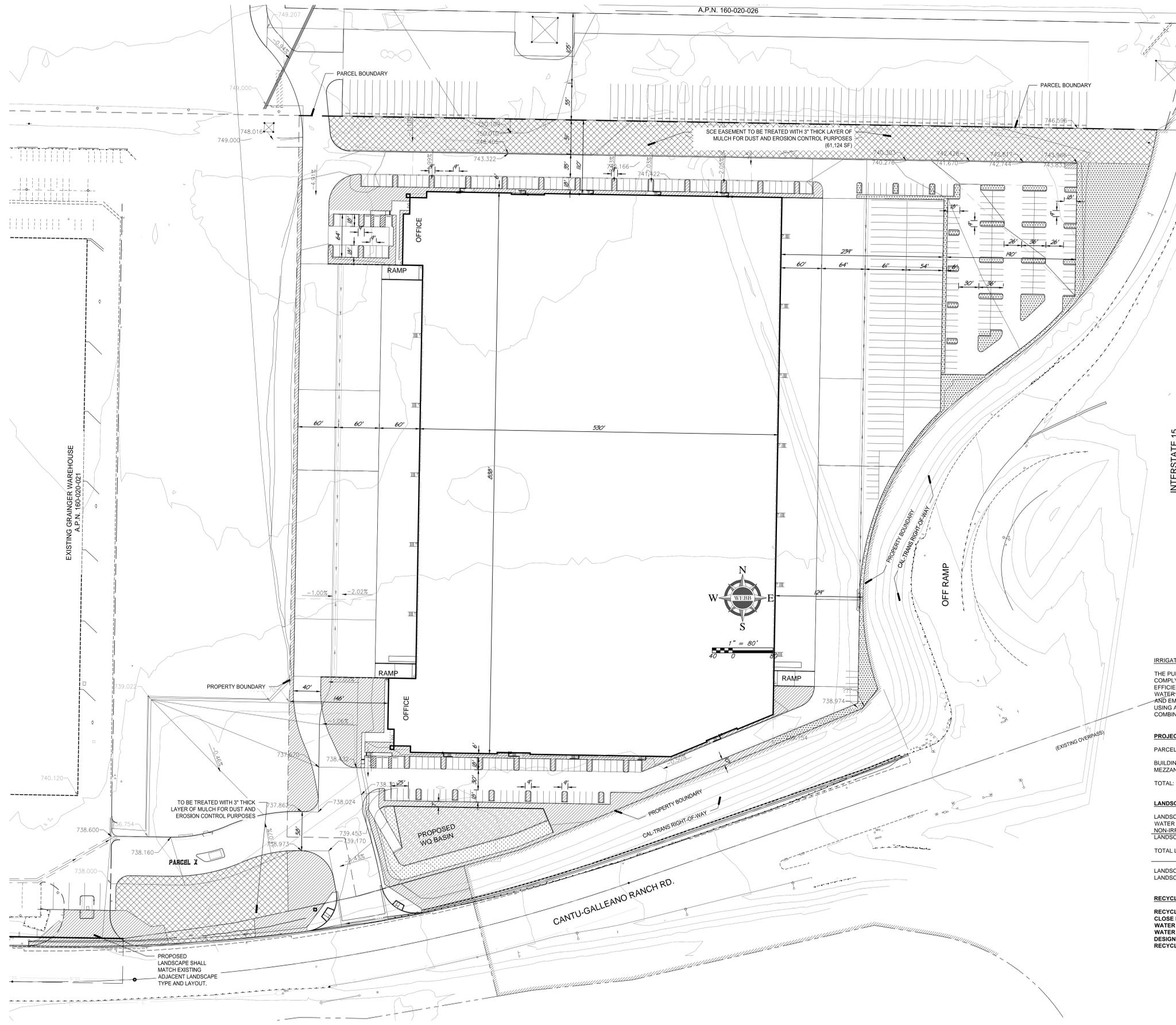
56 %



CITY OF EASTVALE			
DEVELOPMENT PLAN NO. 14-1077			
EASTVALE INDUSTRIAL DEVELOPMENT			
CONCEPTUAL SHADING PLAN			
SCALE: PER PLAN	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS	W.O. WO
DATE: 03-24-2016	3788 MCCRAY STREET	RIVERSIDE CA, 92506	SHEET 2
DESIGNED: GGH	PH: (951) 686-1070	FAX: (951) 788-1256	OF 5 SHEETS
CHECKED: JM			DWG. NO.
PLN CR REF: REF			
F.B.			

LBA REALITY - EASTVALE INDUSTRIAL DEVELOPMENT

CONCEPTUAL HYDROZONE



LBA REALITY-EASTVALE INDUSTRIAL DEVELOPMENT

WUCOLS REGION - 4, SUNSET ZONE - 18

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION
	<i>ABELIA X GRANDIFLORA</i> GLOSSY ABELIA	5 GAL.	8'-12'	8'-10'	MED (0.5)	SCREENING SHRUB
	<i>ANIGONANTHOS HYBRID</i> DWARF KANGAROO PAW	5 GAL.	5'	2'-3'	MED (0.5)	ACCENT
	<i>CALLISTEMON VIMINALIS 'LITTLE JOHN'</i> LITTLE JOHN BOTTLE BRUSH	5 GAL.	5'	5'	MED (0.5)	LOW MOUNDING
	<i>CARRISA MICROCARPA 'GREEN CARPET'</i> GREEN CARPET NATAL PLUM	5 GAL.	1'	2'-4'	MED (0.5)	GROUND COVER
	<i>DIETES BICOLOR</i> FORTHNIGHT LILY	5 GAL.	2'-3'	2'-3'	MED (0.5)	ACCENT
	<i>FESTUCA CIMEREA 'ELIJAH BLUE'</i> ELIJAH BLUE FESCUE	1 GAL.	1'	1'	MED (0.5)	GROUND COVER
	<i>GAZANIA RIGENS LEUCOLAENA</i> TRAILING GAZANIA	HYDROSEED.	6'-10"	5'	MED (0.5)	GROUND COVER
	<i>HEMEROCALLIS SP.</i> DAY LILY	5 GAL.	2'-3'	2'-3'	MED (0.5)	ACCENT
	<i>COTONEASTER LACTEUS</i> RED CLUSTER BERRY	5 GAL.	8'-10"	6'-10"	MED (0.5)	SCREENING SHRUB
	<i>LONICERA JAPONICA 'HALLIANA'</i> JAPANESE HONEYSUCKLE	5 GAL.	1'-2'	8'-10"	MED (0.5)	GROUND COVER
	<i>PHORMIUM TENAX 'BRONZE BABY'</i> NEW ZEALAND FLAX REDDISH	15 GAL.	5'	3'-4'	MED (0.5)	ACCENT
	<i>PITTOSPORUM TOBIRA 'VARIEGATA'</i> RED SALVIA	5 GAL.	4'-6'	4'-6'	MED (0.5)	LOW MOUNDING
	<i>RHAPHIOLEPIS INDICA 'CLARA'</i> INDIAN HAWTHORNE	5 GAL.	3'	3'	MED (0.5)	SCREENING SHRUB
	<i>TRACHELOSPERMUM JASMINOIDES</i> STAR JASMINE	5 GAL.	1'	4'-5'	MED (0.5)	GROUND COVER
	<i>LIGUSTRUM JAPONICUM 'TEXANUM'</i> TEXAS PRIVET	5 GAL.	4'-6'	4'-6'	MED (0.5)	SCREENING SHRUB
	<i>MYOPORUM PARVIFOLIUM 'PUTAH CREEK'</i> BOSTON IVY	1 GAL.	6"	9"	LOW (0.2)	GROUND COVER
	<i>HESPERALOE PARVIFLORA</i> RED YUCCA	5 GAL.	3'-4'	3'-4'	LOW (0.2)	ACCENT
	<i>ROSMARINUS O. 'PROSTRATUS'</i> CREEPING ROSEMARY	1 GAL.	2'	8"	LOW (0.2)	GROUND COVER
	<i>SALVIA GREGGII 'SIERRA LINDA'</i> RED SALVIA	5 GAL.	4'	4'	LOW (0.2)	LOW MOUNDING
	<i>SENECIO SERPENS</i> BLUE CHALK STICKS	FLATS	6"	8"	LOW (0.2)	GROUND COVER

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION
	<i>CAREX PANSA</i> CALIFORNIA MEADOW SEDGE	5 GAL.	2'	2'	MED (0.5)	BIO & ORNAMENTAL GRASS
	<i>CHONDROPETALUM TECTORUM</i> CAPE RUSH	5 GAL.	3'-5'	4'-6'	MED (0.5)	BIO & ORNAMENTAL GRASS
	<i>CALAMAGROSTIS X ACUTIFLORA</i> KARL FOERSTER'S FEATHER REED	5 GAL.	2'-3'	2'-3'	MED (0.5)	BIO & ORNAMENTAL GRASS
	<i>MULLENBERGIA CAPILLARIS 'REGAL MIST'</i> REGAL MIST MUILY	5 GAL.	3'	6"	MED (0.5)	SCREENING SHRUB BIO & ORNAMENTAL GRASS
	<i>MULLENBERGIA RIGENS</i> DEERGRASS	5 GAL.	3'	6"	MED (0.5)	SCREENING SHRUB BIO & ORNAMENTAL GRASS
	<i>HELICTOTRICHON SEMPERVIRENS</i> BLUE OAT GRASS	5 GAL.	2'-3'	3'	MED (0.5)	BIO & ORNAMENTAL GRASS
	<i>LEYMUS CONDENSATUS</i> GIANT WILD RYE	5 GAL.	6'-8'	4'-5'	MED (0.5)	BIO & ORNAMENTAL GRASS
	HYDROSEED	COMPANY				DESCRIPTION
	ORNAMENTAL, LOW GROWING MIX	S&S SEEDS				This is a mixture of showy, low growing annual and perennial species that will provide months of bright Spring color in a non-irrigated setting, or year-round color when irrigated. This mix may be used alone or in conjunction with grass and shrub seeds.

IRRIGATION STATEMENT

THE PURPOSED IRRIGATION PLAN FOR THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER-EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE AND EMMWD WATER USE EFFICIENCY ORDINANCE NO. 72.25 BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSOR AND FLOW SENSOR.

PROJECT DATA SUMMARY

PARCEL A OVERALL AREA:	1,021,257 SF
BUILDING AREA:	446,173 SF
MEZZANINE:	10,000 SF
TOTAL:	456,173 SF

LANDSCAPE AREA SUMMARY

LANDSCAPE AREA:	73,271 SF
WATER QUALITY BASIN (MED):	19,771 SF
NON-IRRIGATED LANDSCAPE AREA:	1,487 SF
LANDSCAPE EASEMENT (NON-IRRIGATED):	61,113 SF
TOTAL LANDSCAPE AREA:	154,642 SF

LANDSCAPE AREA PROVIDED:

LANDSCAPE AREA PROVIDED:	15%
LANDSCAPE AREA REQUIRED:	16.1%

RECYCLED WATER USE:

RECYCLED WATER IS CURRENTLY UNAVAILABLE WITHIN CLOSE PROXIMITY TO THE PROJECT SITE. THE GOVERNING WATER DISTRICT IS NOT PLANNING TO PROVIDE RECYCLED WATER IN THE FUTURE. THE IRRIGATION SYSTEM SHALL BE DESIGNED PER THE STATE OF CALIFORNIA WATER RECYCLING STATUTES AND REGULATIONS.

RIVERSIDE COUNTY | ORDINANCE 859 LANDSCAPE WATER USE CALCULATIONS

LBA REALITY | EASTVALE INDUSTRIAL DEVELOPMENT

1 MAXIMUM ANNUAL WATER ALLOWANCE (MAWA)	
INPUT the total square footage of landscape =	83,902 S.F.
INPUT the Hist. ETo for the area =	56.4
MAWA =	274,561 cu ft / yr
2 ESTIMATED ANNUAL WATER USE (EAWU)	
HYDROZONE # 1-SHRUBS/ TREES	INPUT Plant Factor = 0.2
INPUT square footage of hydrozone =	28,358
INPUT hydrozone irrigation efficiency =	0.85 DROPPY SUBIERS
EAWU =	31,413 cu ft / yr
HYDROZONE # 2-SHRUBS/ TREES	INPUT Plant Factor = 0.5
INPUT square footage of hydrozone =	55,344
INPUT hydrozone irrigation efficiency =	0.85 DROPPY SUBIERS
EAWU =	152,152 cu ft / yr
SUBTOTAL EAWU =	183,605 cu ft / yr
INPUT IRRIGATION SYSTEM OPERATION FACTOR =	0.85
TOTAL EAWU =	216,006
MAWA - EAWU =	58,555 cu ft / yr
(this number must be positive)	
PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED =	21%

HYDROZONE PLAN



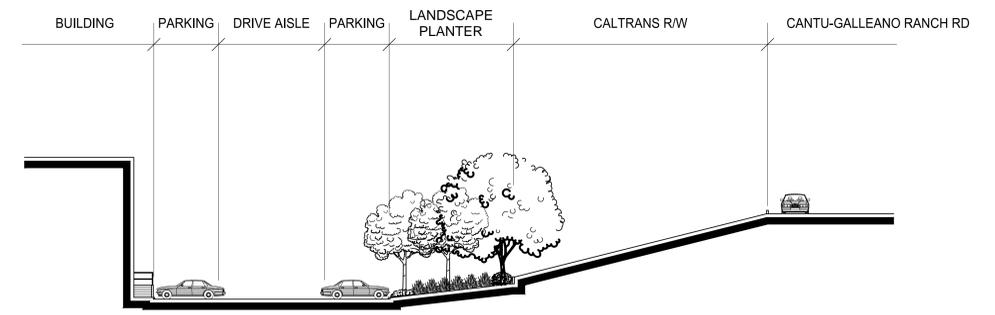
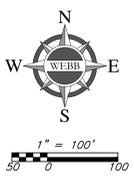
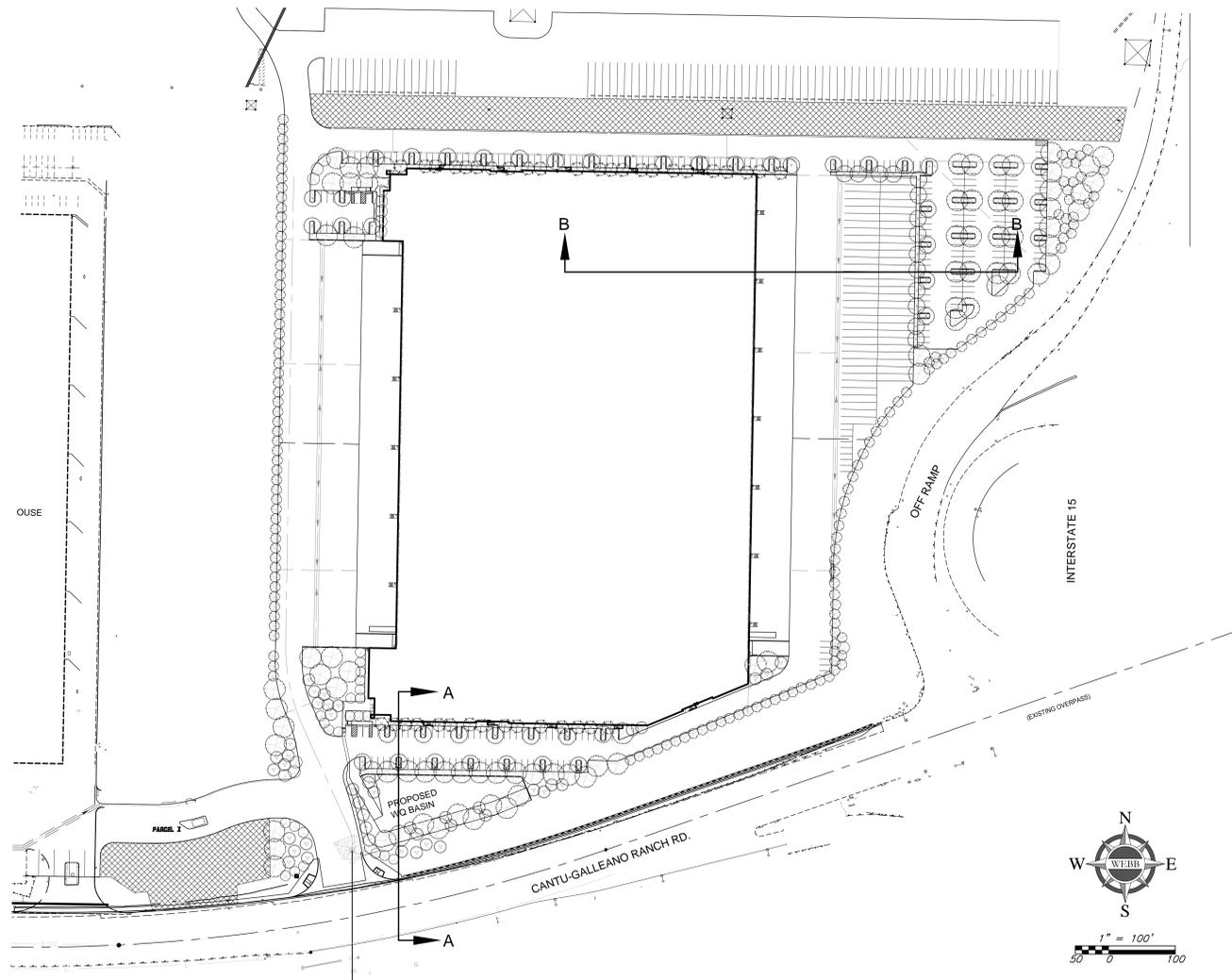
CITY OF EASTVALE

DEVELOPMENT PLAN NO. 14-1077
EASTVALE INDUSTRIAL DEVELOPMENT
CONCEPTUAL HYDROZONE

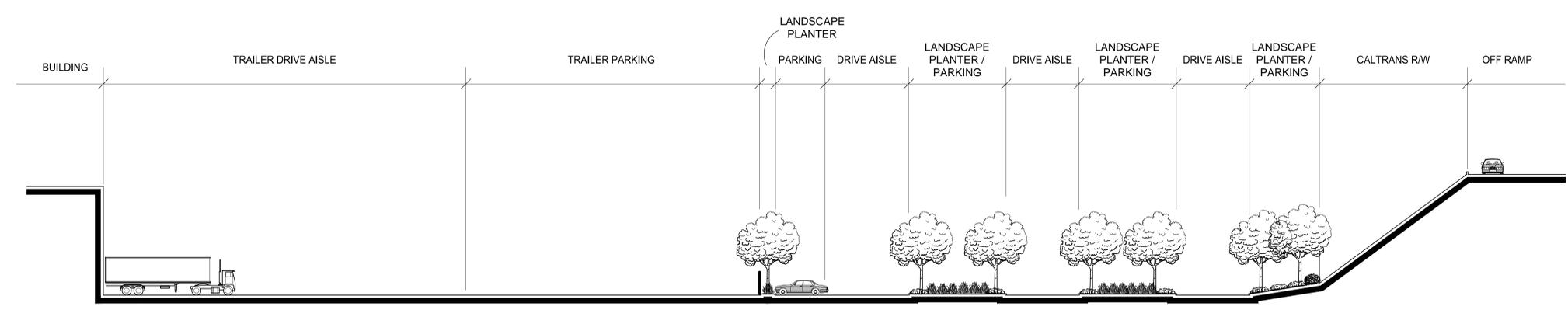
SCALE: PER PLAN	ALBERT A. WEBB ENGINEERING CONSULTANTS	W.O.	W.O.
DATE: 03-24-2016	3788 MCCRAY STREET	RIVERSIDE CA, 92506	SHEET 3
DESIGNED: GGH	PH: (951) 686-1070		OF 5 SHEETS
CHECKED: JM	FAX: (951) 788-1256		DWG. NO.
PLN CR REF: REF			
F.B.	F.B.		

LBA REALITY - EASTVALE INDUSTRIAL DEVELOPMENT

CONCEPTUAL SECTIONS



SECTION A-A
SCALE: 1" = 20'



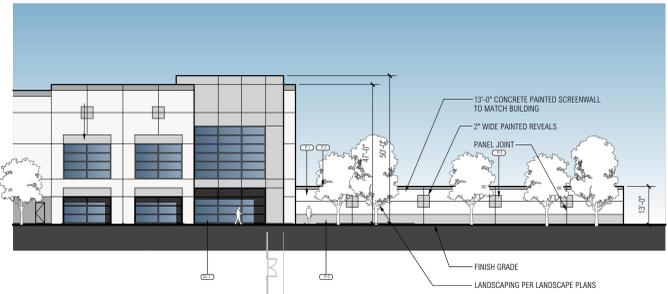
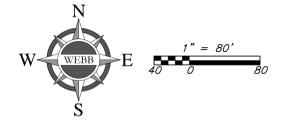
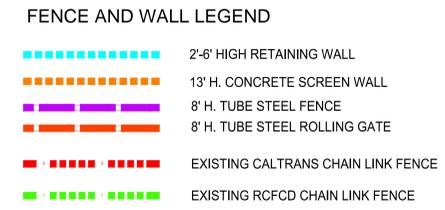
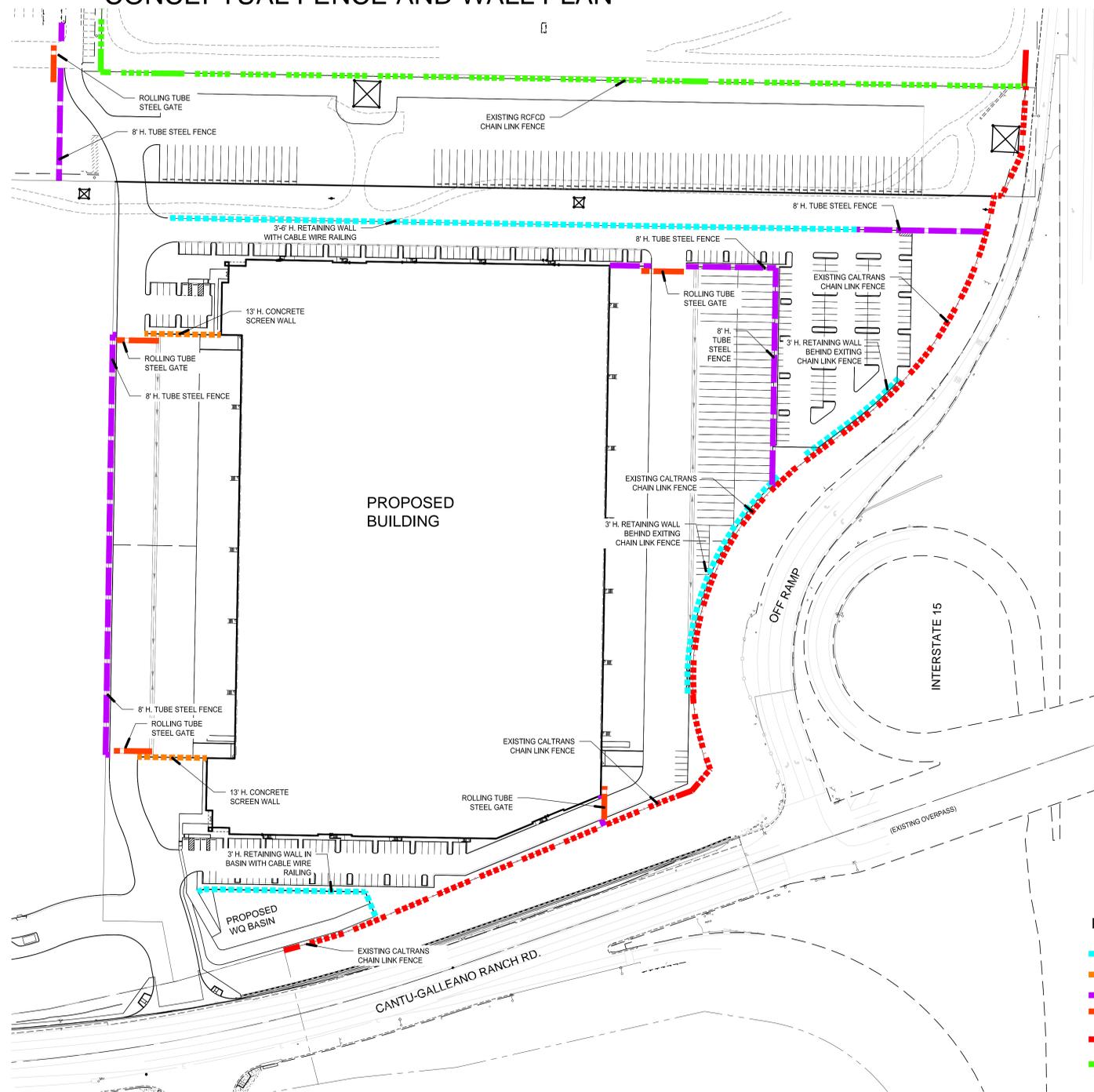
SECTION B-B
SCALE: 1" = 20'



CITY OF EASTVALE			
DEVELOPMENT PLAN NO. 14-1077			
EASTVALE INDUSTRIAL DEVELOPMENT			
CONCEPTUAL SECTIONS			
SCALE: PER PLAN	ALBERT A. ENGINEERING CONSULTANTS	W.O.	W.O.
DATE: 03-24-2016	3788 MCCRAY STREET	RIVERSIDE CA, 92506	SHEET 4
DESIGNED: GGH	ALBERT A. ENGINEERING CONSULTANTS	PH: (951) 686-1070	OF 4 SHEETS
CHECKED: JM	ALBERT A. ENGINEERING CONSULTANTS	FAX: (951) 788-1256	DWG. NO.
PLN CR REF: REF			
F.B.			

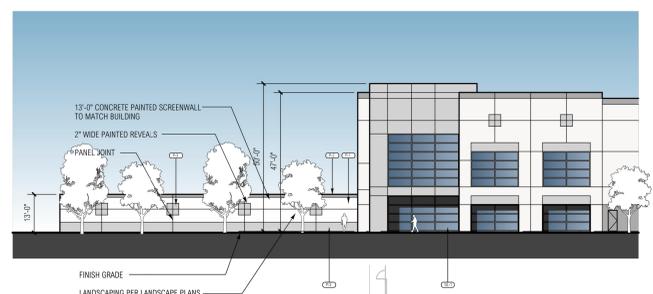
LBA REALTY - EASTVALE INDUSTRIAL DEVELOPMENT

CONCEPTUAL FENCE AND WALL PLAN



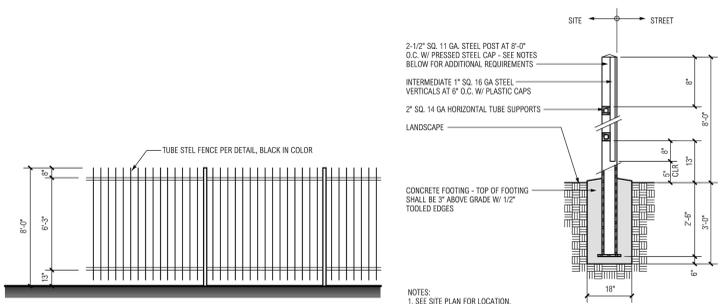
CODE	MATERIAL	DESCRIPTION
P-1	BASE FINISH COLOR	COLOR: GLIDDEN - TONCH OF GREY #3088 (2020) - ORDER #4003
P-2	ACCENT COLOR	COLOR: GLIDDEN - IRON GREY #3038 (3-1000) - ORDER #4012
P-3	FIELD COLOR	COLOR: GLIDDEN - VEL. #3039 (3-1000) - ORDER #4011
GL-1	GLAZING	BLUE GLAZING
M-1	WALLINGS	CLEAR ANODIZED ALUM.

NORTH ELEVATION
SCALE: 1" = 20'-0"



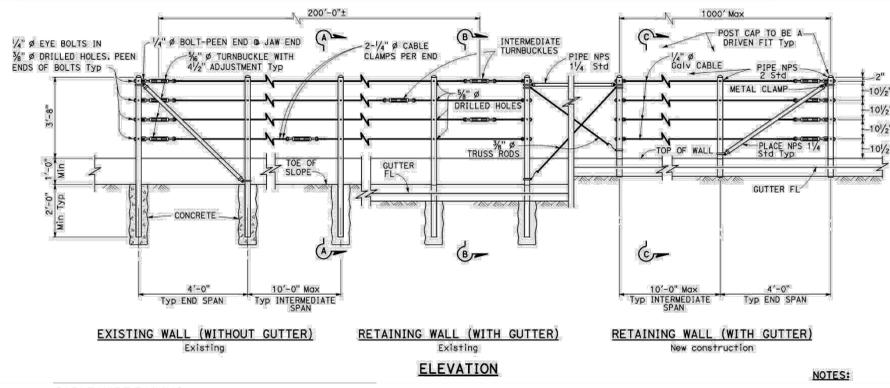
CODE	MATERIAL	DESCRIPTION
P-1	BASE FINISH COLOR	COLOR: GLIDDEN - TONCH OF GREY #3088 (2020) - ORDER #4003
P-2	ACCENT COLOR	COLOR: GLIDDEN - IRON GREY #3038 (3-1000) - ORDER #4012
P-3	FIELD COLOR	COLOR: GLIDDEN - VEL. #3039 (3-1000) - ORDER #4011
GL-1	GLAZING	BLUE GLAZING
M-1	WALLINGS	CLEAR ANODIZED ALUM.

SOUTH ELEVATION
SCALE: 1" = 20'-0"



TYPICAL TUBE STEEL FENCE ELEVATION
SCALE: 1/4" = 1'-0"

STEEL PICKET FENCE
SCALE: 1/2" = 1'-0"



CABLE WIRE RAILING

CONCEPTUAL FENCE AND WALL PLAN



ILLUSTRATION

CITY OF EASTVALE

DEVELOPMENT PLAN NO. 14-1077
EASTVALE INDUSTRIAL DEVELOPMENT
CONCEPTUAL FENCE AND WALL PLAN

SCALE: PER PLAN
DATE: 03-24-2016
DESIGNED: GGH
CHECKED: JM
PLN CR REF: REF
F.B. F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 MCCRAY STREET
RIVERSIDE CA, 92506
PH: (951) 686-1070
FAX: (951) 788-1256

W.O. W.D.
SHEET 5
OF 5 SHEETS
DWG. NO.

MACTAS LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

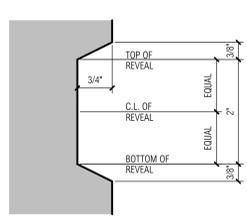




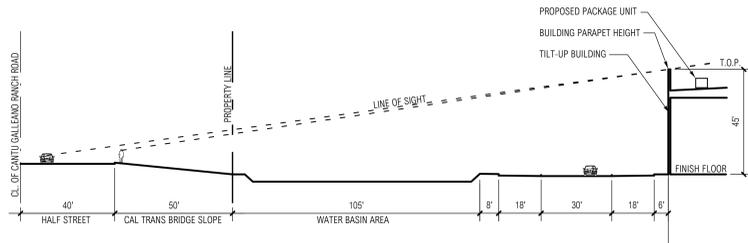
SIMILAR SITE LIGHTING STYLE
SCALE: N.T.S.



SIMILAR ENTRY LIGHTING STYLE
SCALE: N.T.S.



CONCRETE REVEAL
SCALE: N.T.S.



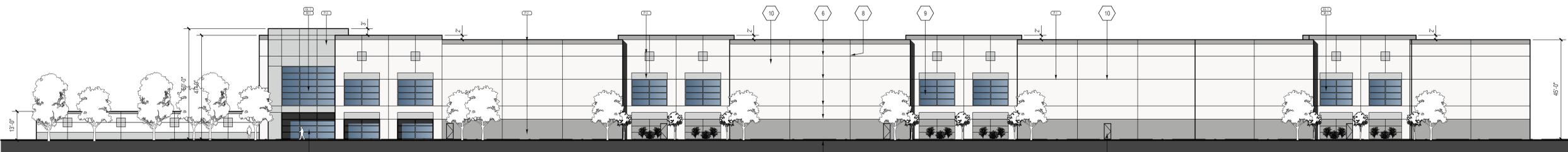
TYPICAL EQUIPMENT SCREEN LINE OF SIGHT
SCALE: 1" = 30'-0"
NOTE: LINE OF SIGHT TAKEN FROM 6'-0" ABOVE FINISH GRADE

FINISH SCHEDULE

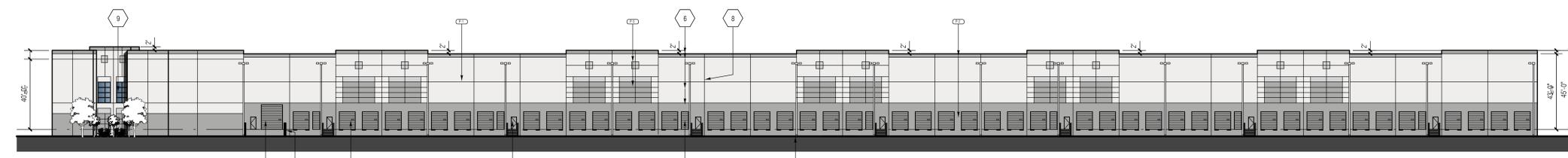
CODE	MATERIAL	DESCRIPTION
P-1	BASE/ACCENT COLOR	COLOR: GLIDDEN - TOUCH OF GREY #3988 72003 - ORDER #A2003
P-2	ACCENT COLOR	COLOR: GLIDDEN - IRON GREY #0006 31000 - ORDER #A2012
P-3	FIELD COLOR	COLOR: GLIDDEN - VEIL #0006 53000 - ORDER #2011
GL-1	GLAZING	BLUE GLAZING
M-1	MULLIONS	CLEAR ANODIZED ALUM.

KEYNOTES

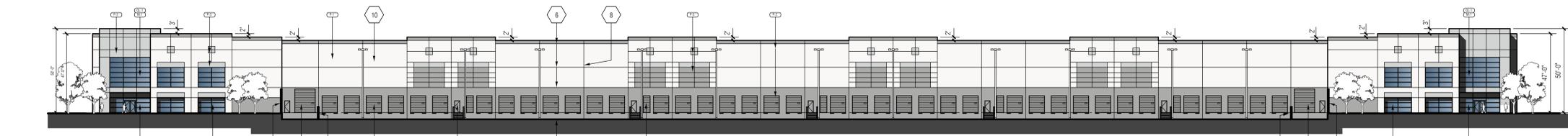
1. PRIMARY ENTRANCE.
2. PAINTED 12" WIDE X 14" HIGH LEVEL VERTICAL LIFT TRUCK DOOR.
3. PAINTED 9'-0" WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
4. 3' X 7' PAINTED METAL MAN DOOR, PAINTED TO MATCH BUILDING.
5. 42" HIGH PAINTED CONCRETE RAMP WALL.
6. 2" WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL. SEE DET. 1 THIS SHEET.
7. APPROXIMATE FINISH GRADE.
8. PANEL JOINT.
9. REFLECTIVE GLASS IN STOREFRONT FRAME SYSTEM.
10. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
11. 4 X 10 PAINTED LOUVER TO MATCH THE BUILDING.
12. PAINTED 12'-0" TO 14'-0" HIGH CONCRETE TILT-UP TRUCK YARD SCREEN WALL.



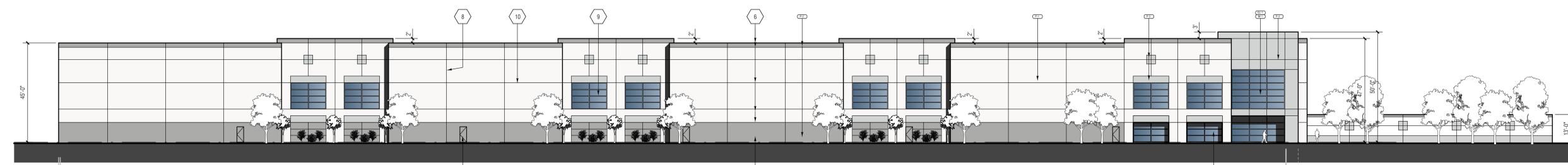
SOUTH ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 30'-0"



WEST ELEVATION
SCALE: 1" = 30'-0"



NORTH ELEVATION
SCALE: 1" = 20'-0"

RG A
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

EASTVALE INDUSTRIAL DEVELOPMENT
CANTU-GALLEANO / HAMNER AVE
CITY OF EASTVALE, CA

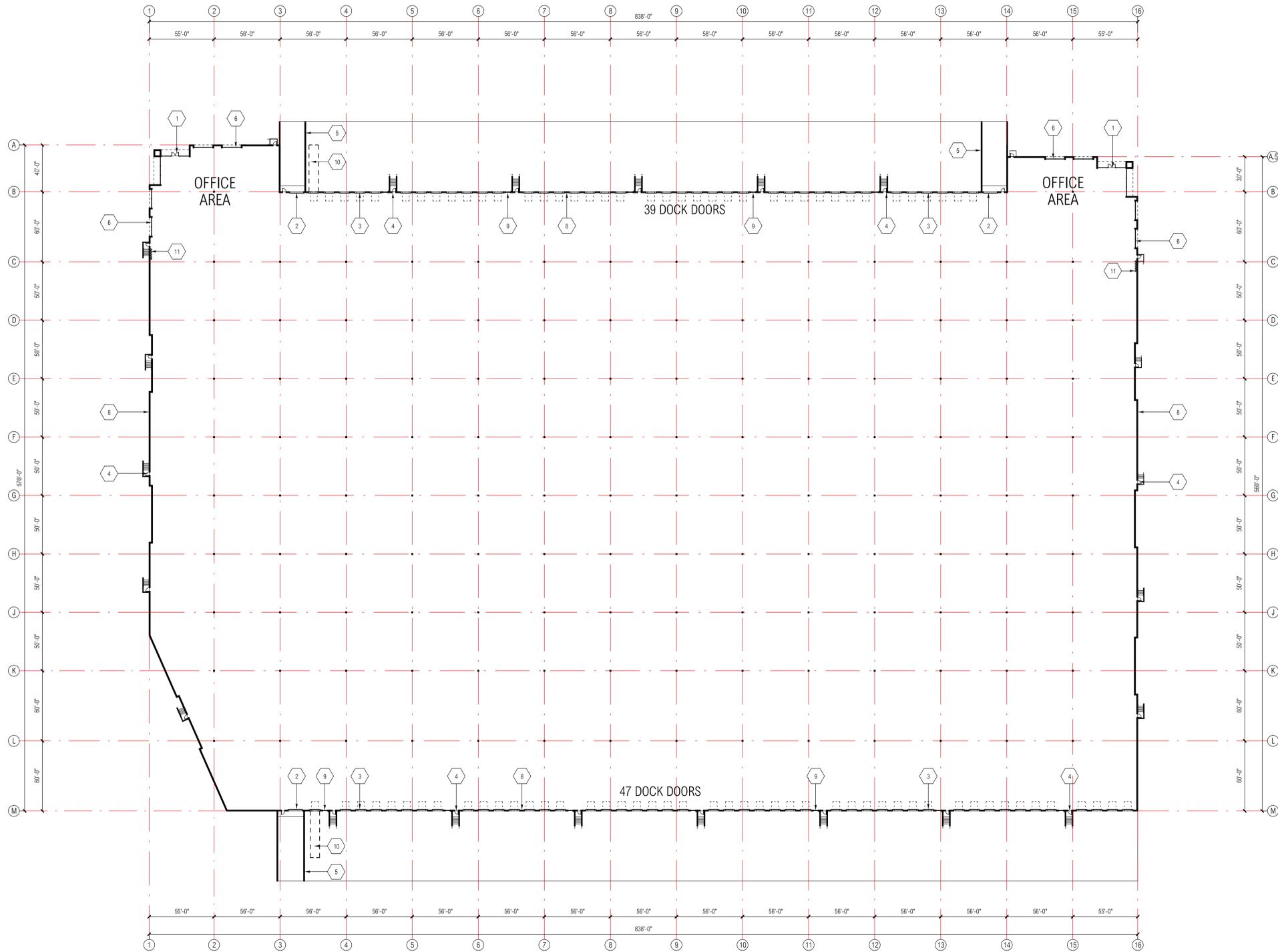


MARK	DATE	DESCRIPTION
SD	10/29/15	SCHEMATIC DESIGN

RG A PROJECT NO: 14034-00
OWNER PROJECT NO: 00000.00
CAD FILE NAME: 14034-00-A3-1P
DRAWN BY: MG
CHK'D BY: DR
COPYRIGHT
RG A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE
BUILDING ELEVATIONS

KEYNOTES

1. PRIMARY ENTRANCE.
2. PAINTED 12' WIDE X 14' HIGH LEVEL LIFT TRUCK DOOR.
3. PAINTED 9'-0" WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
4. 3' X 7' PAINTED METAL MAN DOOR, PAINTED TO MATCH BUILDING.
5. 42" HIGH PAINTED CONCRETE RAMP WALL.
6. REFLECTIVE GLASS IN STOREFRONT FRAME SYSTEM.
8. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
9. 4 X 10 PAINTED LOUVER TO MATCH THE BUILDING.
10. TRASH COMPACTOR.
11. INTERIOR BIKE RACKS FOR LONG TERM BICYCLE PARKING. 2 RACKS @ 9 SPACES EACH = 18 SPACES TOTAL.



FLOOR PLAN
SCALE: 1" = 40'-0"

CONSULTANT

PROFESSIONAL SEALS

EASTVALE INDUSTRIAL DEVELOPMENT

CANTU-GALLEANO / HAMNER AVE
CITY OF EASTVALE, CA

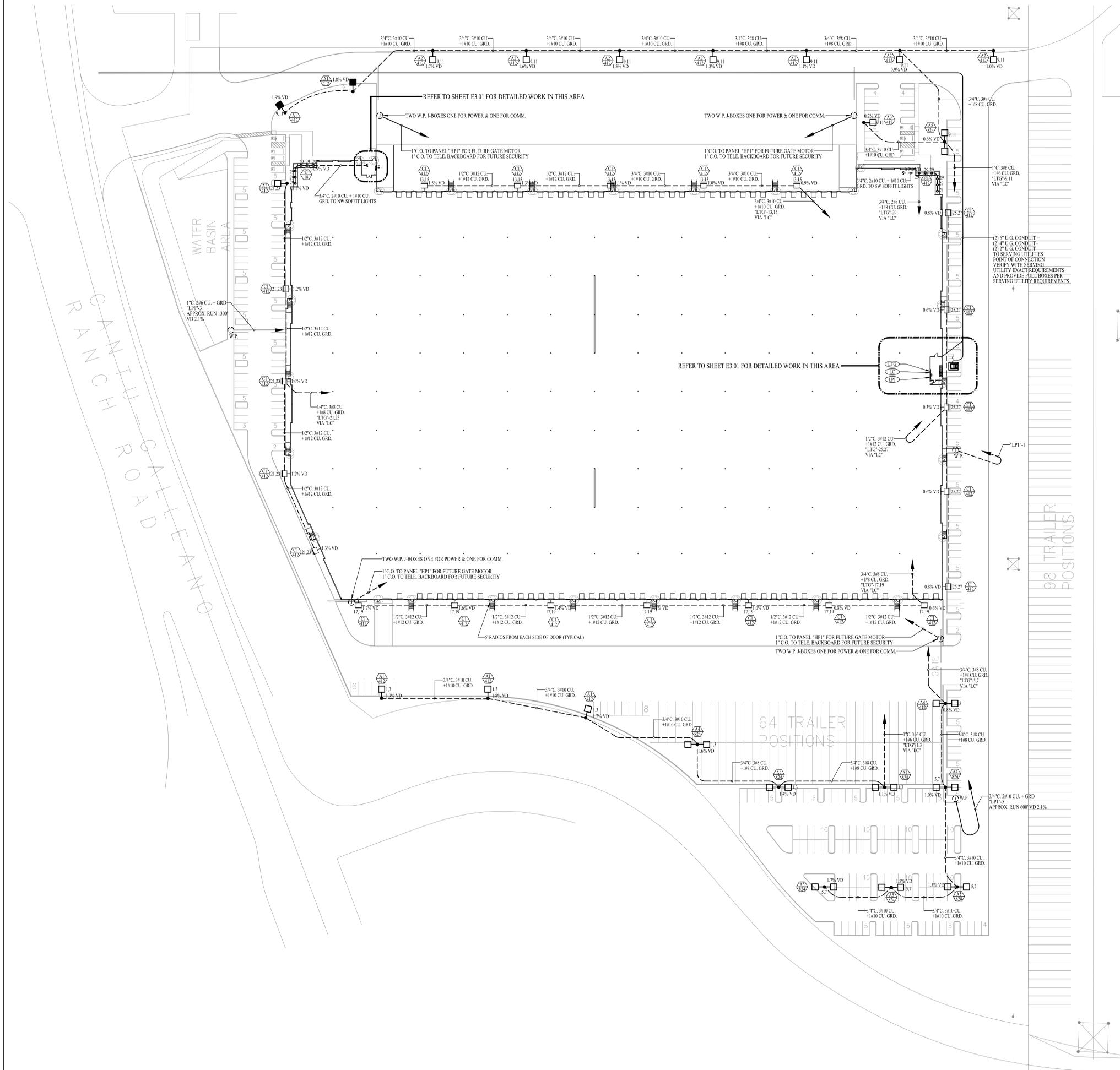


CD		
BID		
FC		
DD		
SD	10/29/15	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

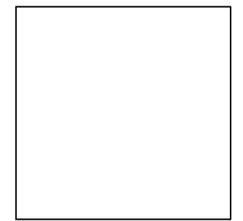
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OWNER PROJECT NO:	00000.00
CAD FILE NAME:	14034-00-A2-01
DRAWN BY:	MG
CHK'D BY:	DR
COPYRIGHT:	RG A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	FLOOR PLAN



EASTVALE
INDUSTRIAL
DEVELOPMENT
CANTU-GALLEANO /
HAMNER AVE
CITY OF EASTVALE, CA

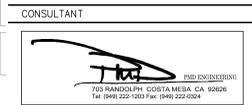


ELECTRICAL SITE PLAN
SCALE: 1"=50'-0"
0 50' 100' 150'

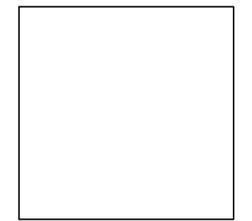


MARK	DATE	DESCRIPTION
	11/04/15	PLAN CHECK COMMENTS
	09/14/15	BID SET

EIE PROJECT NO:	15-717
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	15-717
DRAWN BY:	AJE
CHK'D BY:	SDH
COPYRIGHT:	EIE ELECTRIC
SHEET TITLE:	ELECTRICAL SITE PLAN



EASTVALE INDUSTRIAL DEVELOPMENT
CANTU-GALLEANO / HAMNER AVE
CITY OF EASTVALE, CA



MARK	DATE	DESCRIPTION
	11/04/15	PLAN CHECK COMMENTS
	09/14/15	BID SET

EIE PROJECT NO:	15-717
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	15-717
DRAWN BY:	AJE
CHK'D BY:	SDH
COPYRIGHT	EIE ELECTRIC
SHEET TITLE	SITE LIGHTING PHOTOMETRIC

VACANT LAND FOR GRAINGER BUILDING EXPANSION

CANTU-GALLEANO ROAD
RANCH

WATER BASIN AREA

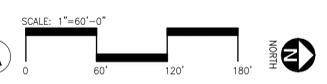
EXISTING DRY DETENTION BASIN
(OWNER: RIVERSIDE COUNTY FLOOD CONTROL)

98 TRAILER POSITIONS

64 TRAILER POSITIONS

NOTE:
FIXTURES ARE MOUNTED AT 30' AFF.

SITE LIGHTING PHOTOMETRIC



ATTACHMENT 5

ENVIRONMENTAL IMPACT REPORT

(Available on the City's Website)

Eastvale Planning: Major Projects Summary

March 16, 2016

Highlighted Text = Updated Information¹

Map ID	Project	Notes	Current Activity
1.	<p>KB Homes – The Lodge, Residential Development Project No. 10-0124</p> <p>NWC of Limonite Avenue and Scholar Way</p> <p>205 detached single-family homes</p> <p>Planner: Kanika Kith</p>	<p>Minor Development Review for final site of development Approved on June 10, 2014</p> <p>Amendment to an approved development plan to add tempered glass panels to the top of a previously approved 3- to 4-foot-high block wall around the patio area to an overall height of up to 6.5 feet for the new homes along Scholar Way in “The Lodge” residential development -- Approved by PC March 18, 2015</p> <p>Received revisions for 4 Pack “Serene” to reduce the size of the homes on September 21, 2015.</p> <p>Also new application to development Phase II received on September 21, 2015.</p> <p>Approved TUP for the construction of a new set of Serene (4-pack) model complex on November 30, 2015.</p> <p>Approved revised construction plans for Serene Master Home Plan on December 1, 2015.</p> <p>Approved Phase II Master Home Plan on December 3, 2015.</p> <p style="background-color: yellow;">Received HOA Landscape Maintained Areas for the northern portion on March 15, 2016.</p>	<p>Under construction</p> <p style="background-color: yellow;">Symmetry model homes now open</p>
2.	<p>Goodman Commerce Center (formally Lewis Eastvale Commerce Center) Project No. 11-0271 **see also Project No. 15-0551 (No. 22 on this list)</p>	<p>Approved by City Council on November 12, 2014</p> <p>Groundbreaking held May 20, 2015.</p> <p>Landscape plans for Building 1 & 2 approved on November 11, 2015.</p> <p>Building permits issued for two industrial buildings.</p>	<p>Under construction</p>

¹ New projects are added at the bottom of the list as they are submitted.

Map ID	Project	Notes	Current Activity
	<p>190 acres +/- between Bellegrave and Cantu-Galleano Road</p> <p>General Plan Amendment, Change of Zone, and Specific Plan to provide for a mix of warehousing, light industrial, office, and retail uses.</p> <p>CEQA: Environmental Impact Report (certified)</p> <p>Planner: Eric Norris/Cathy Perring</p>	<p>Off-site common area landscape plans approved on December 4, 2015.</p> <p>Basin and Bellegrave Ave. landscape plans approved on December 18, 2015.</p> <p>Received Hamner Ave. landscape plans on January 14, 2016.</p> <p>Applicant has requested revisions to the approved Major Development Plan and conditions of approval to accommodate a potential tenant for the building currently under construction. City Council hearing tentative scheduled for April.</p>	
3.	<p>D.R. Horton – The Trails, Planned Residential Development Residential Subdivision Project No. 11-0558</p> <p>Northwest corner of Archibald and 65th</p> <p>General Plan Amendment, Change of Zone, Tentative Tract Map, and Planned Residential Development for 256 dwelling units with a 5-acre park.</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Kanika Kith</p>	<p>Approved by City Council on May 22, 2013.</p> <p>Approved monument signs on March 10, 2016.</p>	Project is under construction.
4.	<p>Walmart – Eastvale Crossings Project No. 12-0051</p> <p>Southeast corner of Limonite and Archibald (APNs 144-030-028, -012, -014)</p> <p>Proposal for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 23.37 acres</p> <p>CEQA: EIR</p>	<p>Project was reviewed by the Riverside County Airport Land Use Commission and received a conditional finding of conformance with the Chino Airport Land Use Compatibility Plan.</p> <p>Release of the Draft EIR is on hold pending a determination on how to address the issue of greenhouse gas emissions. No tentative date for the release of the Draft EIR is available.</p>	No tentative hearing date

Map ID	Project	Notes	Current Activity
	Planners: Eric Norris		
5.	<p>Lennar – Estancia, Planned Residential Development Subdivision Project No. 12-0275</p> <p>South of Citrus Street, West of Scholar Way APN(s): 152-040-040,152-040-026 & 152-030-006</p> <p>Tentative Tract Map, Change of Zone, and Planned Residential Development that combine the two previously approved subdivisions (Gary Dou Residential subdivision and Proactive Engineering subdivision).</p> <p>Planner: Kanika Kith</p>	<p>Approved by City Council on April 24, 2013</p>	<p>Project is under construction.</p>
6.	<p>Lennar – Mill Creek Crossing, Planned Residential Development Subdivision Project No. 12-0297</p> <p>SEC Chandler/Hellman</p> <p>Minor Development Plan Review for the development of a Master Home Plan for the "Mill Creek Crossing at Eastvale" residential development of 122 single family dwelling units for Tract 29997</p> <p>Planner: Kanika Kith</p>	<p>MDP and TUP approved November 17, 2014.</p> <p>Received revisions for precise grading plans Phase 5 and master home plan on September 23, 2015.</p> <p>Approved revisions for precise grading plans Phase 5 and master home plan on October 8, 2015.</p>	<p>Project is under construction.</p>
7.	<p>Providence Business Park Project No. 12-0750</p> <p>Project Location: 144-010-002, -033, -037, & -038 (West of Archibald and approximately 750 ft south of Limonite Ave)</p>	<p>Approved by CC on April 9, 2014</p> <p>Project has been sold to new owners, who have met with staff to discuss implementing the approved development plans.</p>	<p>Road improvements under construction on Archibald Avenue.</p>

Map ID	Project	Notes	Current Activity
	<p>MDR, ZC, TPM for the development of a business park consisting of 14 new industrial buildings ranging from 12,850 square feet to 129,000 square feet and associated improvements on 53.37 gross acres of vacant land (former Bircher's site).</p> <p>CEQA: EIR Addendum</p> <p>Planner: Kanika Kith</p>		
8.	<p>D.R. Horton – Copper Sky, Residential Subdivision Project No. 13-0395</p> <p>SEC of Schleisman and Scholar Way</p> <p>Minor Development Plan Review for a Master Home Plan for "Copper Sky at Eastvale" residential development.</p> <p>Planner: Kanika Kith</p>	<p>Received revised construction plans on December 30, 2015 and approved revised construction plans on January 5, 2016.</p> <p>Received revised design package on January 5, 2016.</p> <p>Received revised model home complex plans on January 19, 2016.</p> <p>Received TUP model home complex plans on January 26, 2016.</p> <p>Received revised wall and fence plans on January 27, 2016.</p> <p>Received setback adjustment application on February 4, 2016.</p> <p>Received typical landscape plans for Copper Heights on February 15, 2016.</p> <p>Sent approval letter for TUP of model homes and sales office of lots 173-175, setback adjustments, and FSOD on February 25, 2016.</p>	Under construction.

Map ID	Project	Notes	Current Activity
9.	<p>Stratham Homes, GPA/CZ Project No. 13-0632</p> <p>10-acre site is located north of Orange Street, south of Schleisman Road and east of Sumner Avenue (APN 152-040-001)</p> <p>Proposed General Plan Amendment and Change of Zone change the land use designation of this parcel from commercial to residential</p> <p>CEQA: GP EIR Addendum</p> <p>Planner: Cathy Perring</p>	<p>CC denied project without prejudice on January 28, 2015.</p> <p>March 11, 2015—Met with the applicant to discuss a new residential proposal for the site. Staff provided initial feedback; applicant will revise and bring back a formal submittal.</p> <p>February 12, 2016 – Applicant met with City staff to discuss potential residential project for this site. No application is expected to be filed in the foreseeable future.</p>	Waiting for formal submittal
10.	<p>99 Cents Only Store Project No. 13-1601</p> <p>NWC Hamner Ave. and A Street</p> <p>Major DP for new 19,104 SF stand alone retail building on 2.67-acres.</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Cathy Perring/Kanika Kith</p>	<p>Planning Commission approved on June 17, 2015.</p> <p>Provided comments to Building and Public Works departments on July 6, 2015 for review of grading plan and construction drawings.</p> <p>Received on-site improvements and precise grading plans from Public Works on September 10, 2015.</p> <p>Provided planning comments to Public Works and Building on September 22, 2015.</p> <p>Approved revised lighting plans on 11/17/15.</p> <p>Project is in the process of being purchased by a new owner, who intends to build the approved store.</p>	Building Permit Review

Map ID	Project	Notes	Current Activity
11.	<p>Panera Bread with Drive-Through Project No. 13-1748</p> <p>Eastvale Gateway South (Shops 2)</p> <p>Major Development Plan and Conditional Use Permit modify an approved retail building (Shop 2) in the Eastvale Gateway South retail center to accommodate a drive-through facility for Panera Bread</p> <p>CEQA: Categorical Exemption</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Approved at Planning Commission on January 7, 2015</p> <p>Store opened in December 2015.</p> <p>Staff met with Lewis and Panera on January 14, 2015 to discuss directional signage for the drive-through operation to improve traffic flow.</p> <p>Lewis presented a revised drive-through and signage plan on February 3, 2016.</p>	In operation
12.	<p>William Lyons Homes – Nexus Residential Development Project No. 14-0046</p> <p>Tentative Tract Map No. 36446 and Major Development Review for a residential development (Nexus) consisting of 220 townhomes and a recreation area on a vacant 10-acre lot behind 24-hour Fitness Center in the Eastvale Gateway South retail center</p> <p>Planner: Kanika Kith</p>	<p>Approved by PC October 15, 2014</p> <p>Model homes opened 9/19/15.</p>	<p>Project under construction.</p> <p>Model homes opened 9/19/15.</p>
13.	<p>LBA Realty Industrial Building Project No. 14-1077</p> <p>NEC of Cantu-Galleano Ranch Road and Hamner Avenue. APN 160-020-033 and 156-050-025. 4560 Hamner Avenue within the I-P zoning district.</p> <p>Major Development Review for a 446,173 sq. ft. industrial building on APN 160-020-033</p>	<p>Formal application submitted on October 20, 2014.</p> <p>6/4/15 Comment letter sent to applicant re: January 26, 2015 resubmittal package.</p> <p>Revised development plans received July 14, 2015. Traffic study and landscape plans received in August.</p> <p>Met on July 29, 2015 to discuss shared access with Grainger and applicant.</p>	Tentative hearing date April 2016

Map ID	Project	Notes	Current Activity
	<p>(approximately 24 acres) and overflow parking on APN 156-050-025.</p> <p>CEQA: EIR</p> <p>Planner: Cathy Perring/Kanika Kith</p>	<p>Comment letter sent to applicant regarding all July and August submittals on October 12, 2015.</p> <p>Admin Draft EIR received from consultant August 31, 2015. Sent to consultant and applicant with City comments on October 12, 2015.</p> <p>Draft EIR 45-day review period ends Monday, January 25.</p> <p>At-risk building plans submitted on January 6, 2016; civil plans submitted January 12.</p> <p>Comments for Draft EIR were received from six agencies. Response to Comments/FEIR being prepared.</p> <p>Received on-site improvement plans on February 4, 2016.</p> <p>Received revised improvement and landscape plans on March 10, 2016.</p>	
14.	<p>Stratham Homes – Sendero, Planned Residential Development Project No. 14-1398</p> <p>NW corner Limonite and Harrison; APN 164-010-017</p> <p>General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map for the subdivision of approximately 44 acres into 323 residential lots and 14 lots for open space and water basins</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Kanika Kith</p>	<p>Planning Commission on May 20, 2015 voted to recommend approval of GPA, Change of Zone, and PRD, and denial of TTM due to too many units.</p> <p>City Council on June 10, 2015 voted 3-0 adopting the MND and approving GPA, Change of Zone, PRD, and TTM subject to not using SCE easement or the City right-of-way to satisfy ALUC open space requirement.</p> <p>Meeting on July 22, 2015 to discuss revised site plan with applicant.</p> <p>Revised site plan presented to City Council on September 9, 2015 and Council was supportive of the revised site layout.</p> <p>The applicant has submitted a parcel map to divide the site into 4 parcels for financing purposes. The map is currently under review.</p> <p>Feb 12, 2016 – Staff meet with the applicant to discuss the proposed parcel map and related issues of phasing and the construction of infrastructure (roads, trails, water/sewer lines, etc.)</p>	Approved by CC on June 10, 2015

Map ID	Project	Notes	Current Activity
15.	<p>Bank of America Project No. 14-2039</p> <p>Pad A of Marketplace at Enclave Shopping Center</p> <p>Major Development Review and Conditional Use Permit for a proposed Bank of America building with a 3-lane drive-through operation</p> <p>CEQA: Categorical Exemption</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Tentative grand opening scheduled for July 2015.</p> <p>Building signage approved on August 3, 2015 but still waiting for drive-through directional sign and keep quiet sign.</p> <p>Received building signage revisions on August 24, 2015 with drive-through directional sign and “keep quiet” sign.</p> <p>Sent memorandum on September 3, 2015.</p> <p>Received revised sign plans on September 24, 2015.</p> <p>Approved directional and keep quiet signs on November 18, 2015.</p> <p>Bank opened for business December 2015.</p>	Open for business
16.	<p>AT&T – River Road, New Disguised Wireless Facility Project No. 14-2832</p> <p>SEC at Hall and River Roads, west of Baron Drive</p> <p>Minor Development Plan application for a 70-foot tall disguised wireless facility and a 138 square-foot equipment shelter located at 14700 River Road</p> <p>Planner: Kanika Kith</p>	<p>Planning Director approval on July 15, 2015.</p> <p>Received construction plans on March 8, 2016.</p>	Building Permit Review

Map ID	Project	Notes	Current Activity
17.	<p>Verizon – Community Park, New Disguised Field Light Wireless Facility Project No. 14-3325</p> <p>South of Citrus Street, and west of Hamner Avenue within the Eastvale Community Park – 12750 Citrus Street</p> <p>Minor Development Plan application for the construction of a 70-foot tall wireless facility disguised as a field light and an approximate 469 square-foot equipment shelter within the Eastvale Community Park at 12750 Citrus Street</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Submitted on November 25, 2014; comment letter sent December 24, 2014</p> <p>Last correspondence with applicant on March 2, 2015, change of location for tower and enclosure</p> <p>Revised plans received on July 30, 2015. Comments to be provided to applicant by August 29, 2015.</p> <p>Comments provided to applicant on August 27, 2015.</p> <p>Additional landscape comments provided to applicant on September 8, 2015.</p> <p>Staff met with applicant on September 17, 2015 to discuss items addressed in comment letter.</p> <p>Applicant submitted revised plans on 11/9/15 and was informed to provided additional information requested in the comment letter.</p>	In review
18.	<p>Verizon – Providence Park, New Disguised Field Light Wireless Facility Project No. 14-3326</p> <p>South of Hollowbrook Way, west of Woodpigeon Road, north of Aspen Leaf Lane, and east of Cobble Creek Drive within Providence Ranch Park – 7250 Cobble Creek Drive</p> <p>Minor Development Plan application for a 25-foot long wireless antenna to be installed on an existing 70-foot tall field light and for the construction of an approximate 469 square-foot equipment shelter within Providence Ranch Park at 7250 Cobble Creek Drive</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Submitted on November 25, 2014; comment letter sent December 24, 2014</p> <p>Last correspondence with applicant on March 2, 2015, change of location for tower and enclosure</p> <p>Comments on revised plans provided to applicant on August 11, 2015.</p> <p>Applicant provided updates photo simulation photos on December 1, 2015.</p> <p>Awaiting for other submittal materials.</p>	Waiting submittal of incomplete items.

Map ID	Project	Notes	Current Activity
19.	<p>Pacific Fish Grill (former Johnny Rockets) Project No. 15-0119</p> <p>**See Project No. 15-06013 (No. 43 on this list)</p> <p>12303 Limonite Ave, Suite 740 – Eastvale Gateway North</p> <p>Minor Development Plan Review to modify the existing walkway and landscape area on the west side of Shops 7 (formerly Johnny Rockets) to create a 400 SF outdoor dining patio for a proposed Pacific Fish Grill restaurant. Beer and wine service to be proposed on the patio is not a part of this application.</p> <p>Planner: Kanika Kith</p>	<p>Request for CUP for alcohol sales received and distributed for internal review on October 13, 2015.</p> <p>Approved patio construction on November 17, 2015.</p> <p>PC approved CUP on December 16, 2015.</p> <p>Filed NOE at the Riverside County Recorder on December 23, 2015.</p> <p>Construction on the outdoor patio and interior improvements is under way.</p> <p>Certificate of occupancy issued in February 2016. Restaurant opened March 2.</p>	<p>Opened for business on March 2, 2016.</p>
20.	<p>Chandler Catholic Church Project No. 15-0175</p> <p>14395 Chandler Street APNs: 144-121-005, 144-130-008, 144-130-009, and 144-130-010</p> <p>Pre-Application Review to be located at 14395 Chandler Street (4 individual parcels owned by 3 separate owners) within the C-1/C-P and A-1 zoning districts.</p> <p>Project Planner: Cathy Perring</p>	<p>Applicant working with ALUC on required approval of proposed occupant density in the sanctuary.</p> <p>As of March 2016, the City has not received an application from the church.</p>	<p>Pre-Application Complete</p>
21.	<p>Verizon – Altura Credit Union at Cloverdale Marketplace, Concealed Cupola Wireless Facility - Project No. 15-0476</p> <p>12732 Limonite Ave. (APN: 164-700-005)</p>	<p>Planning Director approval on July 15, 2015.</p> <p>Reviewed construction drawings and provided comments to Building department on October 6, 2015.</p> <p>Landscape plans approved on November 2, 2015.</p>	<p>Under construction</p>

Map ID	Project	Notes	Current Activity
	<p>Minor Development Review to construct a wireless telecommunication facility to be located at southwest corner of Limonite Avenue and Hamner Avenue within the Cloverdale Marketplace (zone C-1/C-P general commercial). The antennas will be located within a proposed 39'-1" cupola, to replace an existing cupola on site.</p> <p>Project Planner: Kanika Kith/Morgan Weintraub</p>	<p>Building permit issued on November 12, 2015.</p>	
22.	<p>Goodman Commerce Center Business Park NEC of Bellegrave/Hamner Project No. 15-0551</p> <p>**see Project No. 11-0271 (No. 2 on this list)</p> <p>Proposal for the development of the Business Park. The development will include 8 buildings and approximately 191,356 SF. The development will accommodate professional offices, light industrial and light assembly uses.</p> <p>Project Planner: Eric Norris/Kanika Kith</p>	<p>Planning Commission approval on August 5, 2015.</p> <p>Project Approval letter send on August 11, 2015</p> <p>Applicant submitted first set of construction drawings for all eight buildings on October 8. Planning review of six buildings complete on October 13, 2015. Additional sets of construction drawings received and distributed for internal review on October 12, 2015.</p> <p>Applicant submitted second set of construction drawings for all eight buildings on December 1, 2015. Provided comments on December 15, 2015; awaiting corrections.</p> <p>Received revised construction plans for Buildings 1-8 on January 20, 2016. Approved by Planning on January 30, 2016.</p> <p>Received CDA well site construction and landscape plans.</p>	<p>Building Permit Review</p>
23.	<p>Asset Solutions Group – Residential Development at Hamner and Schleisman Road (Polopolus Property) Project No. 15-0576</p> <p>Hamner Avenue and east of existing A Street; APN: 152-060-002 and 152-060-003</p>	<p>Pre-Application Review submitted February 26, 2015; distributed for review March 4, 2015; comments provided to applicant.</p> <p>No further activity is expected for this project.</p>	<p>PAR complete.</p>

Map ID	Project	Notes	Current Activity
	<p>Proposal for the accommodation of approximately 125-three story detached homes to also include a right of way dedication to the City</p> <p>CEQA: TBD</p> <p>Planner: Kanika Kith</p>		
24.	<p>Wells Fargo ATM Project No. 15-0692</p> <p>6170 Hamner Ave.</p> <p>Minor Development Review of a proposed Wells Fargo ATM and enclosure to be located adjacent to Von's Supermarket</p> <p>Planner: Malinda Lim</p>	<p>Minor Development Review application submitted March 9, 2015</p> <p>Comment letter sent out April 16, 2015</p> <p>Email discussion with property owner and applicant regarding project design on April 28, 2015</p> <p>Revised plans for ATM location received on August 13, 2015.</p> <p>Sent revised plans to city departments for review on August 14, 2015. Comments sent to applicant on September 16, 2015.</p> <p>Revised plans for ATM received on September 21, 2015.</p> <p>Sent approval letter to applicant on October 6, 2015.</p> <p>Submitted signage and awning plans on January 11, 2016. Approved on January 20, 2016.</p>	Project under construction.
25.	<p>The Ranch – Specific Plan Amendment Project No. 15-0783</p> <p>Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)</p> <p>Specific Plan Amendment (SPA) to modify existing boundaries for The Ranch SP No. 358 for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9</p>	<p>Planning Commission reviewed and recommended approval to City Council on November 4, 2015.</p> <p>Approval letter will be sent following CEQA 30-day statute of limitation ending on January 12, 2016. No challenge was filed.</p> <p>Received median and parkway landscape plans on January 27, 2016. Comments provided on February 3, 2016.</p>	<p>Approved by City Council on December 9, 2015.</p> <p>Second reading by City Council on January 13, 2016. In plan check.</p>

Map ID	Project	Notes	Current Activity
	<p>are being proposed. This request also included review for: Major Development Review (DP) for six (6) industrial buildings totaling 985,000 SF on six (6) parcels, Tentative Parcel Map (TPM) 36787 to divide approximately 97 gross acres into 14 legal parcels, Sign Program, and Environmental Review.</p> <p>Planners: Cathy Perring</p>		
26.	<p>Leal Master Plan Special Project</p> <p>This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the 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 the project's implementation plan.</p> <p>Planner: Eric Norris</p>	<p>Public Review Draft of the Leal Master Plan distributed February 2015 and currently available online (www.LealSpecificPlan.com).</p> <p>On September 16, 2106, the Planning Commission reviewed and recommended approval to City Council.</p> <p>February 2016—City will be meeting with the applicant to discuss the Master Plan and a tentative City Council hearing date.</p>	<p>Taken off City Council 12/9/15 agenda.</p>
27.	<p>Eastvale Marketplace Project No. 15-0958</p> <p>NEC Limonite/Sumner</p> <p>Proposal construction of a new neighborhood retail center with multi-tenant and single tenant buildings and associated parking facilities to be located at the northeast corner of Limonite Avenue and Sumner Avenue. Potential uses include grocery, banking, drug store, restaurants, general retail, service, and a tire store.</p> <p>Planners: Kanika Kith/Eric Norris</p>	<p>PC approval on November 18, 2015. Appeal period end on November 30th. No appeal has been received. NOD recorded at Riverside County Recorder on November 24, 2015.</p> <p>Applicant is currently working with the grocery store tenant to formalize an agreement.</p>	<p>PC approval on November 18, 2015</p>

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28.	<p>Vantage Point Church Project No. 15-1174</p> <p>**see also Project No. 14-2322</p> <p>8500 Archibald Ave.</p> <p>Proposal to construct a sanctuary, church, community buildings, and associated site improvements.</p> <p>Planner: Kanika Kith</p>	<p>Formal application for Major Development Review and Conditional Use Permit submitted on May 1, 2015</p> <p>Incompleteness letter sent June 1, 2015.</p> <p>Comment letter regarding site design sent June 24, 2015.</p> <p>Met with the applicant during the week of December 7th.</p> <p>Waiting for Public Works to get proposal for traffic study.</p> <p>Traffic study scope shared with applicant on January 22, 2016. Planning needs to get info to applicant regarding technical studies for CEQA.</p> <p>Conference call on March 10, 2016 to discuss technical studies needed for CEQA. Applicant will provide written project description to be used on all technical studies to City for review.</p>	Waiting for additional materials
29.	<p>Two industrial buildings on Hamner and Riverside Project No. 15-1508</p> <p>SEC of Hamner Avenue and Riverside Drive (APN 156-040-087 and -088)</p> <p>Major Development Review for two new industrial buildings (40,000 sq ft. and 115,000 sq. ft.) to be located on two parcels behind the vacant lot (Chevron Site)</p> <p>Planner: Kanika Kith</p>	<p>Pre-application received on June 22, 2015.</p> <p>Comment letter provided to applicant on July 21, 2015.</p> <p>Meeting with applicant on August 5, 2015 to discussion comment letter.</p> <p>Phone discussion with applicant on August 12, 2015 to discuss screening of loading docks along Hamner.</p> <p>Formal applicant, first submittal received on September 22, 2015.</p> <p>Incompleteness/comment letter sent October 13, 2015.</p> <p>Meeting with applicant on November 10, 2015 to discuss comments.</p> <p>Second submittal received on November 18, 2015.</p> <p>Incompleteness letter sent to applicant on December 18, 2015.</p>	PC approval on March 16, 2016.

Map ID	Project	Notes	Current Activity
		<p>Staff met with the applicant on February 3, 2016 to discuss cleanup of exhibits for consistency and coordination for PC meeting.</p> <p>Third submittal received on February 16, 2016.</p>	
30.	<p>Micro Drive Improvements Project No. 15-1282</p> <p>12510 Micro Drive (APN 156-050-022)</p> <p>Modification to the existing drive access (to move from Micro Dr. to Harvest Dr.), parking, and landscaping</p> <p>Planner: Cathy Perring</p>	<p>Receive street improvement plan and landscape plan from Public Works on July 14, 2015.</p> <p>Comments provided to Public Works on July 30th.</p>	In review
31.	<p>JCSD Community Park – Phase II Project No. 15-1273</p> <p>SWC of Hamner Avenue and Citrus Street</p> <p>Building permit review for development of Phase II.</p> <p>Planner: Kanika Kith/Yvette Noir</p>	<p>Construction drawings set received for review on 6/22.</p> <p>Reviewing construction set for compliance with COAs and MMRP.</p> <p>Landscape comments provided to applicant on July 17, 2015. Comments of missing items per COAs and MMRP provided to Building Department on July 28, 2015</p> <p>Received construction landscape plans on March 9, 2016.</p>	<p>In building permit process</p> <p>In review</p>
32.	<p>Chandler Fire Station No. 31 Project No. 15-0835</p> <p>Northeast corner of Chandler and Selby.</p> <p>Building permit review for development of Eastvale Fire Station No. 2.</p> <p>Planner: Cathy Perring/Kanika Kith</p>	<p>Comments for landscape plans reviewed provided to Public Works on June 18, 2015.</p> <p>Comments for construction drawing provided to Public Works on July 7, 2015.</p> <p>Revised construction drawings received and approved on September 14, 2105.</p> <p>Ground breaking on December 8, 2015.</p>	Contact Public Works for information
33.	<p>New City Hall Building</p> <p>SWC of Hamner and Riverboat</p>	Assisted Public Works - notices for community workshop sent on June 30, 2015.	Contact Public Works for information

Map ID	Project	Notes	Current Activity
	Planner: Cathy Perring/Kanika Kith		
34.	<p>Verizon on Grapewin Project No. 15-1662</p> <p>Vacant lot located at 8306 Grapewin Street</p> <p>Minor Development Review for the development of a new wireless telecommunication facility disguised as a 50 feet tall monopalm consisting of 12 antennas, one parabolic antenna, and associated equipment.</p> <p>Planner: Kanika Kith/Morgan Weintraub</p>	<p>Application received on July 7, 2015.</p> <p>Project was deemed incomplete and requested additional information on August 6, 2015.</p> <p>Resubmittal received on September 3, 2015. Comments to be provided to applicant by October 3, 2105.</p> <p>Re-submittal and FAA clearance letter received on October 22, 2015.</p> <p>Comment letter sent to applicant on November 2, 2015. Awaiting for additional submittal materials.</p> <p>Biological study provided on ##### and has been determined acceptable by the City.</p> <p>Staff is working on finalizing the development plans for consideration by the Planning Director.</p>	Drafting Conditions of Approval.
35.	<p>Minor Development Review for Luna Grill Project No. PLN 15-06012</p> <p>Gated outdoor sitting area in front of building.</p> <p>Planner: Malinda Lim</p>	<p>Application for outdoor patio sitting area submitted on September 23, 2015.</p> <p>Sent incompleteness letter to applicant on October 19, 2015.</p> <p>Approved plans submitted on September 23, 2015 and sent COA letter to applicant on October 19, 2015.</p> <p>Approved building plans on December 8, 2015.</p> <p>Feb 2016—Applicant will be filing for a Conditional Use Permit to allow the sale of alcohol. No application has been received to date.</p>	Approved
36.	<p>CUP for Pacific Fish Grill Project No. PLN 15-06013</p>	<p>Application for alcohol sales received on October 7, 2015.</p> <p>Preparing staff report for Planning Commission meeting on December 16, 2015.</p>	Approved by Planning Commission on

Map ID	Project	Notes	Current Activity
	<p>**See Project No. 15-0119 (No. 19 on this list)</p> <p>12303 Limonite Ave, Suite 740 – Eastvale Gateway North</p> <p>Conditional Use Permit to sell beer and wine in the new restaurant and patio area for Pacific Fish Grill restaurant.</p> <p>Planner: Kanika Kith</p>	<p>Public notice hearing sent out on December 2, 2015.</p> <p>PC approved CUP on December 16, 2015.</p> <p>Filed NOE at the Riverside County Recorder on December 23, 2015.</p>	<p>December 16, 2015</p> <p>Restaurant is open for business</p>
37.	<p>Sendero Tentative Parcel Map Project No. PLN 15-06023</p> <p>**See Project No. 14-1398 (No. 14 on the list)</p> <p>NW corner of Limonite Ave. and Harrison Ave. APN: 164-010-025</p> <p>Planner: Kanika Kith</p>	<p>Submitted application on December 16, 2015, but missing tentative map. Applicant provided tentative map on December 23, 2015. Project distributed to other departments for review.</p> <p>Meeting with applicant to discuss project on February 11, 2016.</p> <p>Provided comments to applicant about proposing phasing on March 4, 2016.</p>	In Review
38.	<p>Pre-Application for Assisted and Independent Living on Selby Ave.</p> <p>Across Mountain View Park APN: 144-110-027</p> <p>Planner: Kanika Kith</p>	<p>Submitted application on January 21, 2016.</p> <p>Distributed project to reviewing agencies and departments on January 25, 2016.</p> <p>Comments to be provided to applicant no later than February 25, 2016.</p> <p>Meeting with applicant to discuss comment letter on March 16, 2016.</p>	In Review