



AGENDA PLANNING COMMISSION CITY OF EASTVALE

**Regular Meeting
Wednesday, May 20, 2015
6:00 P.M.**

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

1. CALL TO ORDER

2. ROLL CALL/PLEDGE OF ALLEGIANCE

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

3. PUBLIC COMMENT

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

4. PRESENTATIONS

None

5. ADDITIONS/DELETIONS TO THE AGENDA

6. CONSENT CALENDAR

6.1 Planning Commission Minutes

RECOMMENDATION: Approve the minutes from the April 1, 2015 regular meeting.

7. PUBLIC HEARING

- 7.1 PROJECT NO. 14-1398 – SENDERO RESIDENTIAL DEVELOPMENT -** General Plan Amendment from Medium Density Residential (MDR) to Medium High Density Residential (MHDR), Change of Zone from One-Family Residential (R-1) to Planned Residential Development (PRD), a Planned Residential Development with new development standards for the site, and Tentative Tract Map No. 36775 to subdivide approximately 45 acres into 323 parcels for single-family detached homes and 14 lettered parcels for open space and water quality basins. Project site is at the northwest corner of Limonite Avenue and Harrison Avenue. Applicant is Stratham Homes, c/o Patrick Potts

RECOMMENDATION:

Staff recommends that the Planning Commission approve a motion recommending that the City Council take the following actions:

1. Adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA); and
2. Approve General Plan Amendment, Change of Zone, a Planned Residential Development, and a Tentative Tract Map No. 36775, subject to the attached conditions of approval.

8. BUSINESS ITEMS

9. CITY STAFF REPORT

10. COMMISSION COMMUNICATIONS

11. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission will be held on **June 17, 2015** at 6:00 p.m. at Rosa Parks Elementary School.



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

I, Marc Donohue, City Clerk or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted seventy-two (72) hours prior to the meeting, per Government Code 54954.2, at the following locations: City Hall, 12363 Limonite Ave. 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, April 1, 2015
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 Van Leeuwen, Feng, and Vice Chair Oblea

Commissioners absent: Commissioner Patel and Chair Charlson

Staff Members present: City Attorney Cavanaugh, Planning Director Norris, Deputy City Engineer Indrawan, and City Clerk Donohue.

The Pledge of Allegiance was led by Vice Chair Oblea.

3. PUBLIC COMMENT

Toke Makinde, a resident, inquired about the status of the 99 Cent Store project. Planning Director Norris noted that there would be a Public Hearing at a future Planning Commission Meeting. Notice would be sent out to any residents within 600 feet of the property site.

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 Approval of Minutes from the March 18, 2015 meeting.

Motion: Moved by Feng, seconded by Oblea, to approve the minutes from the Regular Meeting held on March 18, 2015.

Motion carried 3-0 with Feng, Van Leeuwen, and Vice Chair Oblea voting aye and Commissioner Patel and Chair Charlson absent.

7. DISCUSSION ITEM

- 7.1 **Eastvale Fire Station No. 2** – Presentation for the design of the new fire station at the northeast corner of Chandler Street and Selby Avenue.

RECOMMENDATION: Staff requests that the Planning Commission review the design for Fire Station #2 and provide comments to the City Council for their consideration.

Deputy City Engineer Indrawan introduced Bob Williamson and Kelly Needham who provided a PowerPoint presentation for the item.

Commissioner Van Leeuwen inquired if CalFire would be responsible for service exclusively in Riverside County. It was noted that if help was requested from other counties, CalFire would assist.

Commissioner Van Leeuwen inquired why the exit would be from Chandler, rather than Selby. It was noted that Selby is a narrow road and exiting Chandler would make for faster response time.

Vice Chair Oblea initiated discussion about the location of traffic control signals.

Vice Chair Oblea inquired about the request for a crosswalk for school children walking to and from Reagan Elementary.

Deputy City Engineer Indrawan noted that those plans would be included in the design.

Commissioner Feng inquired about the staff size for the station. It was noted that the station was designed for growth and emergency situations.

Commissioner Feng inquired about budget for future staffing or maintenance. It was noted that the funding would come from the Fire Fund.

Commissioner Van Leeuwen inquired about the response times and possibility of future stations to cover the north side of the City. It was noted that there were plans for a future fire station in Jurupa Valley east of the I-15 Freeway.

8. BUSINESS ITEMS

There were no Business Items

9. CITY STAFF REPORT

Planning Director Norris noted that the next Planning Commission Meeting would be on May 20, 2015.

10. COMMISSION COMMUNICATIONS

Commissioner Feng noted that he attended the Blood Drive on March 30 and there was a good turnout.

Commissioner Van Leeuwen noted he would attend the State of the City on April 14 at ERHS.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:28 p.m.

Submitted by Margo Wuence, Recording Secretary

Reviewed and edited by Marc Donohue, City Clerk

City of Eastvale

12363 Limonite Avenue
Suite 910
Eastvale, CA 91752
www.EastvaleCA.gov
951.361.0900



MEMORANDUM

MEETING DATE: MAY 20, 2015

TO: PLANNING COMMISSION

FROM: KANIKA KITH, SENIOR PLANNER

SUBJECT: PROJECT NO. 14-1398 – SENDERO RESIDENTIAL DEVELOPMENT - General Plan Amendment from Medium Density Residential (MDR) to Medium High Density Residential (MHDR), Change of Zone from One-Family Residential (R-1) to Planned Residential Development (PRD), a Planned Residential Development with new development standards for the site, and Tentative Tract Map No. 36775 to subdivide approximately 45 acres into 323 parcels for single-family detached homes and 14 lettered parcels for open space and water quality basins.

On May 6, 2015, staff received a letter from Southern California Edison (SCE) stating that it does not consent to the use of its easement to meet the open space requirement imposed on the project by the Riverside County Airport Land Use Commission (ALUC). The letter (copy attached to this memo) was forwarded to the applicant and the applicant is working with SCE and ALUC to resolve the issue.

The SCE letter does not change the conditions of approval included with the staff report provided to the Commission. As stated in the staff report, a recommended condition is included that would require the applicant to obtain approval from SCE prior to issuance of the grading permit.

Based on the SCE letter, it appears that the applicant will likely need to redesign the project to provide more open space and return to ALUC for re-review. This would most likely require a reduction in the number of proposed homes.

Staff's recommendation for approval of the project remains in place.

Staff recommends that the Commission make a recommendation on the proposed project so that it can be forwarded to the City Council for the June General Plan amendment cycle. Postponing the project would require the applicant to wait until September for the next amendment cycle.

Attachment: Letter from SCE

Prepared by: Kanika Kith, Senior Planner
Reviewed by: Eric Norris, Planning Director

ATTACHMENT 1
LETTER FROM SCE

City of Eastvale Planning Department
Attention: Ms. Kanika Kith, Senior Planner
12363 Limonite Avenue, Suite 901
Eastvale, CA 91752

April 28, 2015

Airport Land Use Commission, Riverside County
Attention: Edward C. Cooper, Director
County Administrative Center
4080 Lemon Street, 14th Floor
Riverside, CA 92501



RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1019CH14, TTM36775, APN: 164-010-017
Stratham Homes, N/O Limonite, W/O Harrison, Eastvale
SCE Consent File No: CON203001444

Mr. Cooper and Ms. Kith:

In August, 2014, Southern California Edison Company (SCE) received a request from Stratham Homes to review conceptual site plans for their proposed development generally located North of Limonite Avenue, West of Harrison Avenue, in the City of Eastvale. The plans included two proposed street crossings and a pedestrian trail over a portion of an existing 255' wide SCE transmission corridor. The corridor is situated within a private easement held by SCE. For reasons unknown, it appears that Stratham Homes and the Airport Land Use Commission are evaluating whether the westerly 50' of SCE's transmission corridor would be designated/conditioned as "open space" and thereby restricted from the installation and/or maintenance of buildings and structures. The purpose of this letter is to inform the County and City that SCE does not consent to the designation of its right of way corridor as open space. The subject corridor already contains several transmission lines and may further be utilized in the future as SCE's transmission and/or distribution needs increase.

As a matter of course, we would be happy to meet with your respective offices and Stratham Homes should you need any further information regarding the contours of our right-of-way. For your convenience, we are also providing a copy of our right-of-way easement for your review. In the interim, please do not hesitate to contact me should you have any questions or concerns at (909) 421-6460.

Sincerely,

A handwritten signature in blue ink that reads "Carol Okray / cjb".

Carol Okray
Eastern Region Land Management
Project Manager

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FRAME NO.

CONTROL NO.	DATE	ROLL NO.
26507	11/16/83	83-R351

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Return to
SOUTHERN CALIFORNIA EDISON COMPANY
P. O. BOX 351
LOS ANGELES 53, CALIF.
ATTENTION - R/W & LAND DEPT.



RIGHT-OF-WAY EASEMENT

THE UNDERSIGNED, KUGO VAN VLIET and ETTIE VAN VLIET, husband and wife,

KLAAS VAN VLIET and HENDRIKA VAN VLIET, husband and wife, and GERRIT TEN HARISEL

and HARRIET TEN HARISEL, husband and wife,

hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, paid by SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto said SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, hereinafter called "Grantee", those permanent and exclusive easements and rights of way to construct, reconstruct, maintain, operate, enlarge, improve, relocate, remove, repair and renew, at any time and from time to time, electric transmission lines consisting of one or more lines of steel towers, poles, and/or other structures, wires, cables, including ground wires, both overhead and underground, and communication circuits, with necessary and convenient foundations, guy wires and anchors, insulators and cross-arms placed on said structures, and other appurtenances connected therewith, convenient and necessary for the construction, maintenance, operation, regulation, control and grounding of electric transmission lines for the purpose of transmitting, distributing, regulating, using and controlling electric energy, together with the right and easement for roads, ingress, egress and other convenient purposes needed or desired at any time by the Grantee, and the right and easement to construct, reconstruct, maintain and operate the same, and the right to clear and keep clear said easements and the real property affected thereby, free from explosives, buildings, structures, trees, brush and inflammable materials, for the protection from fire and other hazards; in, under, on, over and across that portion of a strip of land, Seventy Five (75) feet wide, lying within

the following described lands and premises, situated in the County of Riverside, State of California, to-wit:

That portion of the Fractional Southwest quarter of Section 23, Township 2 South, Range 7 West, S. B. E. and N., as shown on a Sectionized Survey Map of JURUPA RANCHO, recorded in Book 9, page 33 of Maps in the office of the County Recorder of San Bernardino County, described as follows:

Beginning at the Southwest corner of said Section 23, said point being at the intersection of the center line of Archibald Avenue, 60 feet wide, with the center line of Cloverdale Avenue, 60 feet wide; thence North 00° 09' 22" East, along the West line of said Section, 453.87 feet, to the beginning of a curve concave to the West and having a radius of 1000 feet; thence Northerly along said curve, an arc distance of 242.69 feet, to a point in the County line between Riverside and San Bernardino Counties, as said County line is shown on a Map recorded in Book 1, page 81 of Records of Survey in the office of the County Recorder of San Bernardino County; thence North 69° 06' 34" East, along said County line, 2853.60 feet, to the East line of said Southwest quarter of Section 23; thence South 00° 00' 45" East, 1742.00 feet, along said East line, to the South quarter corner of said Section 23, said South quarter corner being in the center line of said Cloverdale Avenue; thence West, along the South line of said Section 23, 2639.01 feet, to the Point of Beginning.

EXCEPTING THEREFROM those portions thereof lying within Archibald Avenue and Cloverdale Avenue.

Said strip of land, 75 feet wide, is described as follows:

A strip of land, 75 feet wide, extending in a Northeasterly and Southwesterly direction over and across the above described land of the Grantor, the Southwesterly line of said strip of land being coincident with the Northwesterly line of that certain strip of land, 120 feet wide, described in that certain Right of Way Easement from Maggoner Livestock Co., to Southern California Edison Company, dated March 24, 1952, and recorded in Book 2957, page 265, of Official Records in the office of said County Recorder.

The side lines of said strip of land, 75 feet wide, shall be prolonged or shortened so as to terminate in the South line of said Section 23. X

SER. 23739
I.O. 5886
FUNC. 3444

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Grantee shall have the right to use existing roads and make such additions thereto, on the lands of the Grantor, as shall be convenient and necessary to the Grantee's use of said right of way strip, and the right to use all necessary and convenient means of ingress and egress to and from said above described right of way strip, for the uses and purposes and the exercising of the rights herein granted. Said right of entry may be exercised by trucks, automobiles or other vehicles or by foot, as may suit the convenience of Grantee.

The Grantor reserves the right for water pipe lines and roads under and across the land described in this easement provided the exercise of such rights do not interfere with or endanger the operation and maintenance of the electric transmission lines of the Grantee.

Grantee shall have the right to install and to use gates in any fences which are now or may be hereafter constructed on said lands of the Grantor, for the purpose of permitting convenient entry to said right of way strip. Any gates which are installed by Grantee on said lands shall be locked with Grantee's locks, and also, if the Grantor so desires, may be locked with the Grantor's locks, in such a manner that either can lock or unlock the gates. Any gates which are installed and locked by the Grantor and used by the Grantee shall be locked also by the Grantee's locks so that either can lock or unlock the gates.

Grantee shall have the right to make such surface cuts within said right of way strip as may be necessary to maintain the clearance between the wires or cables and the surface of the ground that may be required by the orders of the Public Utilities Commission of the State of California, or other governmental body having jurisdiction thereof, or that may be necessary for the economical construction, maintenance or operation of said electric transmission lines. Grantor, his heirs, successors or assigns, shall not deposit or permit or allow to be deposited, earth, rubbish, debris or any other substance or material, whether combustible or noncombustible, on said right of way strip, or so near thereto as to constitute, in the opinion of the Grantee, its successors or assigns, a menace or danger to said electric transmission lines.

Grantor, his heirs, successors or assigns, shall have the right to cultivate the land within the right of way strip for any and all crops which may be grown thereon, provided such use shall not interfere with the rights herein granted to the Grantee, its successors or assigns. In case the Grantor, his heirs, successors or assigns, shall grow orchard or other trees within the limits of said right of way strip, he or they shall not permit the same to attain a height in excess of 38 feet above the surface of the ground, and in case any such trees shall grow taller than said height, then the Grantee, its successors or assigns, shall have the right to trim the same in order to maintain said height as a maximum.

The Grantor grants to the Grantee, its successors and assigns, the right to trim or top and to keep trimmed or topped any and all trees on the lands of the Grantor adjacent to said right of way strip for a distance of 25 feet from the exterior lines of the right of way strip, to such heights as in the judgment of the Grantee, its successors or assigns, shall be reasonably necessary for the proper construction, operation and maintenance of said electric transmission lines, but at no point outside the right of way strip to a height less than 50 feet.

The Grantor also hereby grants to the Grantee, its successors and assigns, the right to lay, construct, reconstruct, use, maintain, operate, repair, replace, renew, change the size of, increase the number of and remove pipe lines and appurtenances thereto, for the transportation of oil, petroleum, gas, water, or other substances, over, through, under, or along said above described right of way strip, together with the right to use all means of ingress to and egress from said right of way strip as hereinabove set forth, for the purpose of exercising any or all of the rights in this paragraph granted.

~~Said pipe lines shall be laid within the _____ feet of said above described right of way strip.~~

Where said right of way strip is under cultivation said pipe lines shall be laid so that the tops thereof shall be at least 36 inches below the surface of the ground. Grantee agrees to pay for any damage to Grantor's crops, vines, or fences which may be caused by Grantee hereunder; said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by Grantor, one by Grantee, and the third by the two so appointed as aforesaid. The award of such three persons, or any two of them, shall be final and conclusive.

Any use hereinabove permitted to be made of the surface of said right of way strip by the Grantor, his heirs, successors, or assigns, shall be so exercised as not to impair, endanger, or interfere with the present or prospective exercise of any of the rights herein granted.

It is understood and agreed that the grant of this Easement does not convey to the Grantee any right, title or interest in any oil, gas, petroleum or other mineral or hydrocarbon substances within the limits of the said right of way strip or otherwise, but that the Grantor, his heirs, successors and assigns, in prospecting for or developing oil, gas, petroleum or other mineral or hydrocarbon substances, will do so from adjacent land and in such a manner as not to endanger or interfere with the structures erected or installed by the Grantee or with the operation of the electric transmission line or pipe lines of the Grantee, and will not construct, place or maintain, or permit to be constructed, placed or maintained, any oil or mud sump, derrick, drilling rig, oil storage tank or other structure of any kind whatsoever, on any portion of said above described strip of land, and will not construct, place or maintain, or permit to be constructed, placed or maintained within one hundred (100) feet of the Northwesterly boundary line(s) of said above described strip of land, or on any other land owned by the Grantor, his heirs, successors or assigns, within one hundred (100) feet of the exterior boundary lines of said above described strip of land, any oil or mud sump, derrick, drilling rig, oil storage tank or other structure for use in connection with the prospecting for, developing, extracting and/or refining of oil, gas, petroleum and/or other mineral or hydrocarbon substances.

It is further understood and agreed that no other easement or easements shall be granted on, under or over said strip of land by the Grantor to any person, firm or corporation without the previous written consent of said Grantee.



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TO HAVE AND TO HOLD the above mentioned easements and rights unto said SOUTHERN CALIFORNIA EDISON COMPANY, its successors and assigns, forever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of December, 1952.

WITNESS:

<u>R. D. Beares</u>	<u>Hugo van Vliet</u>
<u>R. D. Beares</u>	HUGO VAN VLIET
<u>R. D. Beares</u>	<u>Edwin van Vliet</u>
<u>R. D. Beares</u>	EDWIN VAN VLIET
<u>R. D. Beares</u>	<u>Klaas van Vliet</u>
<u>R. D. Beares</u>	KLAAS VAN VLIET
<u>R. D. Beares</u>	<u>Hendrika van Vliet</u>
<u>R. D. Beares</u>	HENDRIKA VAN VLIET
<u>R. D. Beares</u>	<u>Harriet van Vliet</u>
<u>R. D. Beares</u>	HARRIET VAN VLIET

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ ss.
COUNTY OF _____

On this _____ day of _____, 195____, before me, _____ a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared _____

known to me to be the person whose name _____ subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County, the day and year in this certificate first above written.

Notary Public in and for said County and State.

WITNESS ACKNOWLEDGMENT

STATE OF CALIFORNIA,
COUNTY OF Los Angeles ss.

On this 11th day of December, 1952, before me, ROBERT W. LARKIN a Notary Public in and for said County, personally appeared R. D. Beares

personally known to me to be the same person whose name is subscribed to the within instrument as a subscribing witness thereto, who, being by me duly sworn, deposed and said that he resides in the County of Los Angeles State of California, that he was present and Hendrika van Vliet Harriet van Vliet personally known to him to be the same persons described in and whose name is subscribed to the within instrument as a party thereto, sign, execute and deliver the same; and that Edwin van Vliet acknowledged to said affiant that Edwin van Vliet executed the same; and that he, the affiant, then and there subscribed his name to said instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County, the day and year in this certificate first above written.

Robert W. Larkin
Notary Public in and for said County and State.
My Commission Expires March 20, 1954 ROBERT W. LARKIN

SPACE BELOW FOR RECORDER'S USE ONLY

RECEIVED FOR RECORD

INDEXED

BOOK & PAGE

FEB 5 1960

AT 9:00 O'CLOCK A.M.

SECURITY TITLE INSURANCE CO.

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Notary in Office

J. R. ...

PHOTOSTATED

COMPARED

7/60

10231

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CONTROL NO. 26507
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DATE 11/16/83
ROLL NO. 83-F351

STATE OF CALIFORNIA,
COUNTY OF Los Angeles ss.

On DEC 11 1959 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared R. D. Deares personally known to me to be the person whose name is subscribed to the within instrument, as a Witness thereto, who being by me duly sworn, deposes and says: That he resides in LOS ANGELES COUNTY and that he was present and saw Hugo Van Vliet, Elsie Van Vliet & Klaus Van Vliet personally known to him to be the same person described in and whose names are subscribed to the within and annexed instrument as the Part 1st thereto, execute and deliver the same, and they acknowledged to said affiant that they executed the same; and that said affiant subscribed as name thereto as a Witness WITNESS my hand and official seal.

(Seal) Robert W. Larkin
Notary Public in and for said County and State
ROBERT W. LARKIN My Commission Expires March 20, 1961

RIVERSIDE

RECORDED

INST. 10231 DATE 2-5-60

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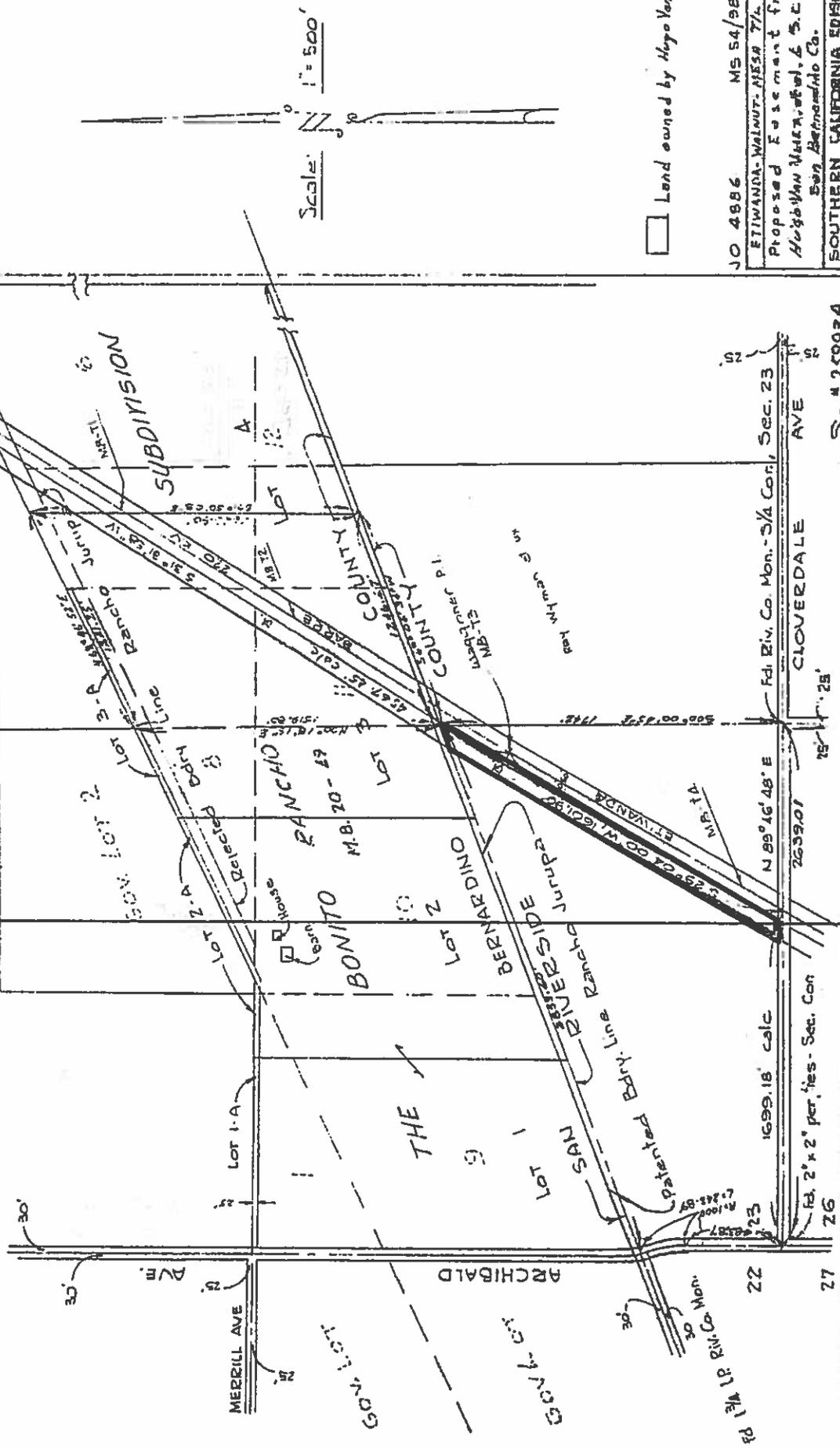
O. R. DEEDS M. R.

13 Fd. 2 1/4 I.P. Sec. Cor.

Eucalyptus P.I. 54.49' calc. S 31° 30' 55" W

My Line Rancho Jurupa per RS 4-63

Partion of Sec. 23, T. 2 S., R. 7 W., S. D. B. & M.



Scale: 1" = 500'

Land owned by Hugo Van Vliet, et al.

JO 4886	MS 54/98-5-15
ETIWANDA-WALWUT-MESA 7/4 P/W	
Proposed Easement from	
Hugh Van Vliet, et al. & S. E. Co.	
San Bernardino Co.	
SOUTHERN CALIFORNIA Edison Co.	

Sec. 23993A

Fd. Riv. Co. Mon. 3/4 Cor., Sec. 23

CLOVERDALE AVE

1699.18' calc

Fd. 2' x 2' per ties - Sec. Cor



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: MAY 20, 2015

TO: PLANNING COMMISSION

FROM: KANIKA KITH, SENIOR PLANNER

SUBJECT: **PROJECT NO. 14-1398 – SENDERO RESIDENTIAL DEVELOPMENT** - General Plan Amendment from Medium Density Residential (MDR) to Medium High Density Residential (MHDR), Change of Zone from One-Family Residential (R-1) to Planned Residential Development (PRD), a Planned Residential Development with new development standards for the site, and Tentative Tract Map No. 36775 to subdivide approximately 45 acres into 323 parcels for single-family detached homes and 14 lettered parcels for open space and water quality basins.

RECOMMENDATION

Staff recommends that the Planning Commission approve a motion recommending that the City Council take the following actions:

1. Adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA); and
2. Approve General Plan Amendment, Change of Zone, a Planned Residential Development, and a Tentative Tract Map No. 36775, subject to the attached conditions of approval.

BACKGROUND

The project site is currently approved (by Riverside County in 2005) for the development of 117 detached single-family homes. A copy of the approved tract map is shown in this staff report as **Figure 2**.

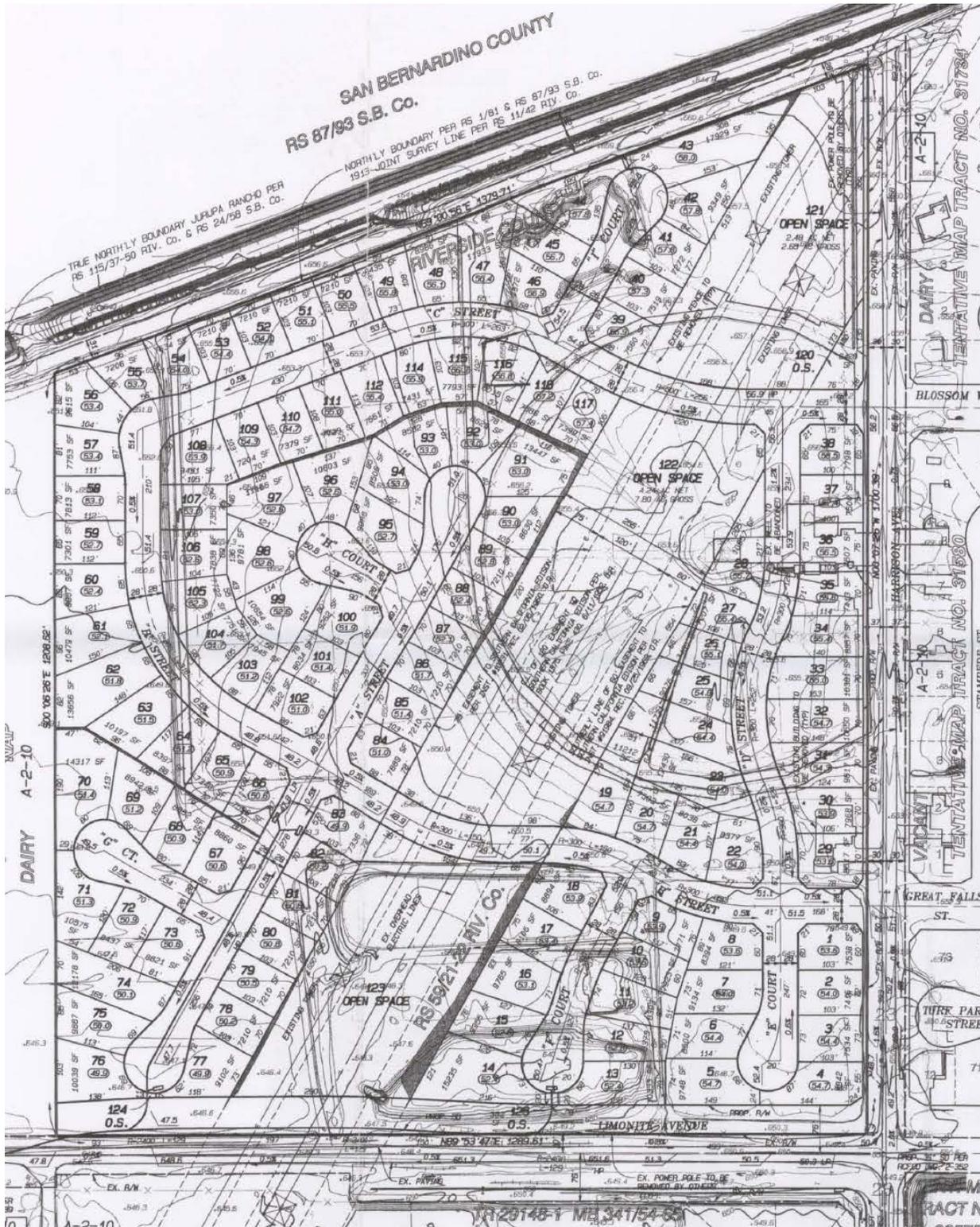
The project site is located on the northwest corner of Limonite Avenue and Harrison Avenue. The location of the project site and surrounding uses are illustrated in **Figure 1**¹.

¹ North of the site in the City of Ontario is a residential development under construction. (This is not shown in the aerial photo in Figure 1.)

Figure 1: Aerial Photograph of Project Site



Figure 2: Approved Project by Riverside County



PROJECT DESCRIPTION

The applicant, Stratham Community Builders, is proposing to change the General Plan land use designation and zoning for the site and to replace the currently approved tentative tract with a new subdivision that would include two types of detached single-family housing products: conventional front-loaded homes east of the Southern California Edison (SCE) easement and clustered motor-court homes west of the easement.

The proposed project involves the following approvals from City Council:

- A General Plan Amendment (GPA) from Medium Density Residential (MDR) of 2.1 to 5 dwelling units per acre to Medium High Density Residential (MHDR) of 5.1 to 8 dwelling units per acre.
- A Change of Zone from Single Family Residential (R-1) to Planned Residential Development (PRD) to create site-specific development standards.
- A corresponding Planned Residential Development (PRD) that provides zoning, architectural, and landscape architectural standards for the development.
- Tentative Tract Map No. 36775 (TTM) to subdivide approximately 45 acres into 323 parcels for single-family detached homes and 14 lettered parcels for open space and water quality basins.

Together, these approvals would allow the development of 323 single-family detached dwelling units (206 units more than the original approval), a recreation center, two parks, two exercise stations, and a multipurpose trail. An illustrative site plan of the proposed project and improvements is shown in **Figure 3**.

Figure 3: Illustrative Site Plan



DISCUSSION

This staff report focused on three main issues associated with the proposed project that the Planning Commission should consider before making a recommendation to the City Council.

1. Land use policy—This issue relates to the proposed density increase. A determination and a positive recommendation to City Council is needed on this issue before considering the PRD or the TTM.
2. Planned Residential Development—If the Commission recommends approval of the land use policy issue, then the Commission may consider and discuss the proposed development standards such as lot sizes, setbacks, parking, etc. If the Commission recommends denial of the land use policy, then this issue does not need to be considered (although staff recommends that the Commission forward a recommendation to the City Council on all of the applications).
3. Tentative Tract Map—If the Commission recommends approval of the land use policy and PRD, then the Commission may consider the proposed site layout and design. If the Commission recommends denial of the land use policy, this issue does not need to be addressed (although, as noted above, staff recommends forwarding a recommendation to the City Council on all of the items).

Summary of Staff's Recommendation

The following is a summary of staff's recommendations. A detailed analysis follows this summary.

General Plan Amendment—Staff recommends **approval** of the GPA. The proposed increase in density would allow the developer to construct homes which are different from those that predominate in Eastvale (providing more diversity in the housing stock) and which are less expensive and more affordable than typical homes in Eastvale. Infrastructure systems—roads, water, schools, etc.—in place are capable of accommodating the proposed increase in the number of homes on the property.

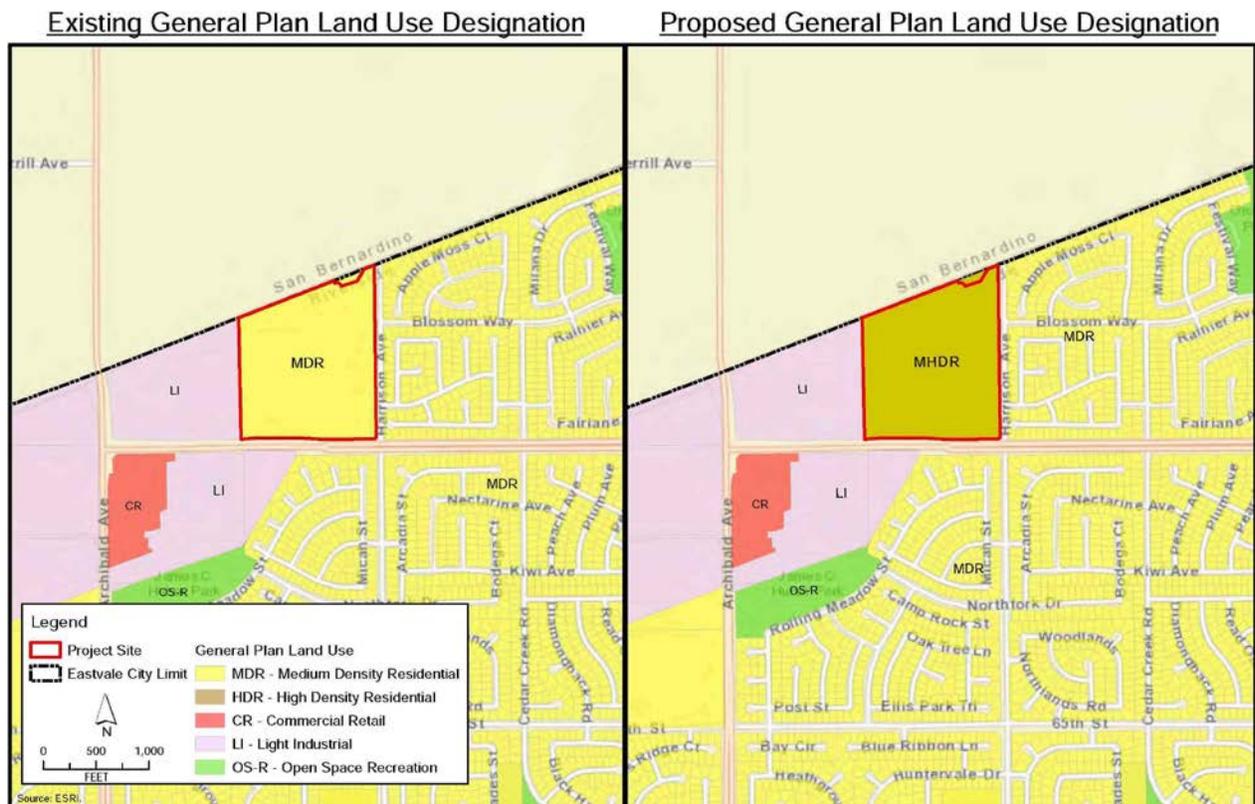
Planned Residential Development—Staff recommends **approval** of the proposed PRD standards. The PRD allows for the creation of smaller lots (consistent with the proposed General Plan density) and includes standards for architecture, landscaping, parks, etc., which are, in staff's opinion, a significant improvement over the County-approved project.

Tentative Tract Map—Staff recommends **approval** of the TTM. The road layout, the arrangement of homes on the site, and the integration of the central SCE easement into the project is a significant improvement over the County-approved project, and is consistent with the standards created by the proposed PRD.

Land Use Policy - General Plan Amendment

The proposed project involves an increase in density, which would accommodate the 323 homes proposed to be built on the site. A GPA from Medium Density Residential (MDR) to Medium High Density Residential (MHDR), as shown in **Figure 4**, is required to increase the allowable density from 2.1 to 5.0 dwelling units per acre to 5.1 to 8.0 dwelling units per acre. The proposed project is at approximately 8.0 dwelling units per acre overall (that is, the total number of homes divided by the number of acres in the entire project).

Figure 4: General Plan Amendment



The *current* land use designation of MDR allows the development of conventional single-family detached houses and suburban subdivisions. The density range is 2.1 to 5.0 dwelling units per acre, which allows lot sizes ranging from 5,500 to 20,000 square feet.

The *proposed* land use designation of MHDR allows the site to be developed at a density of 5.1 to 8.0 dwelling units per acre. This land use category provides for a variety of housing types such as detached small-lot single-family homes, attached housing, and clustered development.

The proposed GPA would establish a transition between future commercial developments south of Limonite Avenue and nonresidential uses west of the site to existing single-family residential uses. As a result, in staff's opinion, the proposed GPA is consistent with the logical future development of the area.

Staff's analysis of the proposed project's relationship to applicable General Plan policies is provided below.

Proposed GPA will promote Land Use Goal LU-3 and Policy LU-10

Goal LU-3: A wide variety of ownership and rental housing choices that respond to changes in demographics and homebuyer preferences.

Policy LU-10: The Land Use Map should provide land for a broad range of uses, intensities, and densities, including a range of residential, commercial, business, industrial, open spaces, recreation, and public facilities uses.

The proposed GPA will change the Land Use Map to show that the project site is designated to allow residential development of higher density than the current land use. This change will allow the site to be developed with two types of housing products: conventional single-family and cluster homes on small lots, as being proposed.

As shown in **Figure 3** above, the eastern portion of the site will be developed with conventional detached single-family homes on lots of approximately 2,600 square feet (smaller than the lots which predominate in the adjacent Eastvale neighborhoods). A local example of this type of home can be viewed at The Trails, a new residential development at the northwest corner of 65th Street and Archibald.

The second type of housing product being proposed is a clustered motor-court housing on small lots of approximately 2,000 square feet. This type of housing is being proposed on the eastern portion of the site, closest to the nonresidential uses south of Limonite Avenue and to the west of the site. Motor-court housing is currently being developed in two locations in Eastvale: D.R. Horton's Copper Sky at the southeast corner of Sumner and Schleisman, and KB Homes's The Lodge at the northwest corner of Limonite and Scholar.

Both types of housings are consistent with the typical uses allowed in the MHDR land use category and are not widely represented in Eastvale. These types of housing will provide a wider variety of housing stock that will be somewhat more affordable than "typical" homes being built elsewhere in the city.

Proposed GPA will promote Housing Goal H-1, Goal H-4, and Policy H-12.

Goal H-1: Assist in the development of adequate housing to meet the city's fair share of the region's housing needs for all economic segments of the population.

Policy H-12: Support family housing that address resident needs for child care, youth services, recreation opportunities, and access to transit.

As mentioned above, the proposed GPA will help the City provide housing for a wider socioeconomic group.

Approval of the proposed GPA would also promote Policy H-12, because a bus stop will be provided on Limonite Avenue, near the corner of Limonite and Harrison.

Change of Zone and PRD Standards

A Change of Zone is being proposed to change the zoning designation for the entire project site from One Family Dwelling (R-1) to Planned Residential Development (PRD). A PRD zone is used to address site-specific conditions or constraints by creating development standards, such as smaller lot sizes and setbacks that vary from the standard requirements of the Zoning Code. A set of development standards for the proposed PRD is also being proposed and a detailed discussion of those standards is provided below.

The PRD process provides for the development of residential neighborhoods that offer benefits to the community, but cannot be developed under the standard requirements.

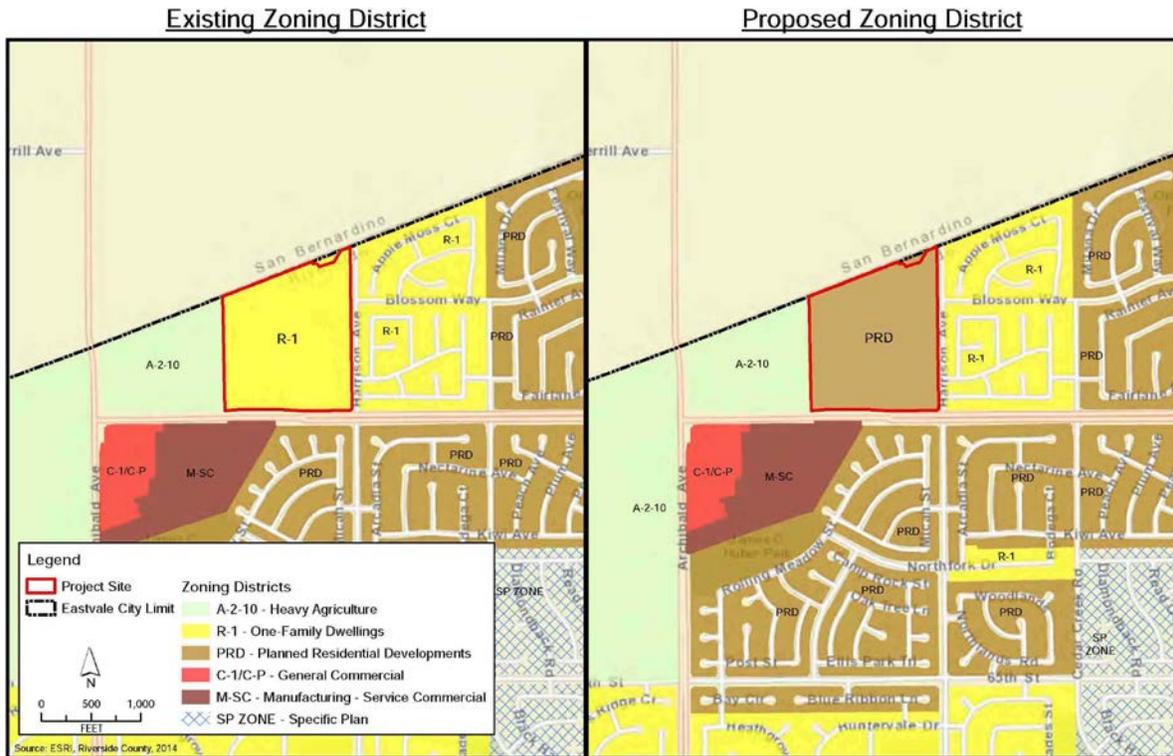
- First, the creation of the PRD defines the architectural style, landscaping, and other features of the development through a variety of text and graphics that comprise a complete set of development standards for project implementation. The process gives community members and decision-makers the opportunity to conceptually perceive the final product.
- Second, it requires a 40 percent open space area to be created for the benefit of the community.
- Third, it provides design flexibility that encourages innovative development in Eastvale.

The proposed PRD is needed in this case primarily to allow the developer to increase the density (and lot sizes) which are being proposed. The City's standard R-1 zoning would not allow lots of the size being proposed; the developer intends to sell homes in a "fee simple" manner under which homeowners will own the lot on which their home sits rather than as a "condo" project in which homeowners do not own an individual lot.

Section 1.7-E. of the City of Eastvale Zoning Code states that zoning amendments shall be granted only when the City Council finds that the changes are consistent with the General Plan goals, policies, and implementation programs. The proposed PRD zoning designation is consistent with the proposed General Plan designation of MHDR, as it allows the development of a single-family subdivision on property designated by the General Plan for residential use. The proposed PRD zone allows the creation of site-specific development standards that will help the development of the site to both meet the density requirement of MHDR and promote the goals and policies of the General Plan.

Section 1.7-E also states that if the amendment affects land within the Chino Airport Influence Area, the City Council must make an additional finding that the amendment is consistent with the most recent adopted version of the Chino Airport Land Use Compatibility Plan. This issue will be discussed in detail in the Planned Residential Development and Airport Land Use Compatibility discussions below.

Figure 5: Change of Zone



Planned Residential Development Standards

The use of PRD zoning allows for the adoption of unique development standards that are site-specific. This is achieved through the preparation and adoption of neighborhood design standards (or PRD standards) that will guide development of the project. A large portion of homes recently constructed in Eastvale have been built in PRD projects, including the recent City-approved projects by Lennar (Estancia) and D.R. Horton (The Trails).

The neighborhood design standards for the site are contained in a comprehensive manual. The PRD also includes a discussion of the overarching themes (architecture, landscaping, and other features of the project) which will inform future planning decisions about the project.

The complete neighborhood design standards manual is included as Attachment 3 to this staff report. The following discussion focuses on the most significant aspects of the neighborhood design standards:

- Conceptual Design
- Development Standards
- Architectural Design Standards
- Multipurpose Trail System
- Airport Land Use Compatibility

Conceptual Design

The proposed development consists of two planning areas on either side of the 255-foot wide SCE easement. The developer proposed to build homes with a total of 10 floor plans, ranging in size from 1,358 to 2,711 square feet on lot sizes ranging from 2,550 to 3,124 square feet.

The project is designed to take advantage of a trail system that runs through the center of the community. The project design provides numerous connections to the trail through the use of open-ended cul-de-sacs and open space connections between lots. The trail is enhanced with parcourse exercise stations and other pedestrian amenities to encourage walking and a healthy lifestyle.

Development Standards

The PRD document establishes development standards that will be used to guide the initial development of the project and will serve as the zoning code standards for the life of the project. The PRD document provides the following standards:

- Minimum lot size, width, and depth
- Setback requirements and building separation
- Parking

The full list of development standards is included in the proposed PRD document, which is included as Attachment 3.

Because the proposed project is similar to The Lodge, Copper Sky, and The Trails, which have R-3 and PRD zoning, staff used the development standards on those zones to consider the proposed development standards. Overall, the proposed development standards are similar to the standards in those other residential developments. However, a few standards that have significant deviations from the Zoning Code are listed below for the Commission to consider.

Significant deviation for front-loaded homes:

- Minimum lot size has been reduced to 2,651 square feet. The standard lot size for R-1 is 7,200 square feet; the minimum lot size for The Trail is 3,825 square feet; and the minimum lot size for Copper Sky is 3,600 square feet. The proposed smaller lot size allows higher density on the site and possibly smaller homes that would be more affordable. The size of the home could be regulated by the building envelopes (setbacks and heights).
- Side yard setback has been decreased from the standard 5-foot minimum to 3.5 feet with a 3.5-foot easement to allow the fence line to be located on the adjacent property (look like a zero-side yard setback lot). This reduction results in building separation of 7 feet, which is half a foot less than what would be allowed with a 25 percent setback reduction under Section 2.3 of the Zoning Code. Currently, this condition only exists in The Lodge

development, which was approved by the County. This project would be the first to be approved by the City to allow this standard.

- Front yard setback has been reduced to 8 feet to a main building and 5 feet to a front porch. The reduced front yard allows keeping the rear yard setback at 10 feet, similar to typical homes in Eastvale. The reduced front yard setback is also intended to encourage “architecture-forward” home designs that would reduce the prominence of garages on the streetscape. The reduced setback for front porches is intended to encourage an active street life and “eyes on the street” for improved safety and enhanced sense of community.

This reduction is consistent with the 25 percent setback reduction allowed under Section 2.3 of the Zoning Code, and currently exists in The Lodge residential development.

Significant deviation for motor-court homes:

- Minimum lot size has been reduced to 2,000 square feet for the eight-pack cluster and 2,500 square feet for the six-pack. Other clustered home developments do not have minimum lot sizes because they are condominium development where there are no defined individual lot boundaries. However, if measuring the area of the lot that the house sits on and its private yard, the lot sizes are approximately 3,000 square feet. As mentioned above, the smaller lot size allows higher density on the site and possibly smaller homes that would be more affordable.
- Side yard setback is the same as the front-loaded home. This setback has been decreased and currently only exists in one development in the city. If this setback reduction is approved, this would be the first approval by the City.
- Front yard setback for homes along the interior street has been reduced to 6 feet to a main building and 5 feet to a front porch. As mentioned above, the reduced front yard setback is to encourage an active street life and “eyes on the street” for improved safety and enhanced sense of community. This condition is typical in other clustered home developments in Eastvale.
- Rear yard setback has been decreased from the standard 10-foot minimum to 5 feet. This condition is typical in clustered home developments as there is no defined property boundary and homes are placed without consideration to lot lines, but only to provide enough outdoor private space for each home.

Parking

The PRD document includes parking standards that has been created to accommodate the type of housing being proposed. To determine the appropriate parking standards for the clustered homes portion, a parking study of other similar developments (include College Park in Chino and two developments in Irvine) was conducted. The study indicated that the average parking demand is 2.7 parking spaces per unit, which also included street and driveway parking spaces. The parking study is included as Attachment 2.

The proposed PRD requires 2.80 parking spaces per unit for the motor-court homes and 2.50 parking spaces for the front-loaded homes.

The proposed parking standards are basically the same as those in the Eastvale Zoning Code; the proposed standards differ primarily in that they do not require an adjustment that could be granted in recognition of the project's planned transit stop and amenities being created for the community. (The Zoning Code allows for a project to provide 2 percent less parking if a bus stop is located within 150 feet *or* up to 10 percent less parking for creating amenities for the community; with these adjustments, the project provides enough parking to satisfy the requirements of the Zoning Code.)

The proposed standards allow using street and driveway parking spaces to satisfy the parking requirement. The proposed street parking will be striped to ensure maximum parking spaces will be provided without creating any conflict with utility boxes, fire hydrants, mailboxes, and corner visibility.

The proposed parking standard for the motor-court homes is approximately 4% less than the standard Zoning Code requirement of 2.5 parking spaces per unit. However, this project would meet typical Zoning Code requirements *if*:

1. A 2% parking reduction were granted per Section 5.6.B of the Zoning Code in recognition of the new bus stop and shelter which would be built by the developer at the corner of Limonite and Harrison; and
2. An additional 2% parking were reduction granted in accordance with Section 2.3 of the Zoning Code, which allows for up to 10% less parking in return for improved design. (This is discussed below.)

The PRD essentially includes these reductions in its parking standards. As proposed by staff in the conditions of approval, the PRD would not allow for any further reduction in parking standards.

The design illustrated in the PRD would meet the required findings and intent of Section 2.3 of the Zoning Code. The intent of Section 2.3 is to permit a minor adjustment of up to 10 percent for a parking reduction to "allow creative design solutions and to accommodate unique site conditions". The findings for granting the parking reduction are listed below.

1. *That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.*
2. *The proposed development is compatible with existing and proposed land uses in the surrounding area.*
3. *That any exceptions to or deviations from the density, requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g., additional open space, protection of natural resources, improved pedestrian connectivity, public plazas, etc.).*

4. *Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.*
5. *The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.*
6. *The adjustment is the minimum required.*
7. *If the project as adjusted is located within the Chino Airport Influence Area, the proposed adjustment is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan.*

As discussed above, the project will provide several benefits to the community. Thus, the proposed parking standard for the motor-court homes would meet the requirements of the Zoning Code.

If the Commission does not find that the proposed development standards, such as setbacks and parking, are appropriate for this project, the Commission may recommend any modifications to the PRD to the Council for consideration.

Architectural Design Standards

The PRD includes architectural design standards describing in text and graphics the required design elements for five distinct architectural styles: Spanish, Craftsman, Italian, Provence, and Seaside. This information will be used to evaluate the final product (floor plans and elevations), which will need to demonstrate compliance with these standards. Adherence to the standards will be ensured through processing of a Minor Development Review application. **Figures 6 to 8** show a typical set of architectural design standards.

Figure 6: Thematic Details 6-Pack

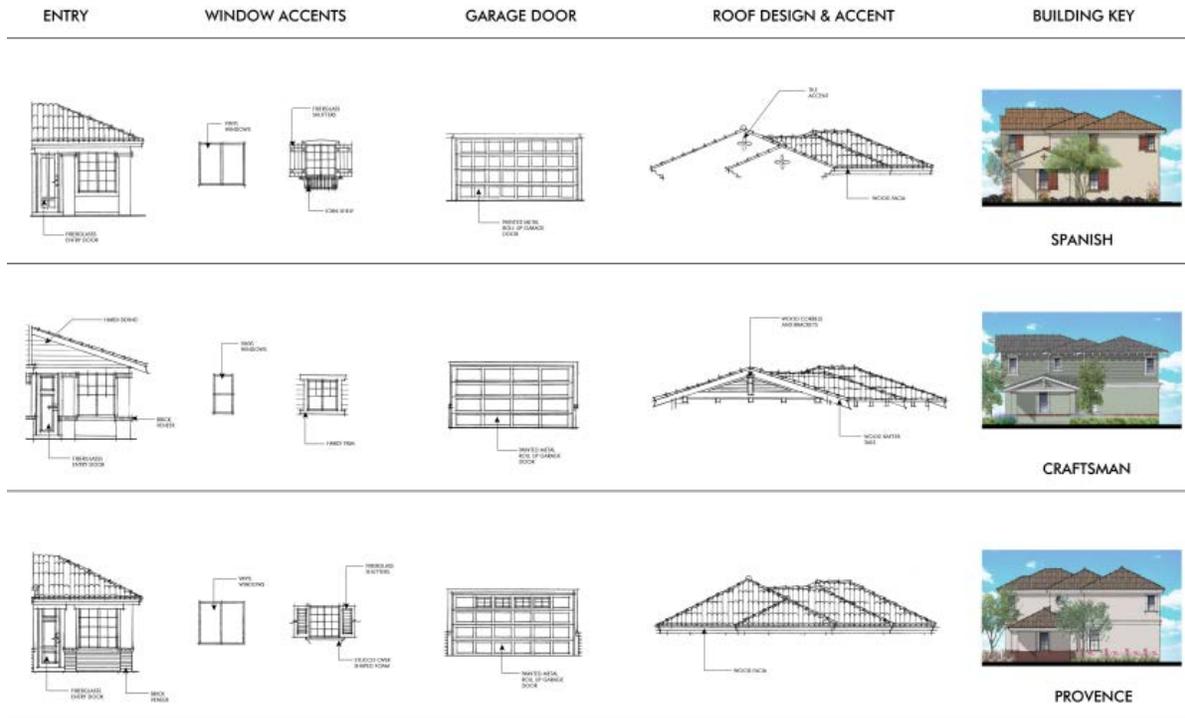


Figure 7: Thematic Details 8-Pack

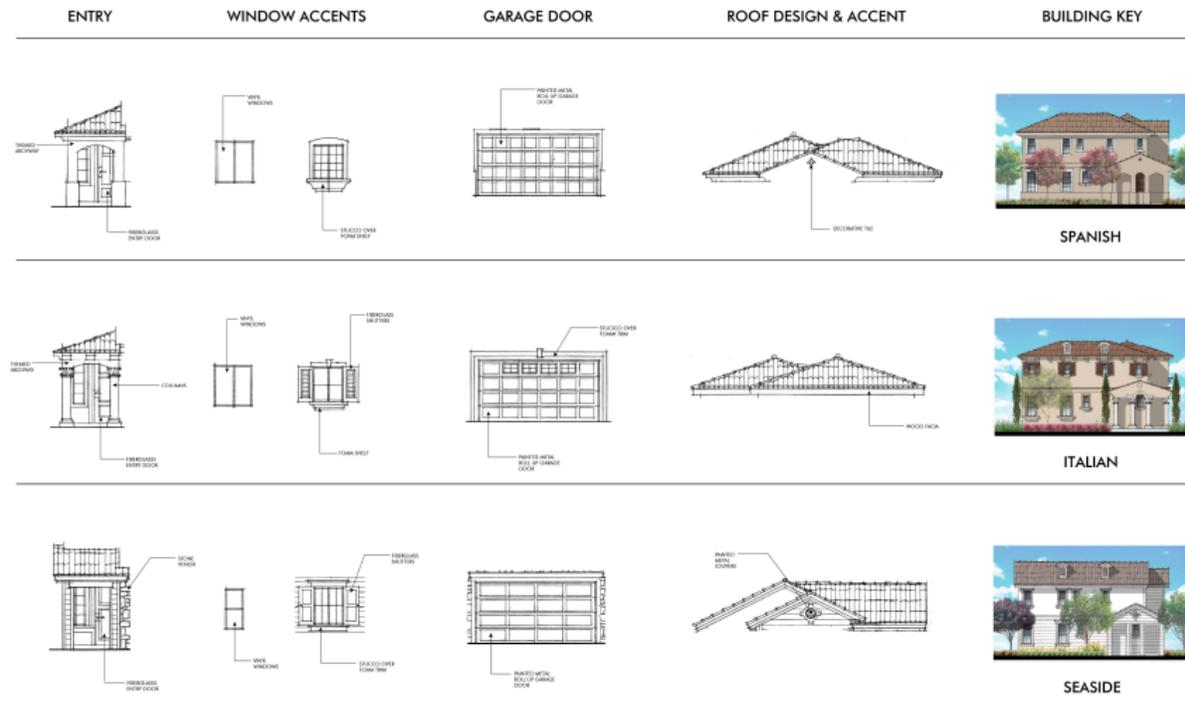
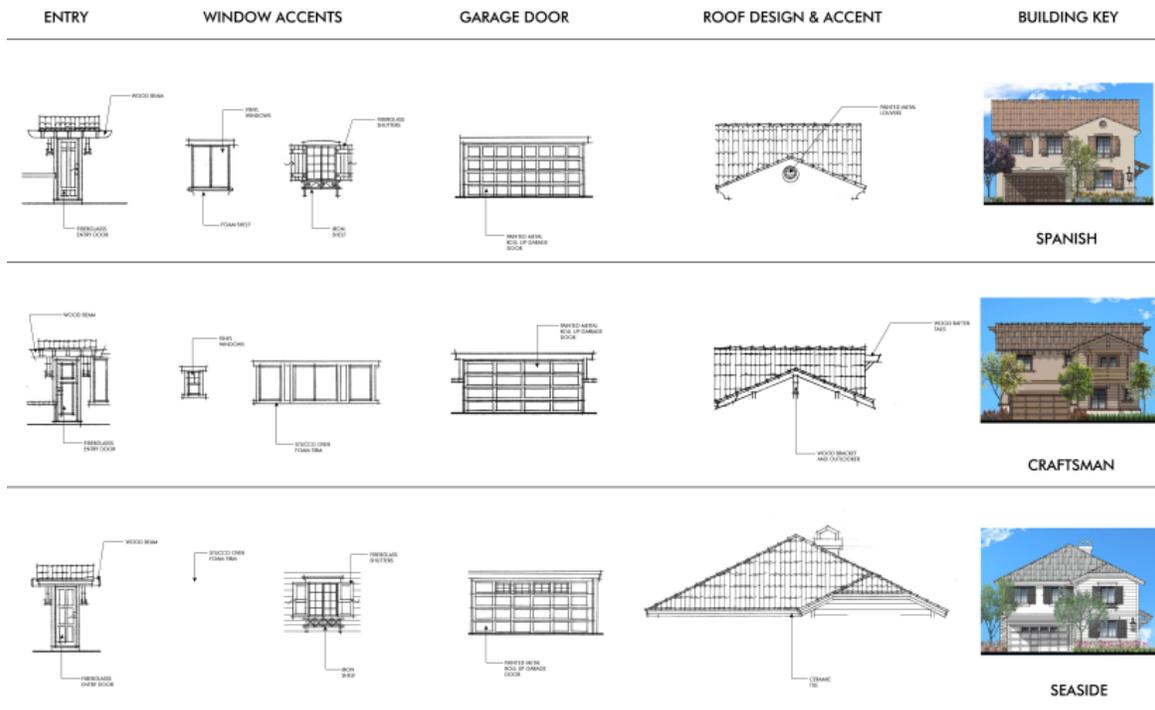


Figure 8: Thematic Details Front Load



Multipurpose Trail System

The trail uses the SCE easement that bisects the project site as well as the landscape parking along Harrison and Limonite to form a looped trail system to serve this project. The trail is anchored by a neighborhood recreation center and park with exercise stations. The trail system is intended to connect to the future Riverside County regional trail system along the flood control of the north side of the project.

The trail system is improved with a series of exercise stations and seating spread out along the SCE easement. The project's internal circulation has been designed to provide pedestrian connections to the trail system. Public sidewalks and tree-lined parkways on the internal streets will provide shade and a traditional neighborhood feel to the community for pedestrians heading to the trail. The trail will be open to the public. The trail as well as the SCE easement will be maintained by the Jurupa Community Services District.

Airport Land Use Compatibility

The proposed project is located in the Chino Airport Influence Area, Compatibility Zone D, which is regulated by the Riverside County Airport Land Use Commission (ALUC). The ALUC recommended that several conditions be placed on the project to ensure consistency with the Chino Airport Land Use Compatibility Plan airport; those conditions have been added to the conditions of approval for the project and are identified in the Mitigation Monitoring and Reporting Program for the project. They include:

- Requirements for outdoor lighting to be hooded or shielded to prevent reflection into the night sky.
- Restrictions on the use of reflective materials, uses which project a steady light or flashing beam toward aircraft, uses that generate smoke or vapor that may attract large concentrations of birds, and uses that generate electrical interference that may be detrimental to the operation of aircraft or highly noise-sensitive nonresidential uses such as schools, hospitals, and nursing homes.
- Notice of the airport operations shall be provided to all future property owners.
- Aboveground retention basins shall drain completely within 48 hours.
- Preservation of a 75-foot-wide open space area, free of obstructions more than 4 feet tall.

These conditions are either reflected as part of the project design or are in the recommended conditions of approval.

The most significant condition imposed on this project is the 75-foot-wide open space requirement that runs adjacent to and along a portion the SCE easement. This means that SCE cannot install any structures above 4 feet tall or larger than 4 inches in diameter in this open space area.

The applicant had discussed this issue with SCE staff, but has not received an official approval from SCE. SCE's policy is that it will not provide a formal approval until the site plan and tract map are approved by the City. Therefore, a condition is included to require the applicant to obtain approval from SCE prior to issuance of a grading permit.

If approval from SCE *cannot* ultimately be obtained for this open space area requirement, then the applicant would have to revise the site layout to accommodate the open space requirement and return to ALUC for re-review. This would most likely require a reduction in the number of proposed homes.

Tentative Tract Map No. 36775

The proposed TTM is the first step for implementing the development standards in the proposed PRD. The Commission can recommend approval or denial of the TTM based on its design and compliance with the development standards in the proposed PRD. If the Commission is concerned about parking, lot size, or other development standards, those concerns should be discussed as part of the PRD discussion only.

The TTM is being proposed to subdivide the site into 323 single-family lots so that each residential unit has a fee simple ownership of the land. In other similar developments, the motor-court homes would not be subdivided to allow individual ownership of the land, but rather as a condominium type ownership. The proposed TTM is included as Attachment 4.

The proposed subdivision will also create 14 lettered parcels adjacent to and within the SCE easement that will be used as water quality basins and open space. In staff's opinion, the proposed project is an improvement over the formerly approved project because it integrates several design features and provides several amenities that will benefit the community. These include:

- Multiple pedestrian access points along Limonite Avenue and Harrison Avenue.
- Pedestrian linkages to a variety of recreational amenities (recreation center, tot lot, exercise stations) and to the future regional trail system along the flood control channel north of the site.
- Creation of a multipurpose trail system along the SCE easement that bisects the site.
- Site design that integrates the multipurpose trail system with the residential development.

The portion of Harrison Avenue north of Blossom Way will be vacated for vehicle transportation. The City will retain the right-of-way for utility and trail use. The vacated portion of Harrison Avenue will be incorporated into the trail network that is also part of the SCE right-of-way. Staff recommends approval of the TTM subject to a condition to require the applicant to obtain the approval from the City Council for the street vacation prior to recordation of the final map.

Because the Riverside County Board of Supervisors had already approved the cancellation of the land conservation contract and the contract has expired, the applicant is required to obtain final approval for the disestablishment of the agricultural preserve prior to recordation of the final map.

Public Hearing Notification and Comment

The proposed project requires a 10-day public hearing notification period for property owners located within a 600-foot radius of the project site. The notification was sent on May 7, 2015, for the Planning Commission meeting on May 20, 2015. At the time of preparing this staff report, no comment was received.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared to analyze the proposed GPA, Change of Zone, and TTM to determine any potential significant impacts on the environment that would result from implementation of the project.

The Initial Study concluded that the proposed project could have a significant effect on the environment. However, specific mitigation measures have been proposed and agreed upon by the applicant that will reduce the impacts to a less than significant level. As a result, the City has prepared a Mitigation Monitoring and Reporting Program (MMRP) for consideration, and the proposed conditions of approval reflect these mitigation measures.

The Planning Department made the proposed MND available for public review beginning on March 5, 2015, and concluding on April 6, 2015. The City received seven written comments concerning the MND. The comments received are summarized below:

- **California Department of Fish and Wildlife (CDFW) (April 1, 2015)**

- Mitigation Measure BIO-1—The commenter states that the nesting bird survey season should be carried over to the entire project site, not just areas with trees and shrubs, since some species nest directly on the ground. Additionally, CDFW recommends that the mitigation measure be revised to require an avian breeding survey, regardless of time of year, to ensure that the project complies with all federal, state, and local laws.
- The commenter requested clarification on what type of pond is depicted in Photograph 4 of the Biological Technical Report.
- The commenter stated that the Biological Technical Report incorrectly defines a stream.

- **Riverside County Airport Land Use Commission (ALUC) (April 3, 2015)**

- Requests that the City provide ALUC with a letter stating the change to the TTM since ALUC's review included the addition of four dwelling units (319 to 323). ALUC stated that this modification will not change its overall determination.

- **Eastvale Resident Shane Sato (April 6, 2015)**

- The commenter states that there is no benefit to the city to increase the density and rezone the property. *This is not an environmental issue; see staff's analysis earlier in this report.*
- The commenter states that the required implementation of best management practices (BMPs) in the Air Quality (page 34) and Hydrology and Water Quality (page 71) sections reduces the levels to less than significant. However, the commenter states that in his opinion, in the past, the City has done an extremely poor job in enforcing these same rules on other projects. *This is not an environmental issue. The City enforces all such measures as required by local, state, and other laws.*
- With regard to Population and Housing (page 87-90), the commenter states that the section discusses the increase in population, which ultimately results in a less than significant impact. Additionally, the commenter states that the MND imposed fees on fire and police services to mitigate; however, these agencies are understaffed and schools are exceeding capacity. The commenter states that without additional revenue sources, the increase in population will result in shortfalls to these services. *The conclusion of the environmental analysis for the proposed project is that there is sufficient capacity in all of these services to accommodate the proposed project.*

- The commenter states that the mitigation measure to implement proposed interchange improvements in the Transportation/Traffic (page 92) section would not be an immediate solution and would take years to actually implement. *The interchange improvements (on Limonite Ave/I-15) are being made to accommodate ultimate buildout of the area.*
- **Pauma Band of Luiseno Indians (March 11, 2015)**
 - Requests that an archaeologist and a Native American monitor be on-site during grading.
- **Riverside County Waste Management Department (March 23, 2015)**
 - The commenter notes that incorporation of the City of Eastvale means that the City is not required to comply with the County Integrated Waste Management Plan.
 - The commenter makes recommendation regarding the use of mulch and/or compost and recycling of landscaping materials and the use of drought-tolerant low-maintenance vegetation in landscape areas of the project.
 - The commenter notes that the County landfills are not licensed to accept hazardous materials.
- **Riverside County Flood Control and Water Conservation District (April 1, 2015)**
 - The commenter states that the project is within the boundaries of the district's Eastvale Area Drainage Plan and is therefore required to pay appropriate drainage fees to the Flood Control District. The commenter also states that an encroachment permit is required to be obtained for any construction work within the District right-of-way.
 - The commenter states that the project may require a National Pollutant Discharge Elimination System permit from the State Water Resources Control Board.
 - The commenter states that the applicant is required to provide relevant information (studies, calculations, plans, and other information) if the project involves a Federal Emergency Management Agency flood plain. Additionally, the commenter requests that a Conditional Letter of Map Revision be obtained prior to grading or recordation or other final approval, and a Letter of Map Revision prior to occupancy.
- **San Bernardino County Department of Public Works (April 2, 2015)**
 - The commenter states that any encroachment onto the San Bernardino Flood Control District right-of-way will require a permit.
 - The commenter states that Figure 3 of the IS/MND flood control channel is labeled as "RCFCWD County Line Channel"; however, it should be labeled as the "County Line Channel Facility 1-317-1A" as ownership is listed under San Bernardino County

- Flood Control District. Also, the commenter notes that any stormwater connections proposed to a district facility will require appropriate permitting and BMPs as required by the district.
- The commenter states that the provision included in mitigation measure NOI-2 for a “windows closed” condition is not enforceable and other methods should be explored.
 - The commenter questions how the three dairy ponds will be remediated to assure water quality.
 - **California Department of Transportation (April 7, 2015)**
 - The commenter requests the Passenger Car Equivalent factor used in the calculations.
 - The commenter requests a definition of Horizon Year (Post-2035).
 - The commenter has requested a copy of the current County’s Traffic Impact Analysis Guidelines.
 - The commenter has requested merge/diverge analysis at the I-15 on- and off-ramps at Limonite Avenue.
 - **California Department of Conservation (April 8, 2015)**
 - States that the CD containing the IS/MND did not have Appendix 11 (Cancellation Documents), as was noted in the Initial Study.
 - **Jurupa Area Recreation and Park District (March 23, 2015)**
 - States that the proposed project does not impact the Jurupa Area Recreation and Park District.
 - **Southern California Edison (April 6, 2015)**
 - If trails, parkways, or pathways (by foot, bicycle, or other means) are proposed within SCE’s easement, anti-climbing devices will need to be installed on each transmission line at the applicant’s expense.
 - The water quality basin (pages 5 and 26) described in the IS/MND within SCE’s easement is not a compatible use within the SCE easement.
 - Page 93 of the IS/MND (Transportation/Traffic) discusses circulation improvements, including widening of Limonite Avenue (which requires the relocation of SCE’s existing 66 kV power pole and distribution line along the north side of Limonite Avenue). However, these circulation improvements are not discussed in the project description.

- The commenter is concerned that the circulation improvements and landscaping plans may conflict with SCE's existing and proposed transmission line designs.
- If the proposed project requires the modification and relocation of a transmission line, it should be discussed in the IS/MND.
- The construction of the proposed project may coincide with construction times of SCE's Circle City Substation and Mira Loma-Jefferson Subtransmission Line Project. SCE requests coordination with the City, developer, and SCE regarding timing and use of staging areas within and adjacent to SCE's easement to prevent cumulative construction impacts.

Copies of the letters and responses to the above comments are included as Attachment 6.

Staff is recommending that the Planning Commission recommend City Council adoption of the MND and MMRP for the proposed project. A copy of the MND and MMRP are provided for Planning Commission consideration in Attachments 5 to 7.

Recommendation

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

1. Adopt a Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act; and
2. Approve a General Plan Amendment, Change of Zone, Planned Residential Development, Tentative Tract Map No. 36775, and Mitigation Monitoring and Reporting Program, subject to the attached conditions of approval.

Planning Commission Options

The Planning Commission has several options for recommendation to the City Council. Basically, the Commission can make separate recommendations on each component of the project, as summarized below (read across the rows). The Commission can, for instance, agree that the proposed residential density is acceptable but the proposed PRD standards are not, or that the proposed density is not acceptable but that the PRD and tentative map should be adopted *if* the City Council wishes to approve the General Plan Amendment and zone change.

Alternatives to Staff's Recommendation	General Plan Amendment/Change of Zone	Planned Residential Development Standards	Tentative Map
1	Recommend Approval	Recommend Denial	Recommend Denial
2	Recommend Approval	Recommend Approval	Recommend Denial
3	Recommend Denial	Recommend Approval	Recommend Approval
4	Recommend Denial	Recommend Approval	Recommend Denial

As noted above, staff's recommendation is that the Planning Commission recommend approval of all components of the proposed project to the City Council.

FISCAL IMPACT

Conditions of approval on the project require the payment of development impact fees to offset the incremental increase in the cost of providing services as a result of this project. The developer of the project will be responsible for the construction of all infrastructure, park, trail, and street improvements needed for the project. Maintenance costs for public improvements will be provided through a variety of mechanisms acceptable to the City.

As a result, the project is not expected to have a direct financial impact on the City's budget.

ATTACHMENTS

1. Conditions of Approval
2. Parking Study
3. PRD No. 14-1398 Neighborhood Design Standards Manual
4. Tentative Tract Map No. 36775
5. Mitigation Monitoring and Reporting Program
6. Response to comments for MND
7. Draft Initial Study/MND

ATTACHMENT 1

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL: “SENDERO” PLANNED RESIDENTIAL DEVELOPMENT

Project No.14-1398: Sendero Planned Residential Development on approximately 44 acres consisting of 323 single-family detached homes

Assessor’s Parcel Numbers: 164-010-025

Planning Commission Review Date: May 20, 2015

City Council Action – First Reading: June 10, 2015

City Council Final Action Date

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions				
1.	<p>In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk no later than June 11, 2015 (within five (5) days of project approval). The NOD shall 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 the Riverside County Clerk in the amount of \$2,206.25 no later than June 11, 2015. Failure to pay the required fee 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:</p> <ul style="list-style-type: none"> a. California Department of Fish and Wildlife fee of \$2,156.25; and b. Riverside County Clerk administrative fee of \$50.00. 	June 11,2015	Planning Department	

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<p>2. 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 no later than June 24, 2015.</p> <hr/> <p>Applicant Signature _____ Date _____</p>	June 24, 2015	Planning Department	
<p>3. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, 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</p>	Ongoing	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
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.			
4. Any approval shall not be final until and unless the applicant's deposit account to cover the costs of application processing is made current and a positive balance of at least \$10,000 is on hand to cover the costs of staff review and follow-up during the construction process. Make check payable to the City of Eastvale and include Project No. 14-1398 on the check.	Ongoing	Planning, Public Works, and Building Departments	
5. With ten (10) calendar days of final approval by City Council, the applicant shall provide to the Planning Department two (2) bound copies and one (1) electronic version in Word format and PDF of the Revised Final Neighborhood Design Standards reflecting the following: <ul style="list-style-type: none"> a. Any changes made during the approval process. b. Specify that no parking reductions will be allowed for this PRD. 	Following City Council approval	Planning Department	
Prior to Acceptance of the Final PRD Standards, the Neighborhood Design Standards shall be updated to reflect any changes made during the approval process and to include the following statements:			
6. The project site will be developed in accordance with the standards for the PRD approved by the City Council on June 10, 2015.	Prior to acceptance of the PRD	Planning Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
7.	No parking reduction will be allowed.	Prior to acceptance of the PRD	Planning Department	
8.	<p>The following uses are prohibited:</p> <ul style="list-style-type: none"> a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. b. Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport. c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflowers, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.) d. Any use which would generate electrical interference 	Prior to acceptance of the PRD	Planning Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>e. Highly noise-sensitive outdoor nonresidential uses, children’s schools, hospitals, and nursing homes.</p> <p><i>(Mitigation Measure TRA-2)</i></p>			
9.	<p>All open space areas designated and approved by ALUC shall be kept free of structures and other major obstacles such as walls, large trees, or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires. Small trees and shrubs that exceed 4 feet in height and/or thickness of 4 inches may be allowed along the edge of open space areas where the area abuts a wall or other similar feature, provided they are planted within 4 feet of the wall. <i>(Mitigation Measure TRA-5)</i></p>	Prior to acceptance of the PRD	Planning Department	
10.	<p>The open space area as designated and approved by ALUC shall remain as open space in accordance with the rules and regulations of the Airport Land Use Commission (ALUC) as they may exist at that time. (Added by the ALUC on October 9, 2014.) <i>(Mitigation Measure TRA-6)</i></p>	Prior to acceptance of the PRD	Planning Department	
11.	<p>The project applicant shall incorporate the requirements listed below in all rough and/or precise grading plan documents and the applicant’s construction inspector shall monitor to ensure that measures are implemented during construction:</p> <ul style="list-style-type: none"> • The project applicant shall conduct construction and clearing activities outside of the avian nesting season (September 1–January 14), where feasible. Preconstruction surveys for nesting raptors and migratory birds (including ground nesting birds) shall 			

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<p>be conducted by a qualified biologist, no more than 14 days before initiation of construction activities regardless of the season. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone, where feasible, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.</p> <ul style="list-style-type: none"> • If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusionary zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusionary zones may be established through consultation with the California Department of Fish and Wildlife and the US Fish and Wildlife Service, as necessary. The exclusionary zones shall remain in place until all young have fledged or the nest is deemed inactive by a qualified biologist. <p>Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications. (<i>Mitigation Measure BIO-1</i>)</p>			
<p>12. Prior to issuance of a demolition permit or grading permit, preconstruction presence/absence surveys for burrowing owl shall be conducted by a qualified biologist within 500 feet of the project work areas, where feasible. Surveys shall be conducted for all covered activities through the life of the building permit and shall be conducted within 30 days prior to any vegetation removal or ground disturbance. All occupied burrows will be mapped on an aerial photo. Take</p>	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	

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<p>of active nests shall be avoided during construction. If construction is delayed or suspended for more than 30 days after the survey, the work area shall be resurveyed. (<i>Mitigation Measure BIO-2</i>)</p>			
<p>13. If burrowing owls are found to be present on-site, the project applicant shall develop a conservation strategy in cooperation with the CDFW and the Regional Conservation Authority in accordance with the CDFW's <i>Staff Report on Burrowing Owl Mitigation</i> (2012). (<i>Mitigation Measure BIO-3</i>)</p>	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	
<p>14. All grading plans shall incorporate the recommendations of the geotechnical investigation dated January 18, 2005, prepared by CHJ; the geotechnical due diligence review and manure investigation dated November 20, 2013, prepared by Leighton and Associates (as amended or updated); and the geotechnical exploration dated December 12, 2013, prepared by Leighton and Associates (as amended or updated) into project plans related to the proposed project.</p> <p>The grading plans and building construction plan shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist. (<i>Mitigation Measure GEO-1</i>).</p>	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	

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<p>15. Prior to issuance of any grading permit, the project applicant shall submit a liquefaction and seismic settlement study to the City of Eastvale for review and approval. The liquefaction and seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level liquefaction and seismic settlement study into project plans as directed by the City Engineer.</p> <p>The grading and building construction plans shall demonstrate that they incorporate all applicable recommendations of the liquefaction study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist. (<i>Mitigation Measure GEO-2</i>).</p>	Prior to acceptance of the PRD	Planning Department	
<p>16. Grading and wall plans for the lots listed below shall incorporate the following conditions to ensure that the project satisfies the City of Eastvale’s 65 dBA exterior noise level standards.</p> <ul style="list-style-type: none"> • Construction of a 6-foot-high noise barriers for Lots 1, 2, and 3. • Construction of a 6.5-foot-high noise barriers for Lots 1 to 12, adjacent to Limonite Avenue. 	Prior to acceptance of the PRD	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<ul style="list-style-type: none"> • Construction of a 4-foot-high noise barriers for Lots 12 to 35, adjacent to Harrison Avenue. <p>The noise control barrier listed above shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier shall be constructed using one of the following materials:</p> <ul style="list-style-type: none"> • Masonry block • Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot • Glass (0.25 inches thick) or other transparent material with sufficient weight per square foot • Earthen berm • Any combination of these construction materials <p>The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout or caulking.</p> <p><i>(Mitigation Measure NOI-1)</i></p>			
17. To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the applicant shall ensure that those soils are pre-saturated to a moisture content and depth specified by the geotechnical engineer, thereby “pre-swelling” the soil prior to constructing the structural foundation or hardscape. This	Prior to acceptance of the PRD	Planning Department	

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<p>method shall be used in conjunction with a layer of imported nonexpansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations (as described in mitigation measure GEO-3), such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed. <i>(Mitigation Measure GEO-5))</i></p>			
<p>18. At least 30 days prior to seeking a grading permit, the applicant shall coordinate with the City to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the project site; designation, responsibilities, and participation of Native American tribal monitors during ground-disturbing activities; project grading and development scheduling; and terms of compensation. If subsurface archaeological resources are discovered during grading related to development associated with the project, the project applicant, the project archaeologist, and the appropriate tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources, in accordance with the Cultural Resources Treatment and Monitoring Agreement. If the parties cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City's Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs,</p>	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	

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<p>customs, and practices of the appropriate tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Eastvale (Planning Commission and City Council). <i>(Mitigation Measure CUL-3)</i></p>			
<p>19. The grading plan shall demonstrate that all ground-level or aboveground water retention or detention basin or facilities are designed to provide for a detention period that does not exceed 48 hours and will remain completely dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be used in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy at maturity. <i>(Mitigation Measure TRA-4)</i></p>	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	
<p>20. A construction-related noise mitigation plan shall be submitted to the City for review and approval. The construction-related noise mitigation plan must demonstrate the following:</p> <ul style="list-style-type: none"> a. Depict the location of construction equipment and specify how the noise from this equipment will be mitigated during project construction. Construction noise-reducing methods can include, but are not limited to, temporary noise attenuation fences, preferential location of equipment, length of equipment use and idling time, and use of current noise suppression technology and equipment. b. The following measures shall be implemented, consistent with the City General Plan, to reduce the 	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	

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	<p>impacts of construction noise:</p> <ul style="list-style-type: none"> • During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptor's nearest the construction area. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. • All construction, maintenance, or demolition activities associated with the proposed project shall be limited to the hours between 6:00 AM and 6:00 PM during the months of June through September and between 7:00 AM and 6:00 PM during the months of October through May. <p><i>(Mitigation Measure NOI-4)</i></p>			
21.	<p>Prior to construction activities, the applicant shall remove and dispose of all manure and organic-rich soils that are currently found on the site to an approved off-site location as detailed in the Geotechnical Due Diligence Review and Manure Investigation Study conducted by Leighton and Associates in the MND, as amended or updated. As an alternative to removing all of the manure and organic-rich</p>	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	

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soil, the applicant may mix a portion (an organic soil range of 5 percent or less) of the organic-rich soil with clean soils. Additionally, the applicant shall remove the upper 12 inches of soil found below the manure and dispose of the soil at an approved off-site location. <i>(Mitigation Measure GEO-4)</i> .			
22. Due to the age of the buildings, hidden or unknown suspect ACM or lead containing/coated materials may be uncovered during possible demolition or renovation activities. For any removal of lead containing components included in any renovation/demolition, a waste profile shall be conducted prior to disposal. Additionally, all ACMs and lead removal/demolition and other identified hazardous material waste is required to be disposed of in accordance with all local, state, and federal regulations and Leighton Consulting Inc.'s policies and procedures contained in Appendix 5 of the MND. <i>(Mitigation Measure HAZ-1)</i>	Prior to acceptance of the PRD	Planning Department	
23. Prior to construction activities, the OCP-impacted soil identified by the Phase I and Limited Phase II ESAs in the MND must be excavated and disposed of off-site prior to redevelopment of the subject site for residential use. After removal of contaminated soils, soil samples shall be collected from the resulting excavation sidewalls and bottom to determine whether all OCP-impacted soil has been effectively removed. <i>(Mitigation Measure HAZ-2)</i>	Prior to acceptance of the PRD	Planning Department	
24. If cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the 11 tribes consulted with through the SB 18 process (Appendices 3c-3n in the IS/MND). Any	Prior to acceptance of the PRD	Planning Department	

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<p>unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist and the tribe determine the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-3. (<i>Mitigation Measure CUL-1</i>).</p>			
<p>25. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts, that are found on the project site to the appropriate tribe for proper treatment and disposition. (<i>Mitigation Measure CUL-2</i>)</p>	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	
<p>26. If paleontological resources are encountered during grading or project construction related to development contemplated in association with the proposed project, all work in the area of the find shall cease. The project applicant shall notify the City of Eastvale, and a qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The qualified paleontologist shall make recommendations as to the</p>	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
paleontological resource's disposition to the City's Planning Director. The project applicant shall pay for all required treatment and storage of the discovered resources. <i>(Mitigation Measure CUL-4)</i>			
<p>27. Prior to issuance of any building permit, a Final Site Plan of Development, consistent with the approved Neighborhood Design Standards for PRD No. 14-1398, shall be approved prior to issuance of any building permits. The Final Site Plan of Development shall require the filing of a Minor Development Review (MDR) application and approval of the Planning Director per Section 2.1.B of the Eastvale Zoning Code. The Final Site Plan of Development shall include but is not limited to the following:</p> <ul style="list-style-type: none"> • Master home plans and elevations • Dimensioned site plan, showing setbacks and demonstrating compliance with the Development Standards of PRD No. 11-0558 • Final grading plan • Landscape and irrigation plans for private, common, and public areas • Wall and fence plan • Final Photometric Lighting Plan to ensure proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting <p>The Final Site Plan of Development may be filed as one single MDR application or as several individual MDR applications.</p>	Prior to acceptance of the PRD	Planning Department	
28. Prior to improvement of the multipurpose trail, street,	Prior to acceptance	Planning	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	sidewalk, etc. in the Southern California Edison (SCE) easement, the applicant shall submit development plans and obtain approval from SCE for improvements within the SCE easement.	of the PRD	Department	
29.	The applicant shall provide a copy of an approval letter and exhibit for open space designation from ALUC.	Prior to acceptance of the PRD	Planning Department	
30.	<p>Building construction plans shall incorporate the following noise mitigation measures to ensure that the project complies with City of Eastvale’s 45 dBA interior noise standard:</p> <ul style="list-style-type: none"> • <u>Noise Level Reduction</u>: Lots facing Limonite Avenue and Harrison Avenue (Lots 1 to 3 and 234 to 237 and Lots 241 to 262) will require a noise level reduction of up to 25.7 dBA and a windows-closed condition requiring a means of mechanical ventilation (e.g., air conditioning). • <u>Windows</u>: All windows and sliding glass doors shall be well-fitted, well-weather-stripped assemblies and shall have a minimum sound transmission class rating of 27. Air gaps and rattling shall not be permitted. • <u>Doors</u>: All exterior doors shall be well-weather-stripped solid core assemblies at least 1.75 inches thick. • <u>Roof</u>: Roof sheathing of wood construction shall be well-fitted or caulked plywood of at least 0.5 inches thick. Ceilings shall be well-fitted, well-sealed gypsum board of at least 0.5 inches thick. Insulation 	Prior to acceptance of the PRD	Planning Department	

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	<p>with at least a rating of R-19 shall be used in the attic space.</p> <ul style="list-style-type: none"> • <u>Ventilation</u>: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided that satisfies the requirements of the Uniform Mechanical Code. <p><i>(Mitigation Measure NOI-2)</i></p> 			
31.	<p>Future residents of Lots 94 and 95 (in Figure 3 of MND) shall be notified of potential for Chino Desalter Authority (CSA) well noise located on the adjacent CDA lot.</p> <p><i>(Mitigation Measure NOI-3)</i></p>	Prior to acceptance of the PRD	Planning Department	
32.	<p>To prevent the potential for damage associated with seismic settlement on-site, the building construction plans shall demonstrate the following:</p> <ul style="list-style-type: none"> • Each residence shall be constructed on stiffened foundations. • Each structure shall be constructed with a post-tensioned or mat foundation that is designed to tolerate 2 inches of differential settlement over a horizontal distance of 40 feet. <p><i>(Mitigation Measure GEO-3).</i></p>	Prior to acceptance of the PRD	Planning Department	
33.	<p>A lighting plan shall be provided and shall demonstrate that all outdoor lighting installed will be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward-facing.</p> <p><i>(Mitigation Measure TRA-1)</i></p>	Prior to acceptance of the PRD	Planning Department	

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<p>34. Prior to the issuance of a building permit, the applicant shall submit a set of development plan, including the lighting plan, to the Eastvale Police Department for review and approval for appropriate safety measures including, but not limited to, the following:</p> <ul style="list-style-type: none"> a. PROPERTY GATES AND KNOX BOX ENTRY—The installation of the Knox Rapid Entry System if property gates are installed. This system permits law enforcement, fire, and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff’s Station Crime Prevention Programs Coordinator at (951) 955-9225. b. ADDRESS NUMBERING—Prominently displayed address numbering in size and contrasting in 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 should limit their visibility (i.e., landscaping). c. SECURITY AND LIGHTING PLAN—Adequate crime prevention measures to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional security measures should be added during that time frame of proposed construction. All exterior access points should be properly illuminated to make clearly visible any person on or about the premises 	<p>Prior to acceptance of the PRD</p>	<p>Planning Department</p>	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	during the hours of darkness. d. Residential units shall be equipped with solid core doors and quality dead bolt locking devices at entry points.			
35.	Prior to issuance of building permit for the 150 th residence, the multipurpose trail along the SCE easement shall be constructed and open for use.	Prior to acceptance of the PRD	Planning Department	
36.	Prior to issuance of certificate of occupancy, the applicant shall submit plans to underground all aerial utility lines including electrical power lines at 34.5KV and under, located within the public right-of-way to the satisfaction of the City Engineer.	Prior to acceptance of the PRD	Planning Department	
37.	Prior to issuance of certificate of occupancy, the applicant shall submit plans to relocate, behind the curb & gutter, all aerial electrical power lines including electrical power lines above 34.5KV, located within the public right-of-way to the satisfaction of the City Engineer.	Prior to acceptance of the PRD	Planning Department	

The PRD shall be updated to reflect Riverside County Fire Department requirements

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

1. For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 1,000 GPM for a 2-hour duration at 20 PSI.
2. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.
3. Fire apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standards. Access lanes shall be constructed with a surface so as to provide all weather driving capabilities.
4. Blue dot retro-reflector pavement markers on private, public streets and driveways to indicate location of the fire hydrant shall be per Standard 06-11.
5. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus.
6. The proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increase in the number of emergency and public service calls due to the increased presence of structures, traffic, and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

1. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process.
2. Three sets of complete plan drawings and one electronic version, which include architectural, structural, mechanical, plumbing, electrical, Title 24 Energy, Green Building Code Compliance, and Precise Grading Plan showing disabled access compliance, shall be submitted to the Building Department for review and approval. Plans shall be designed under the applicable provisions of the California Building, Plumbing, Mechanical, Electrical, Energy, and Green Building Codes and shall be stamped and signed by an appropriate registered professional responsible for their preparation.
3. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
4. All flood control plans to be reviewed shall be submitted to the Riverside County Flood Control and Water Conservation District through the City of Eastvale, unless otherwise directed by the City Engineer.
5. Written permission shall be obtained from the City and from affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
6. The applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
7. The developer'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.
8. The developer shall dedicate, design, and construct all improvements in accordance to the City of Eastvale Road Improvement Standards & Specification and Improvement Plan Check Policies and Guidelines, and to the satisfaction of the City Engineer.

9. 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 per the requirements of Ordinance 457 (refer to dept. form 284-47). 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.
10. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

Prior to the Issuance of Grading Permits

11. No grading shall be performed without the prior issuance of a grading permit by the City. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Eastvale.
12. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM₁₀ plan may be required at the time a grading permit is issued.
13. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
14. Grading in excess of 199 cubic yards will require performance security to be posted with the City.
15. Prior to the issuance of a grading permit, it shall be the sole responsibility of the developer to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or an encroachment permit, is required for all off-site grading.
16. Prior to the issuance of grading permits, the project-specific Stormwater Pollution Prevention Plan shall be approved by the Resource Agency and submitted to the City Engineer.
17. Prior to issuance of grading permits, the developer shall provide the Public Works Department evidence of compliance with the National Pollutant Discharge Elimination System and obtain a construction permit from the State Water Resources Control Board.

18. Prior to the issuance of a grading permit, the developer shall have obtained approval for the import/export location from the City of Eastvale. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.
19. Prior to the issuance of a grading permit, the developer 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 developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring that post-construction flows and volumes do not exceed pre-construction levels, in accordance with Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, and Improvement Standards as adopted by the City of Eastvale, 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.
20. Prior to the issuance of a grading permit, the developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to, definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project; and any change in runoff, including quality, quantity, volume, and duration in accordance with Hydrology Manual and the Improvement Standards as adopted by the City of Eastvale, and to the satisfaction of the City Engineer.
21. The grading plan shall include the following information in the Notes section of the grading plan: “No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval.”
22. The grading plan shall include the following information in the Notes section of the grading plan: “If at any time during excavation/construction of the site archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resources, are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural

resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director.”

23. Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Eastvale.
24. Prior to the first improvement plan submittal, the developer shall show all easements per the Title Report to the satisfaction of the City Engineer. Any conflicts with existing easements shall result in the site being redesigned and potentially going back to the Planning Commission and City Council.
25. Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer to include, but not limited to Multiple Species Habitat Conservation Plan (MSHCP) fees and grading permit fees.

Prior to Acceptance of Improvement Plan

26. Prior to improvement plan acceptance, the developer shall submit landscaping and irrigation plans within the public right-of-way to Public Works and Planning Departments. These plans shall include water usage calculations, estimate of irrigation, and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines as adopted by the City of Eastvale, and City codes, and to the satisfaction of the City Engineer.
27. Prior to improvement plan acceptance, the developer shall submit a separate streetlight plan for this project. Street lighting shall be designed and installed in accordance with City of Eastvale Ordinance 460 and the Streetlight Specification Chart found in Specification Section 22 of Ordinance 461.
28. Prior to the first improvement plan submittal, the developer shall submit a list of street names for review and approval by the City.
29. Prior to improvement plan acceptance, the developer shall submit a signing and striping plan for this project. The project proponent shall be responsible for any additional paving, channelization, and/or striping removal caused by the striping plan beyond the project boundary to the satisfaction of the City Engineer.

30. Prior to improvement plan acceptance, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
31. Prior to improvement plan acceptance, the developer shall execute a maintenance agreement for the stormwater quality control treatment device inside or outside the water quality basins to the satisfaction of the City Engineer. Should the Jurupa Community Services District (JCSD) be responsible to maintain and operate the landscaping and irrigation aspects of the water quality basins, the JCSD shall be a part of the subject agreement.

Prior to the Issuance of Building Permits

32. Prior to issuance of building permits, the developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with the Transportation Uniform Mitigation Fee, Quimby (parkland in-lieu) fee, and City development impact fees, at the time that is customary for the City.
33. Prior to the issuance of building permits, paved primary and secondary access shall be constructed to the satisfaction of the City Engineer and the Fire Marshall, or temporary access as approved by the City and Fire for model construction subject to separate development plan review for the model complex.
34. Building permits shall be obtained prior to the installation of the proposed retaining walls. They shall be obtained prior to the issuance of any other building permits unless otherwise approved by the City Engineer.
35. Prior to the issuance of building permits, improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the applicant/developer.
36. Prior to the issuance of building permits, the developer shall provide a will-serve letter for sewer and water from the JCSD.
37. Prior to the issuance of building permits, the developer shall install all street name signs at intersections adjacent to the project, public or private, and/or replace street name signs in accordance with the City of Eastvale Standard Details and to the satisfaction of the City Engineer.
38. Prior to the issuance of building permits, the developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, and Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right-of-way.

39. Energy Efficiency Measures. The applicant shall submit building plans showing that installation of energy-efficient heating and cooling systems, appliances and equipment, and control systems will be used.
40. Water Conservation and Efficiency Measures. Devise a comprehensive water conservation strategy appropriate for the project and its location and in compliance with County Ordinance No. 859, Water Efficient Landscaping Requirements. The strategy may include the following, plus other innovative measures that may be appropriate:
 - Create water-efficient landscapes within the development.
 - Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
 - Design buildings to be water-efficient. Install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals.
 - Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.

Prior to Certificate of Occupancy

41. Prior to issuance of certificate of occupancy, the developer shall annex into all applicable community service areas and landscaping maintenance districts for landscaping, lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.

CONDITIONS OF APPROVAL

Project No.14-1398: Sendero Tentative Tract No. 36775 to subdivide approximately 44 acres to accommodate 323 single-family detached homes and 14 letter lots

Assessor’s Parcel Numbers: 164-010-025

Planning Commission Review Date: May 20, 2015

City Council Action – First Reading: June 10, 2015

City Council Final Action Date

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions				
1.	In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk no later than June 11, 2015 (within five (5) days of project approval). The NOD shall include the required California Department of Fish and Wildlife (CDFW) (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 the Riverside County Clerk in the amount of \$2,206.25 no later than June 11, 2015 . Failure to pay the required fee 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: <ul style="list-style-type: none"> a. California Department of Fish and Wildlife fee of \$2,156.25; and b. Riverside County Clerk administrative fee of \$50.00. 	June 11,2015	Planning Department	
2.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the	June 24, 2015	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>Eastvale Planning Department no later than June 24, 2015.</p> <hr/> <p>Applicant Signature _____ Date _____</p>			
<p>3. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, 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>	Ongoing	Planning Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
4.	The project shall be developed in accordance with the tentative tract map and Neighborhood Design Standards of PRD No. 14-1398 approved by the City Council on June 10, 2015. The applicant may request approval for any modifications/revisions to the approved project as outlined in the Eastvale Zoning Code and/or Subdivision Map Act.	Ongoing	Public Works and Planning Departments	
5.	Any approval shall not be final until and unless the applicant's deposit account to cover the costs of application processing is made current and a positive balance of at least \$10,000 is on hand to cover the costs of staff review and follow-up during the construction process. Make check payable to the City of Eastvale and include Project No. 14-1398 on the check.	Ongoing	Planning, Public Works, and Building Departments	
6.	If burrowing owls are found to be present on-site, the project applicant shall develop a conservation strategy in cooperation with the CDFW and the Regional Conservation Authority in accordance with the CDFW's <i>Staff Report on Burrowing Owl Mitigation</i> (2012). (<i>Mitigation Measure BIO-3</i>)	Ongoing	Public Works, Planning, and Building Departments	
Prior to Improvement Plan Acceptance or Approval				
7.	Prior to improvement plan acceptance, the developer shall execute a Maintenance Agreement/Memorandum of Understanding with the City and Jurupa Community Services District (JCSD) for the maintenance, operation, and repair of common facilities, including but not limited to mailboxes, water quality basins and their appurtenances, entry monuments, decorative pavements, landscaping, street lighting, and open space/trails.	Prior to improvement plan acceptance	Planning and Public Works Departments; JCSD	
8.	Prior to Improvement Plan acceptance, the applicant and/or developer shall submit a signing & striping and traffic signal modification plan	Prior to improvement	Public Works Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>for this project. The project proponent shall be responsible for any additional paving, channelization, and/or striping removal caused by the striping plan as well as any traffic signal modifications for the intersection of Limonite Avenue at Harrison Avenue to the satisfaction of the City Engineer. Pavement and/or striping transitions on Limonite Avenue may extend beyond Sumner Avenue and up to Archibald Avenue. Pavement and/or striping transitions on Harrison Avenue may also extend beyond south of Limonite Avenue to the north project limit.</p>	plan acceptance		
<p>9. For intersection improvements that are not part of the Development Impact Fees adopted by the City, the proposed project shall pay its pro rata share of improvement costs as shown in Table 16-10 (in the IS/MND), or as approved by the City Engineer. (<i>Mitigation Measure TRA-7</i>)</p>	Prior to improvement plan acceptance	Planning, Building, and Public Works Departments	
Prior to issuance of grading permit			
<p>10. The project applicant shall incorporate the requirements listed below in all rough and/or precise grading plan documents and the applicant's construction inspector shall monitor to ensure that measures are implemented during construction:</p> <ul style="list-style-type: none"> The project applicant shall conduct construction and clearing activities outside of the avian nesting season (September 1–January 14), where feasible. Preconstruction surveys for nesting raptors and migratory birds (including ground nesting birds) shall be conducted by a qualified biologist, no more than 14 days before initiation of construction activities regardless of season. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone, where 	Prior to issuance of demolition permit or grading permit	Public Works and Planning Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>feasible, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.</p> <ul style="list-style-type: none"> If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusionary zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusionary zones may be established through consultation with the California Department of Fish and Wildlife and the US Fish and Wildlife Service, as necessary. The exclusionary zones shall remain in place until all young have fledged or the nest is deemed inactive by a qualified biologist. <p>Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications. (<i>Mitigation Measure BIO-1</i>)</p>			
<p>11. Per the Multiple Species Habitat Conservation Plan Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl shall be conducted by a qualified biologist within 500 feet of the project work areas, where feasible. Surveys shall be conducted for all covered activities through the life of the building permit and shall be conducted within 30 days prior to any vegetation removal or ground disturbance. All occupied burrows will be mapped on an aerial photo. Take of active nests shall be avoided during construction. If construction is delayed or suspended for more than 30 days after the survey, the work area shall be resurveyed. (<i>Mitigation Measure BIO-2</i>)</p>	<p>Prior to issuance of demolition permit or grading permit</p>	<p>Public Works and Planning Departments</p>	
<p>12. Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer to include, but not limited to Multiple Species Habitat Conservation Plan (MSHCP) fees</p>	<p>Prior to issuance of grading permit</p>	<p>Public Works and Building Departments</p>	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	and grading permit fees.			
13.	<p>All grading plans shall incorporate the recommendations of the geotechnical investigation dated January 18, 2005, prepared by CHJ; the geotechnical due diligence review and manure investigation dated November 20, 2013, prepared by Leighton and Associates (as amended or updated); and the geotechnical exploration dated December 12, 2013, prepared by Leighton and Associates (as amended or updated) into project plans related to the proposed project.</p> <p>The grading plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist. (<i>Mitigation Measure GEO-1</i>).</p>	Prior to issuance of grading permit	Public Works and Building Departments	
14.	<p>Prior to issuance of any grading permit, the project applicant shall submit a liquefaction and seismic settlement study to the City of Eastvale for review and approval. The liquefaction and seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level liquefaction and seismic settlement study into project plans as directed by the City Engineer.</p> <p>The construction plans shall demonstrate that they incorporate all</p>	Prior to issuance of grading permit	Public Works and Building Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>applicable recommendations of the liquefaction study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist. (<i>Mitigation Measure GEO-2</i>).</p>			
<p>15. At least 30 days prior to seeking a grading permit, the applicant shall coordinate with the City to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the project site; designation, responsibilities, and participation of Native American tribal monitors during ground-disturbing activities; project grading and development scheduling; and terms of compensation. If subsurface archaeological resources are discovered during grading related to development associated with the project, the project applicant, the project archaeologist, and the appropriate tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources, in accordance with the Cultural Resources Treatment and Monitoring Agreement. If the parties cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City's Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Eastvale</p>	<p>Prior to issuance of grading permit</p>	<p>Planning and Public Works Departments</p>	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	(Planning Commission and City Council). (<i>Mitigation Measure CUL-3</i>)			
16.	<p>A construction-related noise mitigation plan shall be submitted to the City for review and approval. The construction-related noise mitigation plan must demonstrate the following:</p> <ol style="list-style-type: none"> a. Depict the location of construction equipment and specify how the noise from this equipment will be mitigated during project construction. Construction noise-reducing methods can include, but are not limited to, temporary noise attenuation fences, preferential location of equipment, length of equipment use and idling time, and use of current noise suppression technology and equipment. b. The following measures shall be implemented, consistent with the City General Plan, to reduce the impacts of construction noise: <ul style="list-style-type: none"> • During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptor's nearest the construction area. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. • All construction, maintenance, or demolition activities 	Prior to issuance of grading permit	Public Works and Planning Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>associated with the proposed project shall be limited to the hours between 6:00 AM and 6:00 PM during the months of June through September and between 7:00 AM and 6:00 PM during the months of October through May.</p> <p><i>(Mitigation Measure NOI-4)</i></p>			
Prior to Ground-Disturbing Activities				
17.	<p>The applicant shall remove and dispose of all manure and organic-rich soils that are currently found on the site to an approved off-site location as detailed in the Geotechnical Due Diligence Review and Manure Investigation Study conducted by Leighton and Associates in the MND, as amended or updated. As an alternative to removing all of the manure and organic-rich soil, the applicant may mix a portion (an organic soil range of 5 percent or less) of the organic-rich soil with clean soils. Additionally, the applicant shall remove the upper 12 inches of soil found below the manure and dispose of the soil at an approved off-site location. <i>(Mitigation Measure GEO-4)</i>.</p>	Prior to grading/ construction activities	Public Works Department	
18.	<p>The OCP-impacted soil identified by the Phase I and Limited Phase II ESAs in the MND must be excavated and disposed of off-site prior to redevelopment of the subject site for residential use. After removal of contaminated soils, soil samples shall be collected from the resulting excavation sidewalls and bottom to determine whether all OCP-impacted soil has been effectively removed. <i>(Mitigation Measure HAZ-2)</i></p>	Prior to grading/ construction activities	Public Works Department	
During Grading/Construction				
19.	<p>If cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the 11 tribes</p>	Implemented during ground- disturbing	Planning and Public Works Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>consulted with through the SB 18 process (Appendices 3c–3n in the IS/MND). Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist and the tribe determine the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-3. (<i>Mitigation Measure CUL-1</i>).</p>	activities		
<p>20. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts, that are found on the project site to the appropriate tribe for proper treatment and disposition. (<i>Mitigation Measure CUL-2</i>)</p>	Implemented during ground-disturbing activities	Planning and Public Works Departments	
<p>21. If paleontological resources are encountered during grading or project construction related to development contemplated in association with the proposed project, all work in the area of the find shall cease. The project applicant shall notify the City of Eastvale, and a qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The qualified paleontologist shall make recommendations as to the paleontological resource’s disposition to the City’s Planning Director. The project applicant shall pay for all</p>	Implemented during ground-disturbing activities	Planning and Public Works Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
required treatment and storage of the discovered resources. <i>(Mitigation Measure CUL-4)</i>			
22. Due to the age of the buildings, hidden or unknown suspect ACM or lead containing/coated materials may be uncovered during possible demolition or renovation activities. For any removal of lead containing components included in any renovation/demolition, a waste profile shall be conducted prior to disposal. Additionally, all ACMs and lead removal/demolition and other identified hazardous material waste is required to be disposed of in accordance with all local, state, and federal regulations and Leighton Consulting Inc.'s policies and procedures contained in Appendix 5 of the MND. <i>(Mitigation Measure HAZ-1)</i>	Implemented during ground-disturbing/construction activities	Planning and Public Works Departments	
Prior to Recordation of Final Map			
23. The final map shall demonstrate that a notice approved by the Airport Land Use Commission will be provided to all potential purchasers of the property and shall be recorded as a deed notice recognizing the proximity of the Chino Airport and the potential for aircraft over flight. <i>(Mitigation Measure TRA-3)</i> A sample of the notice is provided in Figure 1 below.	Prior to recordation of final map	Public Works and Planning Departments	
24. The final map shall demonstrate that all open space areas designated and approved by ALUC will be kept free of structures and other major obstacles such as walls, large trees, or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires. Small trees and shrubs that exceed 4 feet in height and/or thickness of 4 inches may be allowed along the edge of open space areas where the area abuts a wall or other similar feature, provided they are planted within 4 feet of the wall. <i>(Mitigation Measure TRA-5)</i>	Prior to recordation of final map	Public Works and Planning Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
25. The final map shall demonstrate that a disclosure will be provided to all future residents of Lots 94 and 95 (see Figure 3 of the IS/MND) of the potential for Chino Desalter Authority (CSA) well noise located on the adjacent CDA lot. (<i>Mitigation Measure NOI-3</i>).	Prior to recordation of final map	Planning Department	
26. The final map shall demonstrate that the following uses will be prohibited: <ul style="list-style-type: none"> a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. b. Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport. c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflowers, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.) d. Any use which would generate electrical interference that may 	Prior to recordation of final map	Public Works and Planning Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>e. Highly noise-sensitive outdoor nonresidential uses, children’s schools, hospitals, and nursing homes.</p> <p><i>(Mitigation Measure TRA-2)</i></p>			
27.	<p>The final map shall demonstrate that the open space area as designated and approved by ALUC shall remain as open space in accordance with the rules and regulations of the Airport Land Use Commission (ALUC) as they may exist at that time. (Added by the ALUC on October 9, 2014.) <i>(Mitigation Measure TRA-6)</i></p>	<p>Prior to recordation of final map</p>	<p>Public Works and Planning Departments</p>	
28.	<p>Prior to the recordation of the final map, a final cancellation of the agriculture preservation shall be obtained and recorded.</p>	<p>Prior to recordation of final map</p>	<p>Public Works and Planning Departments</p>	
29.	<p>Prior to the recordation of the final map, the applicant shall obtain approval from City Council for the street vacation of a portion of Harrison Avenue north of Blossom Way. The City will retain the easements for public utility, trail and pedestrian access purposes. The vacated portion of Harrison Avenue will be incorporated into the trail network within the SCE right-of-way.</p>	<p>Prior to recordation of final map</p>	<p>Public Works Department</p>	
30.	<p>Prior to final map recordation, applicant shall dedicate rights-of-way for, and design Limonite Avenue, and Harrison Avenue, as listed below, in accordance with the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, to the satisfaction of the City Engineer.</p> <p>A. Limonite Avenue: 76 feet north of the centerline from Harrison Avenue to west project Limits, except when additional width is required at street intersection(s) which shall be as depicted in</p>	<p>Prior to recordation of final map</p>	<p>Public Works Department</p>	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>the traffic study.</p> <p>B. Harrison Avenue, 37 feet west of the centerline from Limonite Avenue to north project limits, except when additional width is required at street and/or driveway intersection(s) which shall be as depicted in the traffic study.</p> <p>C. Necessary right-of-way for the modification of traffic signals as required by the traffic study.</p>			
31.	<p>Prior to final map recordation, the applicant shall establish to the City's and the JCSD's satisfaction plans to provide adequate funding for the cost of the construction and acquisition of public park improvements as required by the City and the JCSD and for the ongoing maintenance in perpetuity of parks, parkways, and open space areas, including street trees, trails, entry monumentation, landscaping, and appurtenances. This condition may be satisfied through the formation of or annexation to a community facilities district or other forms of financing acceptable to the City and the JCSD.</p>	<p>Prior to recordation of final map</p>	<p>Public Works Department</p>	
32.	<p>Prior to final map recordation, the applicant shall prepare CC&Rs which call for the establishment of a homeowners association for this project that shall at a minimum provide for maintenance, operation, and replacement (if needed) in perpetuity of community facilities including, but not limited to, mailboxes.</p>	<p>Prior to recordation of final map</p>	<p>Public Works and Planning Departments; Dept. City Attorney</p>	
33.	<p>Prior to final map recordation, the applicant and/or developer shall dedicate, design, and improve all internal streets as shown on the Tentative Map in accordance with the City of Eastvale Road Improvement Standards & Specifications and Improvement Plan Check Policies and Guidelines, and to the satisfaction of the City Engineer.</p>	<p>Prior to final map</p>	<p>Public Works Department</p>	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
34.	Various blanket and specific transportation and/or water easements that are no longer in use are to be quit claimed/abandoned on the final map.	Prior to map recordation	Public Works Department	
35.	The developer shall guarantee by posting security(ies) the construction of public facilities under the jurisdiction of the City of Eastvale and/or other service agencies, including but not limited to storm drain facilities up to 36 inches in diameter, sewer, water, traffic signal equipment, and flood control facilities to the satisfaction of each respective agency and the City Engineer.	Prior to map recordation	Public Works Department	
36.	The developer shall enter into a Subdivision Improvement Agreement with the City to include all public improvements the developer is conditioned to construct as part of this approval.	Prior to map recordation	Public Works Department	
37.	The developer shall record appropriate easement(s) and agreement(s) for the construction and maintenance of water quality basin(s) to meet the Storm Water Permit/Water Quality Management Plan requirements.	Prior to map recordation	Public Works Department	

Riverside County Flood Control and Water Conservation District

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
164548

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT



City of Eastvale
Planning Department
12363 Limonite Avenue, Suite #910
Eastvale, California 91752

Attention: Jeanie Irene Aguilo

Ladies and Gentlemen:

Re: PAR 14-1398

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

- No comment.
- This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.
- This project involves District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project is located within the limits of the District's Eastvale Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1266.
- The District's previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (LOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

c: Riverside County Planning Department
Attn: Kristi Lovelady
SKM:blm

Date: October 14, 2014

Figure 1: Notice to Buyers

NOTICE OF AIRPORT IN VICINITY

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

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

1. Pursuant to Ordinance No. 460.151, Article VIII, Section 8.4, and amended by Assembly Bill 2008, an approved or conditionally approved tentative tract map shall expire 60 months (5 years) after such approval unless within that period of time a final map shall have been approved by the City Engineer and filed with the County Recorder's office. Prior to the expiration date, the land divider (applicant) may file with the Planning Department a request for a one-year time extension as provided for in Ordinance No. 460.151, Article VIII, Section 8.4, by submittal of a written request and fee no later than 30 days prior to the expiration of the tentative map.
2. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
3. All flood control plans to be reviewed shall be submitted to the Riverside County Flood Control and Water Conservation District through the City of Eastvale, unless otherwise directed by the City Engineer.
4. Written permission shall be obtained from the City and from affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
5. The applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
6. The developer shall dedicate, design, and construct all improvements in accordance to the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, and to the satisfaction of the City Engineer.
7. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

Prior to Recordation of the Final Map

8. Prior to the final map, improvement plans shall be accepted by the City Engineer and all improvements required by these conditions, City ordinances, resolutions, and policies shall be constructed unless otherwise secured by the developer in accordance with City ordinances and the state Subdivision Map Act.
9. Prior to the final map, the developer shall provide will-serve letters from the appropriate water and sewer agencies.
10. Prior to the final map, the developer shall install all street name signs at intersections adjacent to the project, public or private, and/or replace street name signs in accordance with the City of Eastvale Standard Details and to the satisfaction of the City Engineer.
11. Prior to the final map, the developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, and Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right-of-way.
12. Prior to the final map, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.

Prior to Acceptance of Improvement Plan

13. Prior to improvement plan acceptance, the developer shall submit landscaping and irrigation plans within the public right-of-way to Public Works and Planning Departments. These plans shall include water usage calculations, estimate of irrigation, and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines as adopted by the City of Eastvale, and City codes, and to the satisfaction of the City Engineer.
14. Prior to improvement plan acceptance, the developer shall submit a separate streetlight plan for this project. Street lighting shall be designed and installed in accordance with City of Eastvale Ordinance 460 and the Streetlight Specification Chart found in Specification Section 22 of Ordinance 461.
15. Prior to the first improvement plan submittal, the developer shall submit a list of street names for review and approval by the City.

16. Prior to improvement plan acceptance, the developer shall submit a signing and striping plan for this project. The project proponent shall be responsible for any additional paving, channelization, and/or striping removal caused by the striping plan beyond the project boundary to the satisfaction of the City Engineer.
17. Prior to improvement plan acceptance, the developer shall execute a maintenance agreement for the stormwater quality control treatment device inside or outside the water quality basins to the satisfaction of the City Engineer. Should the JCSD be responsible to maintain and operate the landscaping and irrigation aspects of the water quality basins, the JCSD shall be a part of the subject agreement.

ATTACHMENT 2

PARKING STUDY



Technical Memorandum

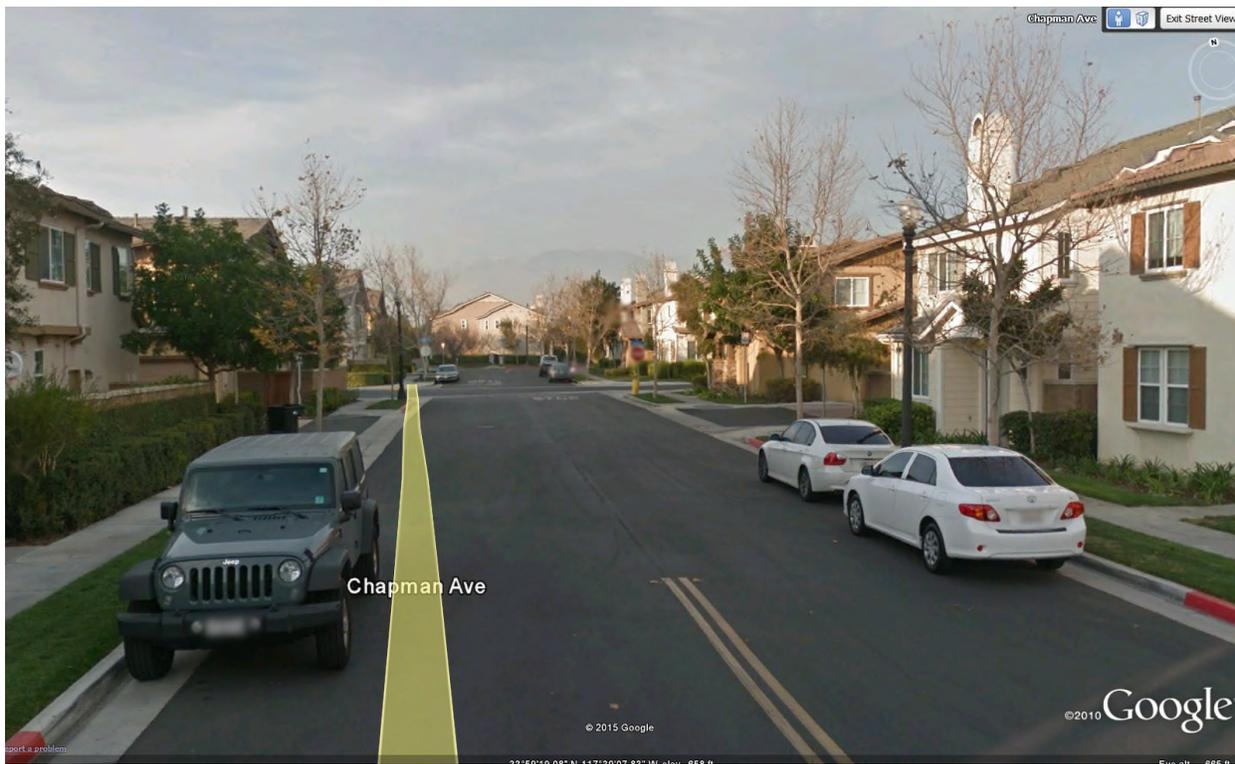
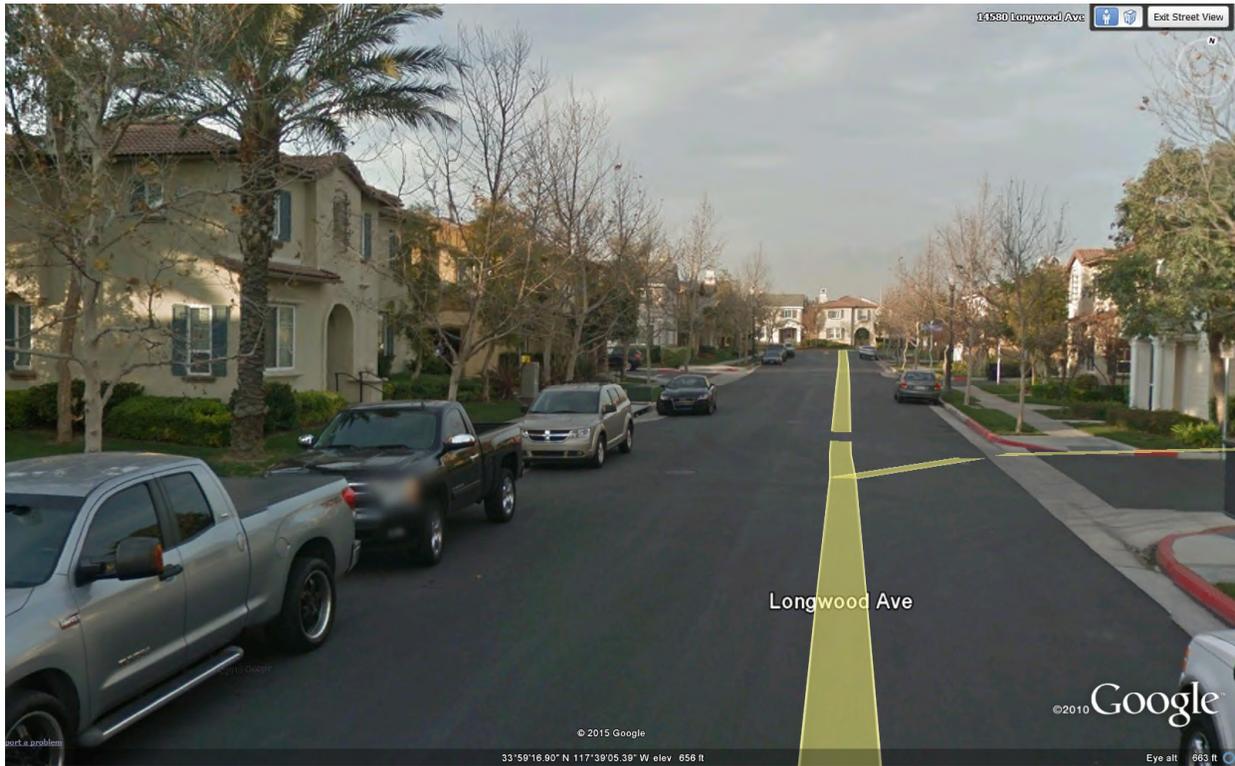
To: Patrick Potts, Stratham Homes
From: Manny Gonzales, Webb Associates
Date: April 22, 2015
Re: TTM 36775 Residential Parking Update

This Technical Memorandum is a follow up to the Parking Survey prepared by our office dated December 11, 2014. Based on a recent request by the City of Eastvale Planning, the parking counts were expanded to include two other peak times at the "Auburn" College Park community in City of Chino. A new parking count was conducted on Wednesday April 15, 2015 at 11:00 pm by Counts Unlimited, Inc. The street parking count was 96, seven less used parking stalls from the original survey. The other new parking count was conducted on Sunday April 19th at 6:00 am. The street parking count was 114, eleven additional spaces were used in comparison to the original survey. Below is a summary of all three surveys:

"Auburn" in College Park, Chino

Survey Date:	Dwelling Unit Units (DU)	Parking Supply	Parking Demand	Parking Demand Rate/DU
Thursday November 20, 2014	151	464	405	2.68
Wednesday April 15, 2015	151	464	398	2.64
Sunday April 19, 2015	151	464	416	2.75

TYPICAL STREET PARKING AT "AUBURN" COLLEGE PARK - CHINO



December 11, 2014

Corporate Headquarters

3788 McCray Street
 Riverside, CA 92506
 951.686.1070

Palm Desert Office

36-951 Cook Street #103
 Palm Desert, CA 92211
 760.568.5005

Murrieta Office

41391 Kalmia Street #320
 Murrieta, CA 92562
 951.686.1070

Patrick Potts
 Stratham Homes
 2201 Dupont Drive
 Suite 300
 Irvine, CA 92612

RE: TTM 36775 Residential Parking Survey in Chino and Irvine

Dear Mr. Potts,

The purpose of this letter is to present the results of a parking survey conducted by Counts Unlimited, Inc. The three residential communities that were surveyed include “Auburn” in College Park, Chino, “Laurel Square” in Woodbury, Irvine, and “Four Quartets” in Woodbury, Irvine.

The three communities surveyed are similar in project design and function to the 6-plex and 8-plex clusters proposed for Tentative Tract Map 36775.

Both the Institute of Transportation Engineers (ITE) *Parking Generation* and Urban Land Institute (ULI) *Shared Parking* publications indicate that the peak parking demand for residential land uses is early in the morning (6AM) or late at night (11PM). Based on this information, the parking survey was conducted at 6AM on Thursday, November 20, 2014 to record the peak parking demand of these communities.

A majority of the parking within these communities is provided within private garages. The parking survey was unable to document how many vehicles were actually parked inside these private garages, so it was assumed that all garage parking was utilized. Table 1 summarizes the total parking demand of these residential communities.

Table 1 – Residential Parking Demand

Community	Dwelling Units (DU)	Parking Supply	Parking Demand	Parking Demand Rate (per DU)
“Auburn” in College Park, Chino	151	464	405	2.68
“Laurel Square” in Woodbury, Irvine	60	155	155	2.58
“Four Quartets” in Woodbury, Irvine	127	338	318	2.50
Weighted Average Rate				2.60

As shown, the weighted average parking demand rate of these three communities is 2.60 parking spaces per dwelling unit.

Tentative Tract Map 36775 is expected to provide at least 3.00 parking spaces per dwelling unit.

If you have any questions regarding this report, please call us at 951-686-1070.

Sincerely yours,

ALBERT A. WEBB ASSOCIATES

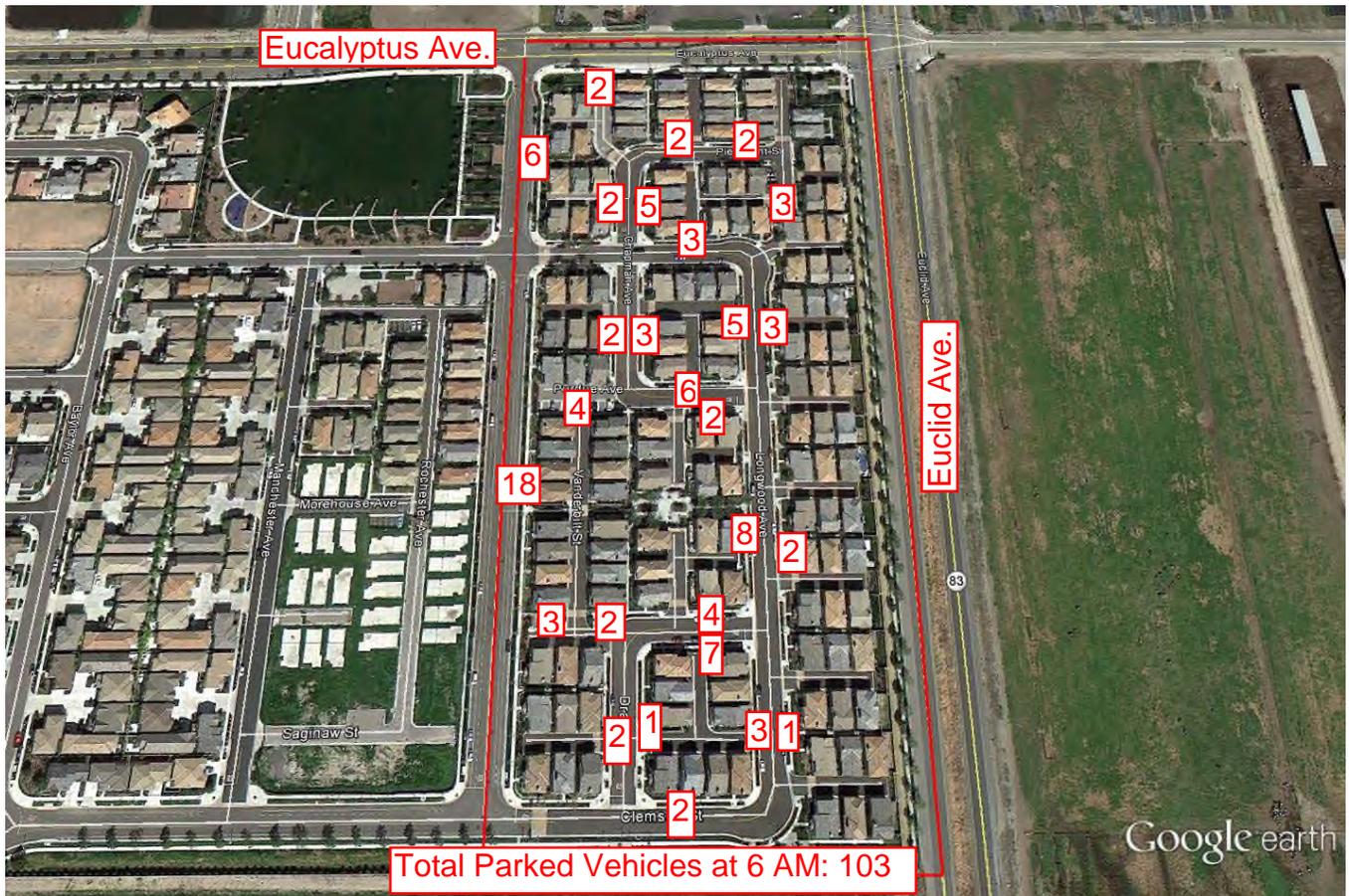


Myung Choo, P.E., T.E.
Senior Engineer



Dilesh Sheth, P.E., T.E.
Vice President





“Auburn” @ College Park, Chino

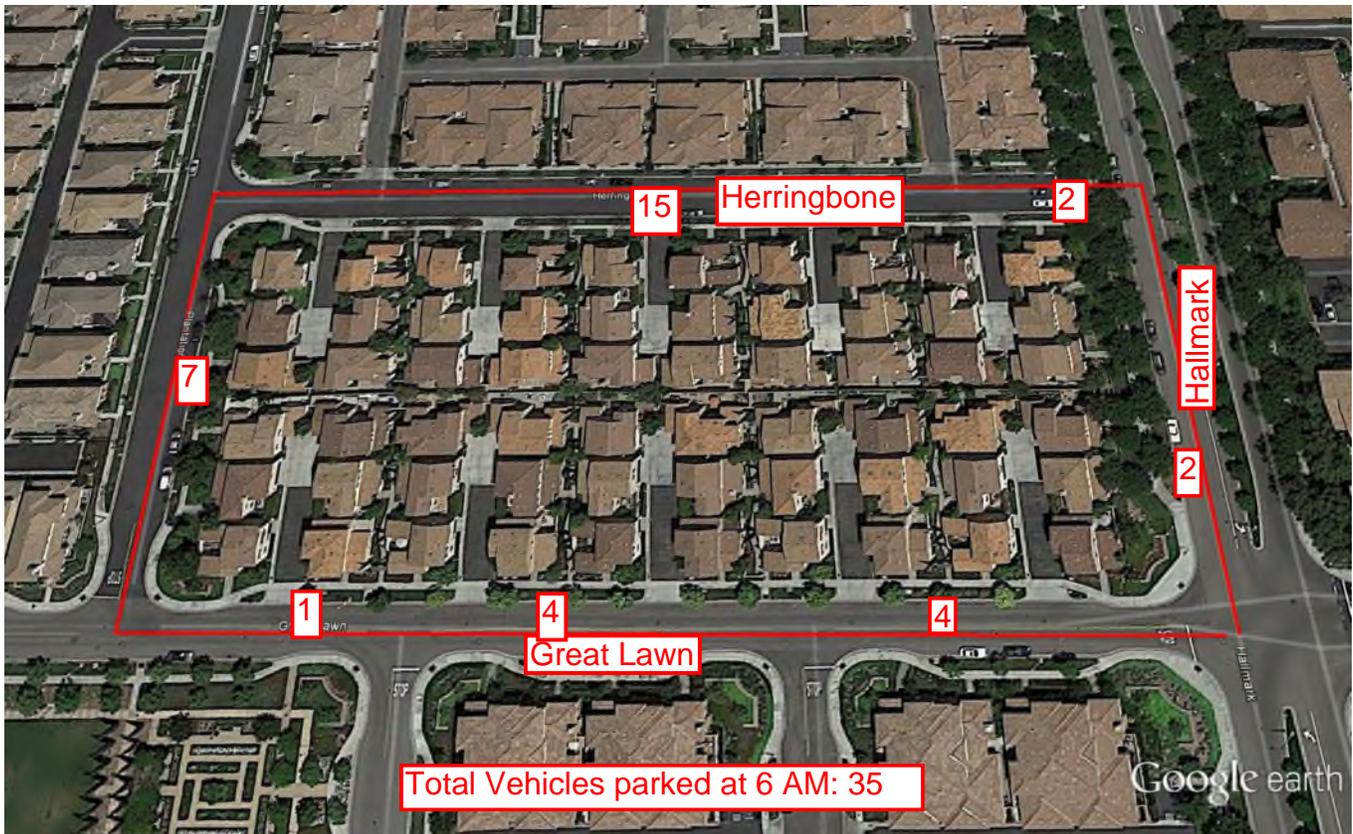
PROJECT SUMMARY:

Total Units	= 151 detached
Project Density	= 10.6 du/ac
Project Design Type	= Alley Load
Garage Drive Width	= 22' side
Collector Street Width	= 32' curb-to-curb

PARKING SUMMARY:

Garage Parking (151 units X 2)	= 302 spaces
Alley Load Parking	= 16 spaces
Driveway Parking	= 0 spaces
Street Parking	= 146 spaces

TOTAL PARKING	= 464 spaces
PARKING RATIO	= 3.07 spaces per unit



“Laurel Square” @ Woodbridge, Irvine

PROJECT SUMMARY:

Total Units	=	60 detached
Project Density	=	12.5 du/ac
Project Design Type	=	6-pack , Motor-Court
Garage Drive Width	=	22’ wide
Collector Street Width	=	36’ curb-to-curb

PARKING SUMMARY:

Garage Parking (60 Units x 2)	=	120 spaces
Motor-Court Parking	=	0 spaces
Driveway Parking	=	0 spaces
<u>Street Parking</u>	=	<u>35 spaces</u>

TOTAL PARKING	=	155 spaces
PARKING RATIO	=	2.58 spaces per units



“Four Quartets” @ Woodbridge, Irvine

PROJECT SUMMARY:

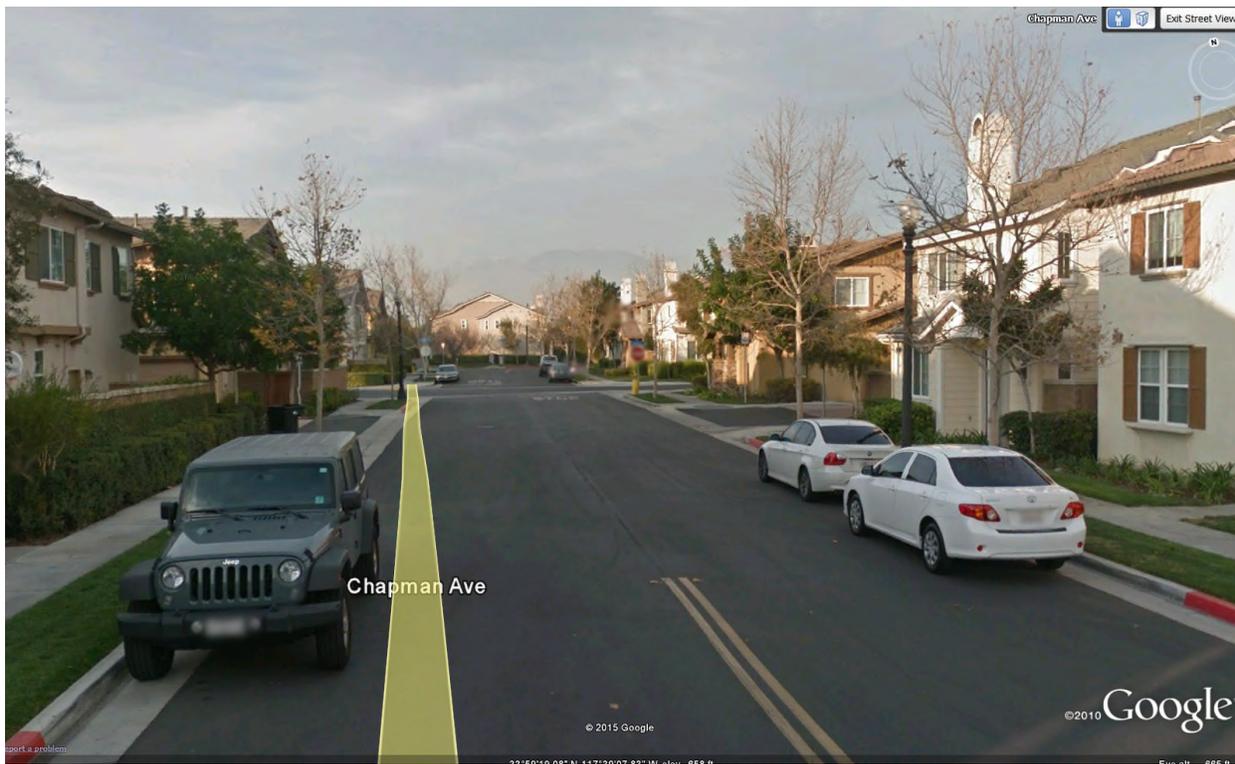
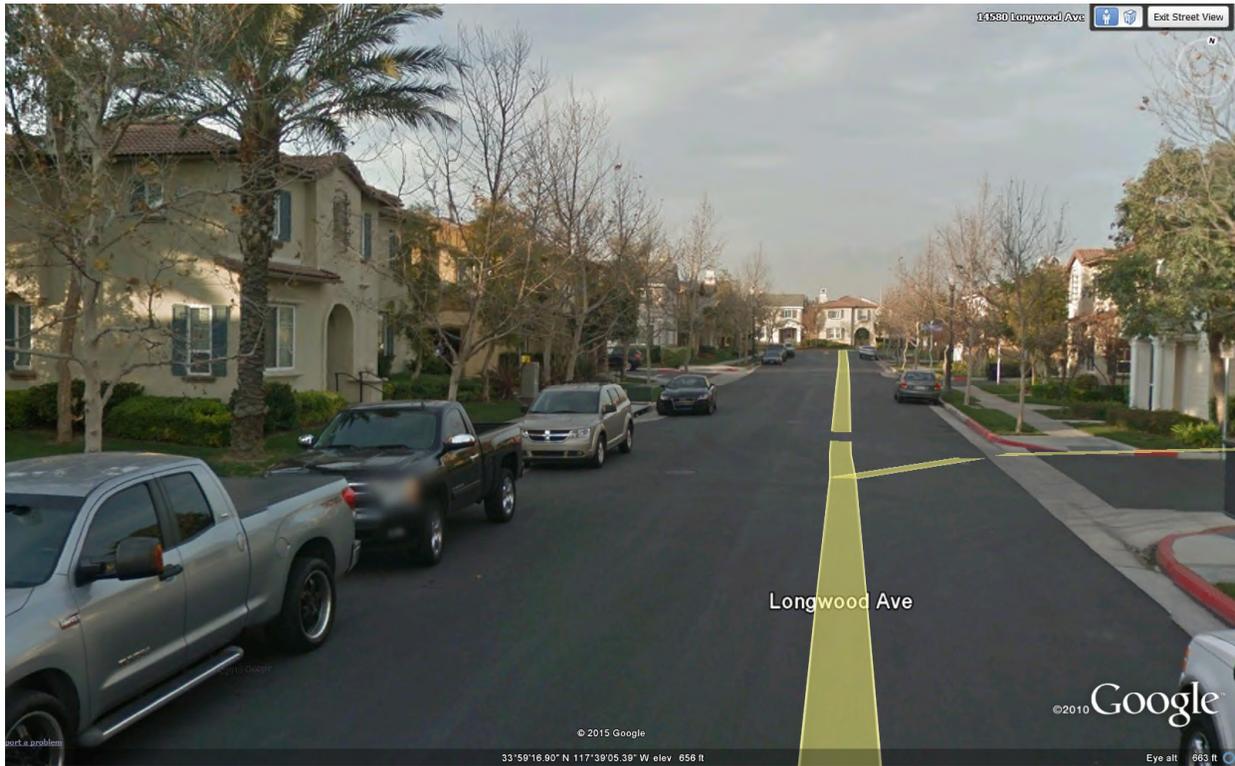
Total Units	=	127 detached
Project Density	=	13 du/ac
Project Design Type	=	6-pack / 8-pack Alley Load
Garage Drive Width	=	22' wide
Collector Street Width	=	36' curb-to-curb

PARKING SUMMARY:

Garage Parking (127 Units x 2)	=	254 spaces
Alley Load Parking	=	0 spaces
Driveway Parking	=	0 spaces
<u>Street Parking</u>	=	<u>84 spaces</u>

TOTAL PARKING	=	338 spaces
PARKING RATIO	=	2.66 spaces per units

TYPICAL STREET PARKING AT "AUBURN" COLLEGE PARK - CHINO



ATTACHMENT 3

PRD NO. 14-1398

NEIGHBORHOOD DESIGN STANDARDS MANUAL



SENDERO
EASTVALE, CALIFORNIA

NEIGHBORHOOD DESIGN NARRATIVE

These Design Standards are intended to make the **SENDERO** Planned Residential Development a **Livable, Pedestrian Oriented and Sustainable Community** by providing tree lined streets, landscape parkways, sidewalks, and pedestrian linkages to a variety of outdoor recreational activities such as a Resort Style Community Pool & Recreation Center, Parks, Tot Lot, Par Course Stations , and a regional multi-purpose Trail system.

DESIGN FEATURES

NEIGHBORHOOD DESIGN

- SENDERO integrates a pattern of varying lot sizes found in typical front-load and motor-court cluster designs.
- Efficient plotting is accomplished by lot orientation and path of travel toward surrounding open spaces and active use areas.
- House design is typified by active front porches, enhanced single story elements, garages recessed into the footprint, and useable private outdoor rear yards.

RESIDENTIAL DESIGN

- SENDERO contains 323 lots of varying Single-Family Detached building footprints in 3 product types.
- Site “A” contains 240 lots in 6-pack and 8-pack motor-court cluster designs with 7 floor plan types and 3 elevation styles per plan.
- Site “B” contains 83 lots in traditional front-load design with 3 elevation styles per plan.

ARCHITECTURAL HERITAGE

- ‘Spanish’, ‘Craftsman’, ‘Provence’, ‘Italian’, ‘Seaside’ styles incorporate deepened and usable front porches facing street edges to enhance the pedestrian connectivity to the neighborhood.
- Single-story elements of architectural design are employed.
- Specific design-style details of themed front doors, window patterns, trim accents, color variations, stone and brick accents, lighting details, diverse roof materials and pitches contribute to a neighborhood with architectural diversity and context.

WALKWAYS AND PARKWAYS

- Multiple access points along Limonite Avenue and Harrison Avenue and within the community include pedestrian and bicycle-accessible curb-separated walkways, meandering trails, and paseos, while providing safe pedestrian connectivity to community amenities.

CORNER LOT ELEVATIONS

- Corner lot elevations facing the street edge will utilize front elevation design details and elements, wrapping onto the side elevation to give a more pedestrian friendly architectural street scene.
- Privacy walls at the corner side yard will return into the house footprint at mid-lot, thereby exposing more architecture and landscape zone to the wrapping corner lot.

NEIGHBORHOOD SUSTAINABILITY

- **Pedestrian and Bicycle Friendly** The project is designed to integrate a system of safe pedestrian connectivity through a network of sidewalks, paseos and trails.
- **Efficient Land Use** The project is planned with multiple accessible pedestrian friendly connections, a large central open space create by the SCE easement integrated with meandering multi-purpose trails connecting to par course stations, parks, the community pool and recreation center, streets and paseos.
- **Variation of Housing Types** Varying product types, lot sizes, square footages and product elevations will encourage a range of economic and social diversity.
- **Environmental Overlay** Efficiency in the use of plant materials aimed toward water conservation, use of mulch and ground cover to maintain soils moisture and conserve water, incorporation of bio-swale water quality treatment of site runoff, and where possible, the use of sub-surface drip irrigation to reduce water loss due to over-spray and surface evaporation while using site materials benefitting green neighborhoods.
- **Building Overlay** New construction will incorporate Cal-Green compliant solutions and efficiencies for energy and water, incorporate air quality enhancements, and use of recycled building materials where feasible.

SENDERO

EASTVALE, CA

DATE: 05.13.15
JOB #: 14-021



Sheet Index

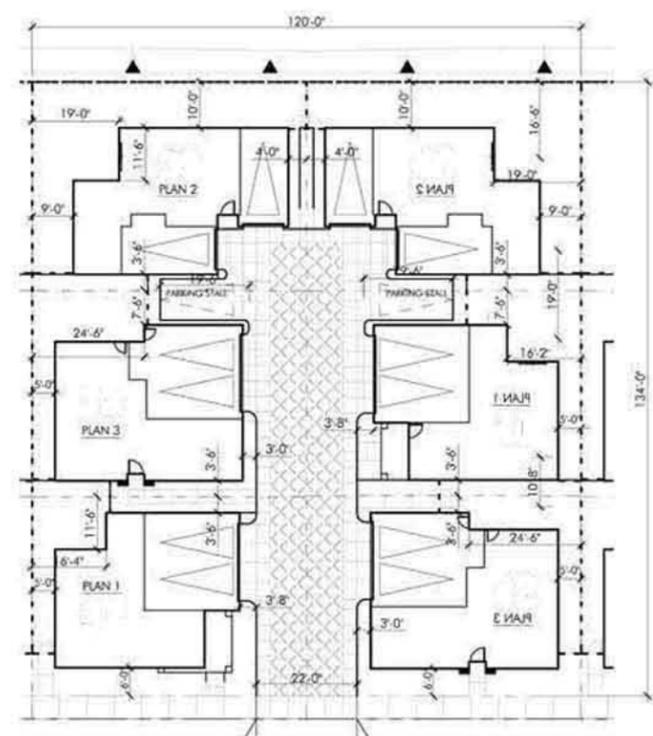


SHEET TITLE	SHT. #	SHEET TITLE	SHT. #
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Neighborhood Design Narrative	2	Architecture: 6-Pack Street Scene Elevation	18
Sheet Index	3	Architecture: 6-Pack Plan 1 Floor Plan	19
Architecture: Design Standards	4	Architecture: 6-Pack Plan 1 Front Elevations	20
Landscape: Overall Conceptual Site Plan	5	Architecture: 6-Pack Plan 2 Floor Plan	21
Landscape: Parking Exhibit	6	Architecture: 6-Pack Plan 2 Front Elevations	22
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Landscape: Site "A" - Overall Landscape Plan w/ 6 & 8 Pack (TYP)	9	Architecture: 8-Pack Thematic Details	25
Landscape: Site "B" - Overall Landscape Plan w/ Front-Loaded Product (TYP)	10	Architecture: 8-Pack Street Scene Elevation	26
Landscape: Site "C" - Overall Landscape Plan - S.C.E. Easement	11	Architecture: 8-Pack Plan 1 Floor Plan	27
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		Architecture: Front-Loaded Plan 3 Elevations	42

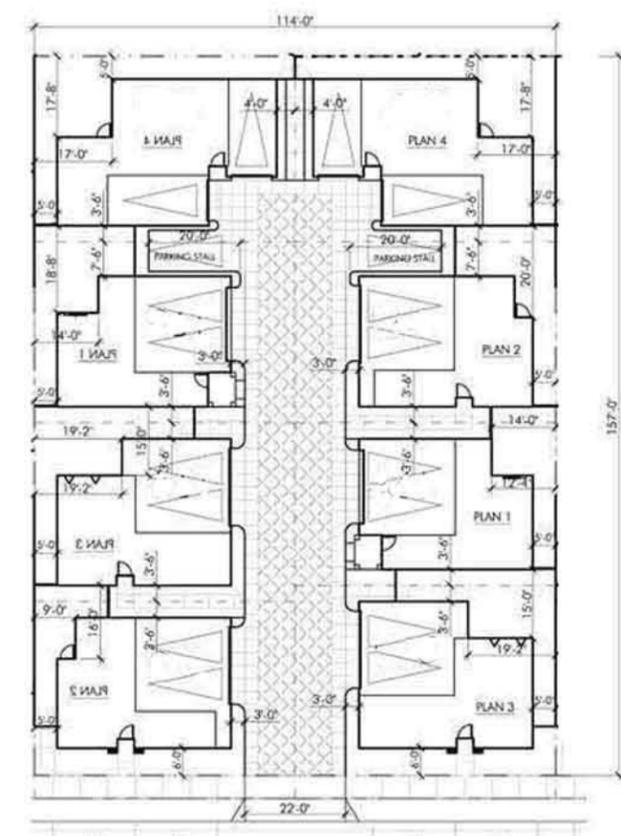
PROJECT INFORMATION								DEVELOPMENT STANDARDS									
Planning Area (P.A.) - Type House Size - Bedrooms / Baths	# of Lots	Lot Size Min. (sf)	Plan Types	Elevations Per Plan	Architectural Style			Lot Width Min.	Lot Depth Min.	Front Porch or Balcony Setback	Front Setback	Garage Setback	Sideyard Setback	Corner Lot Streetside Setback	Rear Setback (1)(2)	Rear Patio Setback (3)	Bldg. Height Max.
					Plan 1	Plan 2	Plan 3										
Site "A" - 6 Pack	94	2,690						40'-6"	60'-0"	5'-0"	6'-0"	3'-0"	3'-6"	6'-0"	5'-0"	5'-0"	35'-0"
1,711 - 3 BR / 2-1/2 BA			3	3	Spanish	Provence	Craftsman					Apron	7'-0" (Bldg. to Bldg.)				
1,915 - 4 BR / 2-1/2 BA			3	3	Spanish	Provence	Craftsman										
2,132 - 4 BR / 3 BA			3	3	Spanish	Provence	Craftsman										
Site "A" - 8 Pack	146	2,000						35'-6"	57'-0"	5'-0"	6'-0"	3'-0"	3'-6"	6'-0"	5'-0"	5'-0"	35'-0"
1,358 - 3 BR / 2-1/2 BA			3	3	Spanish	Italian	Seaside					Apron	7'-0" (Bldg. to Bldg.)				
1,434 - 3 BR / 2-1/2 BA			3	3	Spanish	Italian	Seaside										
1,571 - 3 BR / 2-1/2 BA			3	3	Spanish	Italian	Seaside										
1,649 - 4 BR / 3 BA			3	3	Spanish	Italian	Seaside										
Site "B" - Front Load	83	2,651						44'-0"	64'-0"	5'-0"	6'-0"	18'-0"	3'-6"	6'-0"	10'-0"	5'-0"	35'-0"
2,537 - 4 BR / 3 BA (Opt 5 BR)			3	3	Spanish	Craftsman	Seaside					Driveway	7'-0" (Bldg. to Bldg.)				
2,632 - 4 BR / 2-1/2 BA (Opt 5 BR)			3	3	Spanish	Craftsman	Seaside										
2,711 - 5 BR / 4 BA			3	3	Spanish	Craftsman	Seaside										
TOTAL	323																

PARKING STANDARDS												
Planning Area (P.A.)	# of Lots	Garage Stall Space		Off-Street Stall Space		On-Street Striped Stall Space		Off-Street Spaces Prov'd per lot	Off-Street Spaces Prov'd per P.A.	On-Street Striped Spaces Provided per P.A.	Total Spaces Required Per Lot (min.)	Total Overall Spaces Provided
		Width	Length	Width	Length	Width	Length					
Site "A" - 6 & 8 Pack	240	10'-0"	20'-0"	9'-0"	19'-0"	8'-0"	18'-0"	2.46	591	87	2.83	678
Site "B" - Front Load	83	10'-0"	20'-0"	9'-0"	19'-0"	No Requirement	No Requirement	4.18	347	0	2.50	347
TOTAL PROJECT											1025	

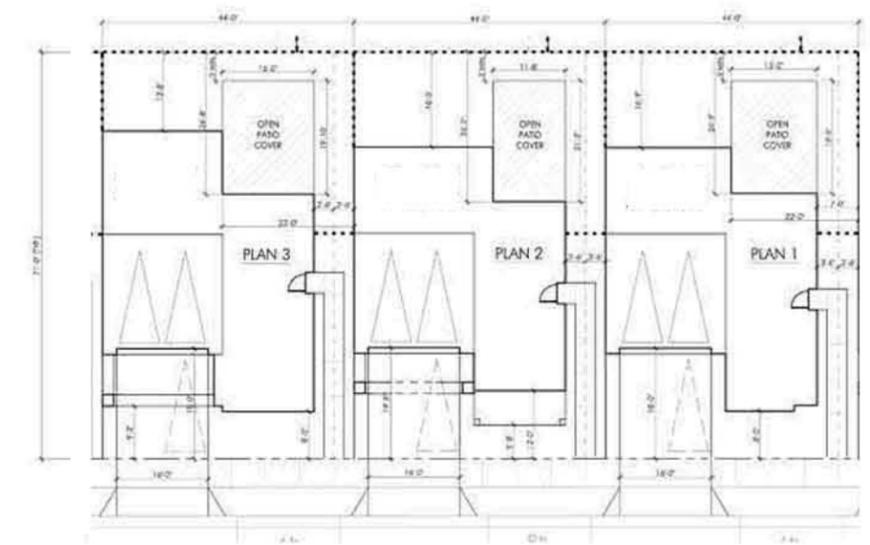
Footnotes:
(1) Where the building is located adjacent to the project boundary, the min. setback to boundary shall be 10'-0".
(2) Lots 273 & 275 (in Site B) shall have min. rear yard setbacks of 5'-0".
(3) Patio covers shall meet min. required rear and side yard setbacks.



6 PACK - TYPICAL
SCALE: 1"=40'-0"



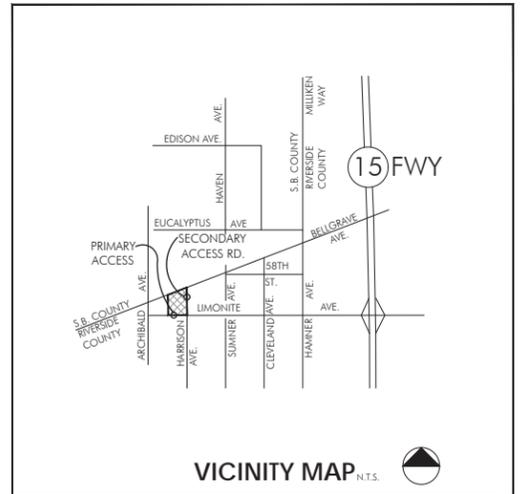
8 PACK - TYPICAL
SCALE: 1"=40'-0"

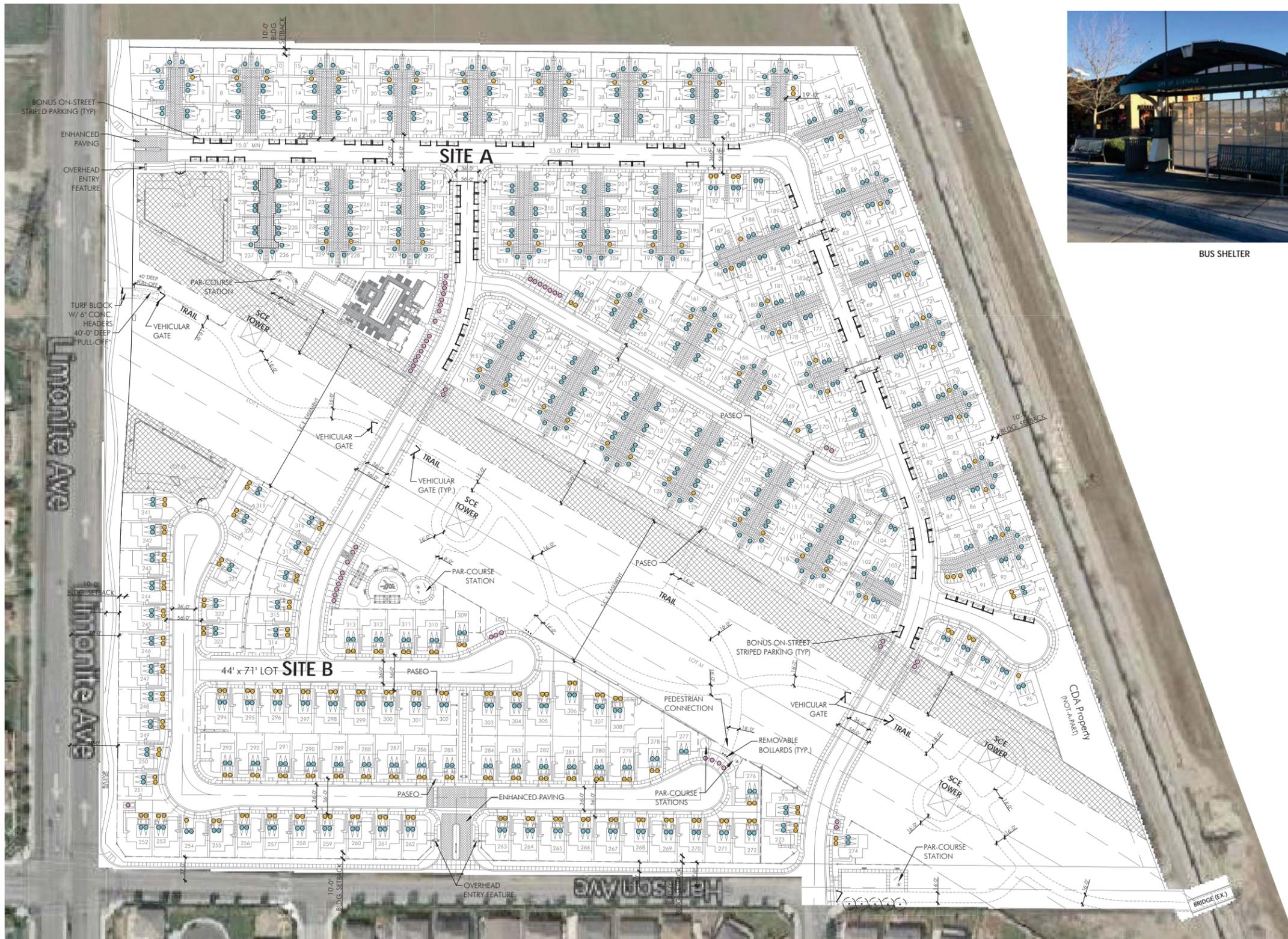


FRONT LOADED - TYPICAL
SCALE: 1"=40'-0"



OWNER: SC LIMONITE, LLC 2201 DUPONT DRIVE, SUITE 300 IRVINE, CA 92612	APPLICANT: STRATHAM HOMES 2201 DUPONT DRIVE, SUITE 300 IRVINE, CA 92612																																																																																																																																																																																																	
LAND USE: EXISTING LAND USE: AGRICULTURAL (DAIRY) PROPOSED LAND USE: RESIDENTIAL EXISTING ZONING: RESIDENTIAL (R-1) PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL	PROJECT SUMMARY: - GROSS AREA: 44.73 ACRES 323 TOTAL UNITS SITE A - SITE "A" NET AREA: 26.2 ACRES - PRODUCT TYPE: 6 PACK & 8 PACK MOTOR COURT - TOTAL NUMBER OF UNITS: 240 - NET DENSITY (240 units / 26.2 acres) = 9.1 du/ac SITE B - SITE "B" NET AREA: 15 ACRES - PRODUCT TYPE: 44' X 65' SFD - TOTAL NUMBER OF UNITS: 83 - NET DENSITY (83 units / 15 acres) = 5.5 du/ac - INTERIOR STREET: 36' Curb to Curb (56' R.O.W.) - MOTOR COURT ENTRY DRIVE: 22' min. (w/ 48" apron)																																																																																																																																																																																																	
ASSESSOR'S PARCEL NO: 64-010-025	LEGAL DESCRIPTION: REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1 OF PARCEL MAP 33036, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON BY MAP FILED IN BOOK 217, PAGES 57 AND 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 23, 2013 AS INSTRUMENT NO. 2013-0354932, OFFICIAL RECORDS.																																																																																																																																																																																																	
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BUS SHELTER

PARKING SUMMARY:

SITE A

- GARAGE PARKING (240 Units X 2): = 480 spaces
- MOTOR-COURT PARKING: = 66 spaces
- DRIVEWAY PARKING: = 14 spaces
- OFF-STREET PARKING: = 31 spaces
- ON-STREET STRIPED PARKING: = 87 SPACES

- TOTAL PARKING (SITE A): = 678 SPACES

- Total Parking Required: 600 spaces (2.50 spaces/unit)

- Total Parking Provided: 678 spaces (2.83 spaces/unit)

SITE B

- GARAGE PARKING (83 Units X 2): = 166 spaces
- DRIVEWAY PARKING: = 162 spaces
- OFF-STREET PARKING: = 19 spaces
- TOTAL PARKING (SITE B): = 347 spaces

- Total Parking Required: 208 spaces (2.50 spaces/unit)

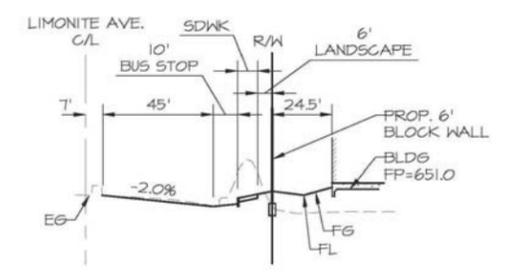
- Total Parking Provided: 347 spaces (4.18 spaces/unit)

SITE-A ON & OFF-STREET PARKING SPACES

SYMBOL	PARKING SPACE (TYPE)	STALL WIDTH	STALL DEPTH	QTY.
●	OFF-STREET PARKING (GARAGE SPACE)	10 FEET	20 FEET	480
Ⓜ	OFF-STREET PARKING (DRIVEWAY PARKING)	9 FEET	19 FEET	14
●	OFF-STREET MOTOR COURT PARKING (GUEST PARKING)	9 FEET	19 FEET	66
●	OFF-STREET PARKING STALLS (GUEST PARKING)	9 FEET	19 FEET	31
▬	ON-STREET STRIPED PARKING	8 FEET	18 FEET	87
OFF-STREET PARKING				591
SITE-A TOTAL PARKING PROVIDED				678

SITE-B ON & OFF-STREET PARKING SPACES

SYMBOL	PARKING SPACE (TYPE)	STALL WIDTH	STALL DEPTH	QTY.
●	OFF-STREET PARKING (GARAGE SPACE)	10 FEET	20 FEET	166
Ⓜ	OFF-STREET PARKING (DRIVEWAY PARKING)	9 FEET	19 FEET	162
●	OFF-STREET PARKING STALLS (GUEST PARKING)	9 FEET	19 FEET	19
OFF-STREET PARKING				347
SITE-B TOTAL PARKING PROVIDED				347



SECTION E-E (NTS)

SECTION E-E AT LOT 250 (BUS STOP)



Sendero
Eastvale, CA

DATE: 05.13.15
UA JOB # 14-021

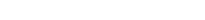


PARKING EXHIBIT

City Submittal Set
Sheet no.



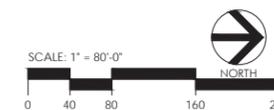
MAINTENANCE LEGEND	
	H.O.A. MAINTAINED (BASIN, ENTRY MONUMENTS, REC. CTR., MAILBOXES, PARKS, PARKWAYS, STREETS & WALL) • LANDSCAPE S.F. = 139,554 S.F. • HARDSCAPE S.F. = 360,636 S.F. = 500,190 S.F. = 11.48 ACRES
	J.C.S.D. MAINTAINED (S.C.E. EASEMENT & TRAIL) • 482,546 S.F. / 11.07 ACRES • (NON-IRRIGATED)
	LLMD 2014-1 MAINTAINED (LIMONITE AVENUE & HARRISON AVE. STREETSCAPE) • 34,363 S.F. / 0.79 ACRES • HYDROZONE 3

FENCE & WALL LEGEND	
DETAIL-A	 6'-0" HIGH ONE-SIDED SPLIT-FACE BLOCK WALL (PRECISION-SIDE FACES HOMEOWNER)
DETAIL-B	 6'-0" HIGH PRECISION BLOCK WALL
DETAIL-C	 6'-0" HIGH TUBULAR STEEL FENCE & GATE
DETAIL-C	 4'-0" HIGH FENCE WITHIN OPEN AREAS
DETAIL-D	 6'-0" HIGH VINYL FENCE & GATE
DETAIL-E	 6'-0" HIGH VINYL FENCE ON RETAINING WALL



Sendero
Eastvale, CA

DATE: 05.13.15
UA JOB # 14-021



MAINTENANCE & WALL PLAN

City Submittal Set
Sheet no.



PLANTING PALLET

I - STREET TREE						
TREES:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS REGION 4	
	PLATANUS ACERIFOLIA BLOOD GOOD	LONDON PLANE TREE	24' BOX	STD. - (LIMONITE STREET TREE)	MEDIUM	
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24' BOX	STD. - (LIMONITE STREET TREE)	MEDIUM	
	CUPANIOPSIS ANACARDIODES	CARROT WOOD	24' BOX	STD. - (HARRISON STREET TREE)	MEDIUM	
	ULMUS PARVIFOLIA TRUE GREEN	CHINESE ELM	24' BOX	STD. - (INTERIOR STREET TREE)	MEDIUM	
	KOELKEUTERIA BIPINATA	CHINESE FLAME TREE	24' BOX	STD. - (INTERIOR STREET TREE)	MEDIUM	
	PRUNUS CERASIFERA KRALITER VESULIUS	CHINESE FLAME TREE	24' BOX	STD. - (IN SCE EASEMENT AREA)	MEDIUM	
II - ACCENT TREE						
	CERDUM FLORIDUM	BLUE PALO VERDE	36' BOX	MULTI-TRUNK	LOW	
	LAGERSTROEMIA INDICA	CAPE MYRTLE	36' BOX	MULTI-TRUNK	MEDIUM	
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	36' BOX	MULTI-TRUNK	LOW	
	PHOENIX DACTYLIFERA	DATE PALM	14' BTH	REC. CENTER + ENTRIES	LOW	
III - PASEO TREE, ALLEY TREE & BLDG. FOUNDATION TREE						
	ARBUTUS UNEDO	STRAWBERRY TREE	24' BOX	STD.	LOW	
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24' BOX	STD.	LOW	
	CUPRESSUS SPP.	ITALIAN CYPRESS	24' BOX	STD.	LOW	
	PODOCARPUS MACROPHYLLUS	YEW PINE	24' BOX	STD.	MEDIUM	
	PRUNUS CAROLINIANA BRIGHT N TIGHT	DWARF CAROLINIANA LAUREL CHERRY	24' BOX	STD.	MEDIUM	
	PRUNUS CERASIFERA KRALITER VESULIUS	PURPLE LEAF PLUM	24' BOX	STD.	MEDIUM	
	RHAPHIOLEPIS INDICA MAJESTIC BEAUTY	MAJESTIC BEAUTY HAWTHORN	24' BOX	STD.	MEDIUM	
IV - SHRUBS						
	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS REGION 4	
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	3'-0"	LOW	
	AGAVE DESMETTIANA	DESMETTIANA AGAVE	5 GAL	3'-0"	LOW	
	ALOE SPECIES	ALOE	5 GAL	2'-6"	LOW	
	BACCHARIS PILLULARIS	COYOTE BRUSH	5 GAL	3'-0"	LOW	
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL	3'-0"	LOW	
	BULBUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL	2'-0"	MEDIUM	
	CARISSA MACROCARPA	NATAL PLUM	5 GAL	3'-0"	MEDIUM	
	CISTUS SPP.	ROCKROSE	5 GAL	2'-6"	LOW	
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-6"	MEDIUM	
	DODONAEA VISCOSA	HOPBUSH	5 GAL	4'-0"	MEDIUM	
	HEPEROCALIS HYBRIDS	DAY LILY	5 GAL	2'-6"	MEDIUM	
	LIRIOPE MUSCARI	BIG BLUE LILYTURF	5 GAL	2'-6"	MEDIUM	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3'-0"	MEDIUM	
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL	2'-6"	MEDIUM	
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	3'-0"	MEDIUM	
	PHOTINIA X FRASER	FRASERS PHOTINIA	5 GAL	3'-6"	MEDIUM	
	PRUNUS CAROLINIANA BRIGHT N TIGHT	DWARF CAROLINIANA LAUREL CHERRY	5 GAL	4'-0"	MEDIUM	
	PITTSOPORUM TOBIRA CREAM DE MINT	TOBIRA	5 GAL	2'-6"	MEDIUM	
	RHAPHIOLEPIS UMBELLATA MINOR	HAWTHORN	5 GAL	3'-0"	MEDIUM	
	SALVIA LEUCANTHA	MEXICAN BLUE SAGE	5 GAL	2'-6"	LOW	
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	2'-6"	LOW	
	STIPA ARUNDINACEA	PHEASANTS TAIL GRASS	5 GAL	3'-0"	LOW	
V - VINE & GROUNDCOVER						
VINES:	BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL		LOW	
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL		LOW	
	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	5 GAL		LOW	
G.C.:	MYOPORIUM 'PACIFICUM'	PACIFIC MYOPORIUM	1 GAL		MEDIUM	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL		MEDIUM	
	LONICERA JAPONICA 'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	1 GAL		LOW	
V - CHAPARRAL SAGE SCRUB MIX IN SCE EASEMENT AREA (NON-IRRIGATED CHAPARRAL SAGE SCRUB MIX. SEED MIX TO BE APPLIED AT 60 POUNDS PER ACRE.)						
	ARTEMISIA CALIFORNICA (CALIFORNIA SAGEBRUSH)					LOW
	ENCELIA FARINOSA (BRITTLEBUSH)					LOW
	ERIOGONUM FASCICULATUM (CALIFORNIA BUCKWHEAT)					LOW
	ERIODICTYON TRICHOCALYX (HARRY YERBA POPPY)					LOW
	LATHRUBIA CALIFORNICA (DWARF GOLDFIELDS)					LOW
	LOTUS SCOPARIUS (DEERWEED)					LOW
	LUPINUS HIRSUSSIMUS (STINGING LUPINE)					LOW
	NASSELLA PULCHRA (PURPLE NEEDLEGRASS)					LOW
	PHACELIA CILIATA (GREAT YELLY PHACELIA)					LOW
	SALVIA APARNA (WHITE SAGE)					LOW
	SALVIA MELLIFERA (BLACK SAGE)					LOW
	TRIFOLIUM MILDENOVII (TOMCAT CLOVER)					LOW
	VULPIA MICROSTACHYS (SMALL FESCUE)					LOW
	YUCCA WHIPPLEI (OUR LORDS CANDLE)					LOW

LANDSCAPE & IRRIGATION NOTES:

- LANDSCAPE SHALL BE DESIGNED, DOCUMENTED, INSTALLED AND MAINTAINED IN CONFORMANCE TO THE GUIDELINES FOR IMPLEMENTATION OF THE CITY OF EASTVALE WATER EFFICIENT LANDSCAPE REGULATIONS.
- ANY TREE WITHIN 5 FEET OF HARDSCAPE AREA SHALL RECEIVE ROOT CONTROL BARRIERS.
- ALL PLANTER AREAS SHALL RECEIVE 2" LAYER OF TOP MULCH.
- AUTOMATIC IRRIGATION CONTROLLERS WITH SOIL MOISTURE SENSORS / RAIN SENSORS SHALL BE UTILIZED.
- THE LANDSCAPE DESIGN AND WATER USE CALCULATIONS SHALL MEET OR EXCEEDS THE REQUIREMENTS OF THE GUIDELINES FOR IMPLEMENTATION OF THE CITY OF EASTVALE WATER EFFICIENT LANDSCAPING REGULATIONS.
- ALL PUBLIC SIDES OF PERIMETER WALLS SHALL INCLUDE SELF-CLINGING, EVERGREEN VINES.
- REQUIRED MULCH DEPTH OF 3" FOR ALL TREE AND SHRUB AREAS, AND DEPTH OF 1-1/2" FOR ALL FLATTED GROUND COVER AREAS.
- IRRIGATION PLANS SHALL INCLUDE THE SPECIFICATION OF A WEATHER-BASED (SMART) IRRIGATION CONTROLLER.
- SOILS TESTING SHALL BE CONDUCTED AFTER MAJOR GRADING, AND SPECIFICATIONS FOR PLANTING AMENDMENTS SHALL BE BASED ON THE RECOMMENDATIONS OF THE SOILS TESTING.

ENTRY MONUMENT
(SEE ENLARGEMENT SHT. L-6)

SITE A

LOT A

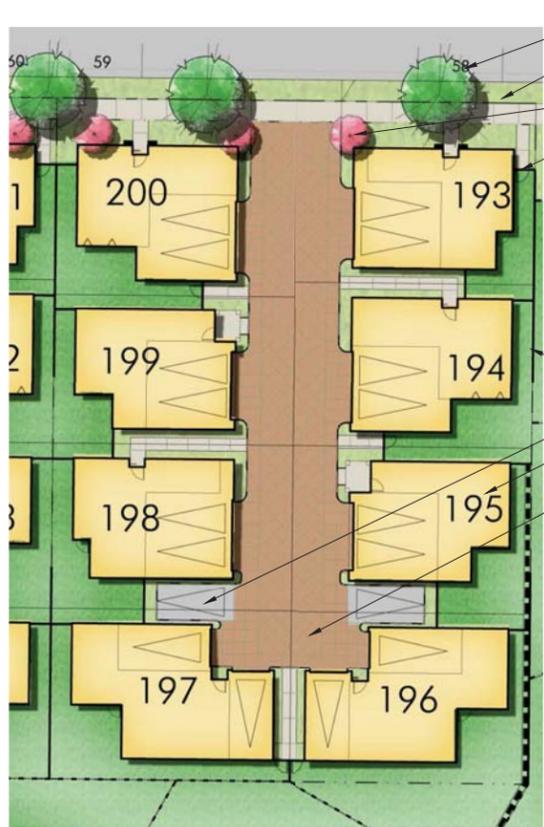
BASIN

PAR-COURSE STATION

RECREATION CENTER
(SEE ENLARGEMENT SHT. L-7)

PASEO

RCFC & WCD CHANNEL
CDA Property
(NOT-A-PART)



8-PACK TYPICAL
SCALE: 1" = 20'-0"



6-PACK TYPICAL
SCALE: 1" = 20'-0"

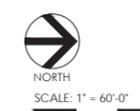
- STREET TREE (TYP.)
- PLANTED PARKWAY (TYP.)
- BUILDING FOUNDATION TREE (TYP.)
- VINYL WALL RETURN & GATE (TYP.)
- PRECISION BLOCK WALL
(SEE FENCE & PLANS L-7 & L-8)
- VINYL FENCING (TYP.)
- PARKING STALL (TYP.)
- RESIDENTIAL UNITS (TYP.)
- ENHANCED PAVING AT ALLEYS (TYP.)
- WALKWAY (TYP.)
- VINYL WALL RETURN & GATE (TYP.)
- WALKWAY (TYP.)
- BUILDING FOUNDATION TREE (TYP.)
- PLANTED PARKWAY (TYP.)
- STREET TREE (TYP.)



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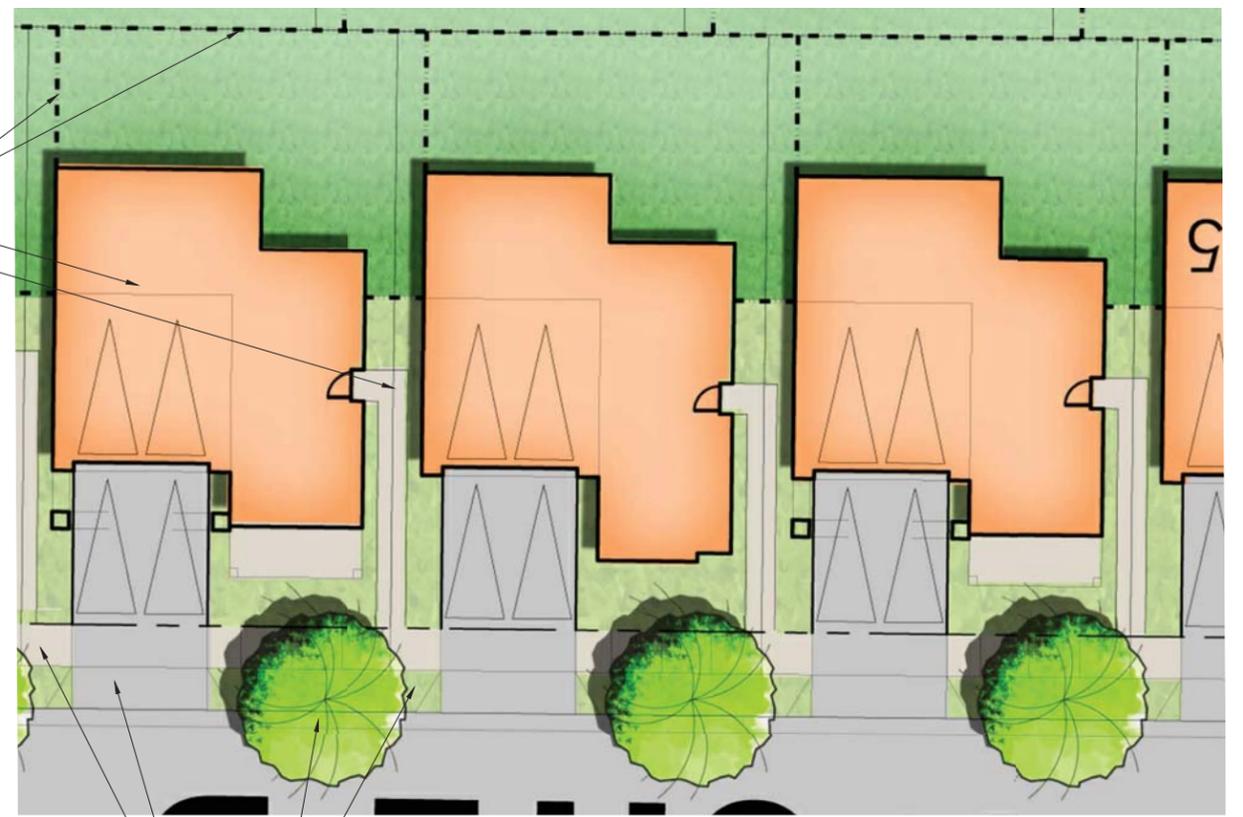


SCALE: 1" = 60'-0"
0 30 60 120 180
SITE "A" - OVERALL LANDSCAPE PLAN
W/ 6-PACK & 8-PACK (TYP)

City Submittal Set
Sheet no.



VINYL FENCING (TYP.)
 FRONT LOADED PRODUCT
 RESIDENCE ENTRY WALK



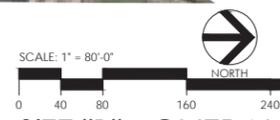
FRONT-LOADED TYPICAL
 SCALE: 1" = 10'-0"

STREET TREE (TYP.)
 DRIVEWAY
 SIDEWALK
 PLANTED PARKWAY



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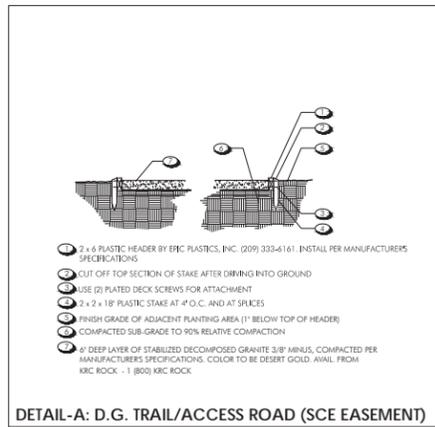
DATE: 05.13.15
 UA JOB # 14-021



SCALE: 1" = 80'-0"
 SITE "B" - OVERALL LANDSCAPE PLAN
 W/ FRONT-LOADED PRODUCT (TYP)

City Submittal Set
 Sheet no.

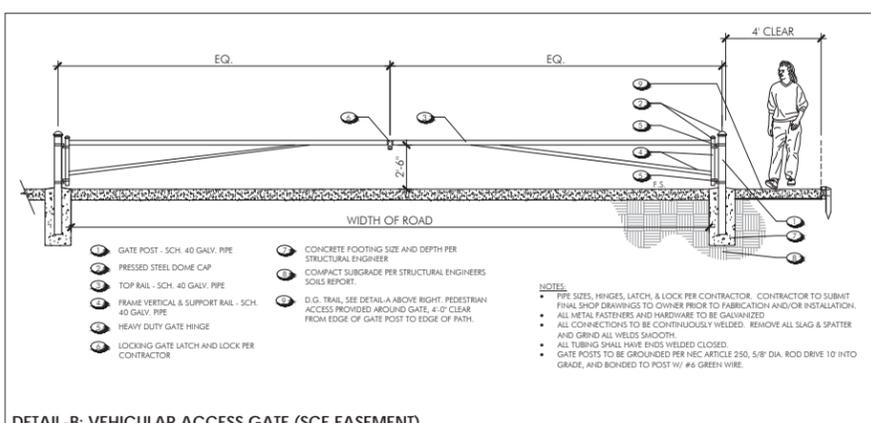
10



V - CHAPARRAL SAGE SCRUB MIX IN SCE EASEMENT AREA
(NON-IRRIGATED CHAPARRAL SAGE SCRUB MIX. SEED MIX TO BE APPLIED AT 60 POUNDS PER ACRE.)

WUCOLS REGION 4	LOW														
ARTEMISIA CALIFORNICA (CALIFORNIA SAGEBRUSH)															
ENCELIA FARINOSA (BRITTLEBUSH)															
ERIOGONUM FASCICULATUM (CALIFORNIA BUCKWHEAT)															
ERIODICTYON TRICHOCALYX (HAIRY YERBA POPPY)															
LASTHENIA CALIFORNICA (DWARF GOLDFIELDS)															
LOTUS SCOPARIUS (DEERWEED)															
LUPINUS HIRSUTISSIMUS (STINGING LUPINE)															
NASSELLA PULCHRA (PURPLE NEEDLEGRASS)															
PHACELIA CILIATA (GREAT VILLY PHACELIA)															
SALVIA APIANA (WHITE SAGE)															
SALVIA MELLIFERA (BLACK SAGE)															
TRIFOLIUM WILLDENOVII (TOMCAT CLOVER)															
VULPIA MICROSTACHYS (SMALL FESCUE)															
YUCCA WHIPPLEI (OUR LORD'S CANDLE)															

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 - SOILS TESTING SHALL BE CONDUCTED AFTER MAJOR GRADING, AND SPECIFICATIONS FOR PLANTING AMENDMENTS SHALL BE BASED ON THE RECOMMENDATIONS OF THE SOILS TESTING.





ENTRY MONUMENT PLAN VIEW
(ALONG LIMONITE AVE.) - SCALE: 1"=20'

ENTRY MONUMENT - PLAN VIEW LEGEND

- ① SPLIT-FACE BLOCK WALL
(SEE SITE "B" - FENCE & WALL PLAN)
- ② ENTRY MONUMENT - DECORATIVE
PILASTERS W/ OVERHEAD ARBOR
- ③ ENHANCED PAVING (TYP.)
- ④ ENTRY MONUMENT - LOW DECORATIVE PILASTER W/ PLANTED
CONTAINER POT
- ⑤ WALKWAY (TYP.)
- ⑥ TUBULAR STEEL FENCE AT BASIN
(SEE SITE "A" FENCE & WALL PLAN)
- ⑦ ENTRY MONUMENT - DECORATIVE PILASTER W/ PLANTED
CONTAINER POT AND DECORATIVE LOW WALL



ENTRY MONUMENT PLAN VIEW
(ALONG HARRISON AVE.) - SCALE: 1"=20'

ENTRY MONUMENT - ELEVATION LEGEND (SEE EXHIBIT BELOW)

- ① PERIMETER WALL BEHIND
- ② WOOD TRELLIS OVERHEAD
- ③ LOW MONUMENT PILASTER
W/ BRICK FINISH
- ④ SPECIMEN TREE
- ⑤ TALL MONUMENT PILASTER
W/ BRICK FINISH
- ⑥ SPECIMEN PALM TREE
- ⑦ DECORATIVE CONTAINER POT W/ SHRUB ACCENT PLANTS
- ⑧ LOW MONUMENT PILASTER W/ BRICK FINISH
- ⑨ DECORATIVE BASE
- ⑩ SIGNAGE BY OTHERS

FENCE AND WALL DETAIL

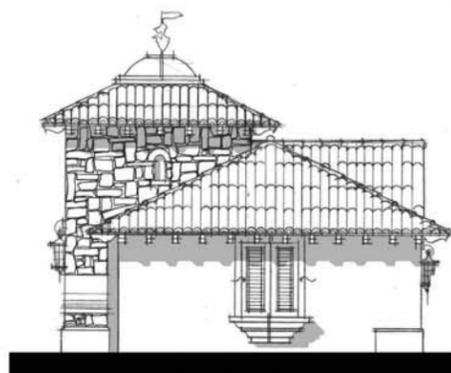


SENDERO - ENTRY MONUMENT ELEVATION

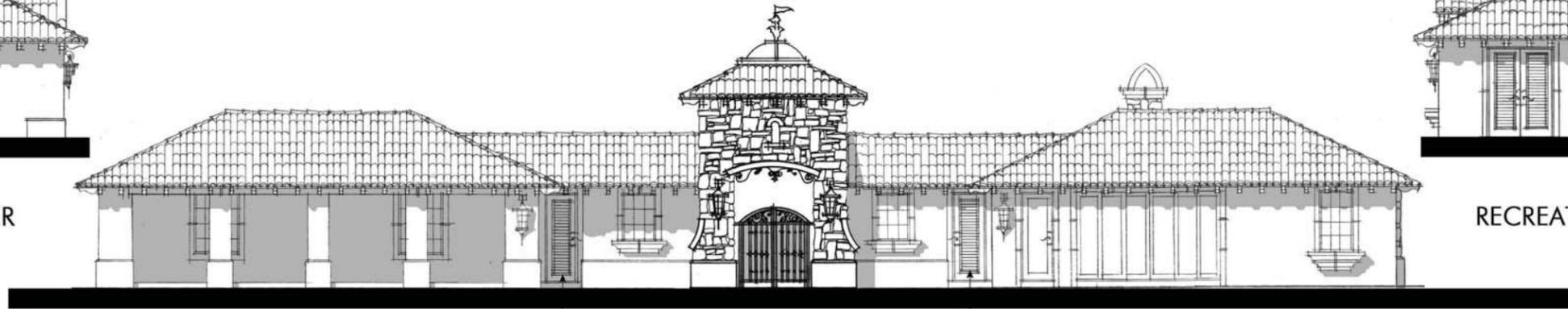
SCALE: 1/4"=1'-0"



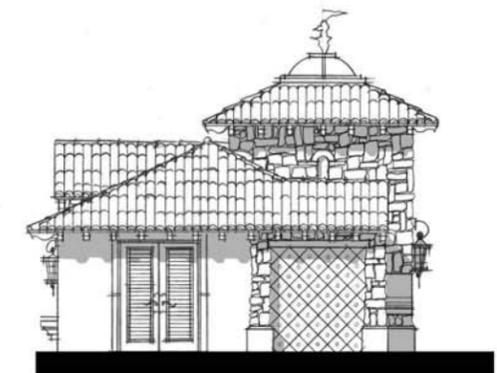
FRONT RECREATION CENTER



RIGHT RECREATION CENTER



REAR RECREATION CENTER



LEFT RECREATION CENTER



FLOOR PLAN RECREATION CENTER

INDOOR AREA:		COVERED OUTDOOR AREA:	
Meeting Room:	616 sf	Outdoor lounge:	887 sf
Storage:	82 sf	Pool Eqmt Rm:	127 sf
Men's:	159 sf		
Women's:	159 sf	TOTAL:	1,014 sf
TOTAL:	1,016 sf		



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URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

CONCEPTUAL RECREATION CENTER BUILDING

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Sheet no.

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RECREATION CENTER

RECREATION CENTER AMENITIES

- TOTAL AREA: 0.4 ACRE
- CLUBHOUSE/COVERED OUTDOOR: 1,016 sf/1,014 sf
- COMMUNITY POOL: (1 @ 65' x 30')
- COMMUNITY SPA: (1 @ 12' x 15')
- CABANA: (5 @ 10' x 10')
- BBQs: 1 LOCATION W/ 2 GRILLS
- SHADE STRUCTURE: (2 @ 25' x 13')
- OPEN PLAY TURF: (1650 S.F.)
- BOCCE BALL: (1 @ 65' x 10')

RECREATION CENTER LEGEND

- | | | |
|---|---|---|
| ① PAR COURSE STATION
• CHIN-UP
• BENCH DIPS
• SIT-UP | ⑦ COMMUNITY SPA | ⑮ COVERED OUTDOOR LOUNGE |
| ② CONNECTOR TRAIL TO OPEN AREAS | ⑧ COMMUNITY POOL | ⑯ MEN'S / WOMEN'S RESTROOMS & SHOWERS |
| ③ OPEN PLAY / TURF AREA | ⑨ LOUNGE SEATING | ⑰ SHADE STRUCTURE |
| ④ BOCCE COURT | ⑩ RECREATION CENTER - MEETING ROOMS | ⑱ 6'-0" HIGH ONE-SIDED SPLIT-FACE WALL |
| ⑤ 6'-0" HIGH TUBULAR STEEL FENCE (POOL FENCE) | ⑪ 6'-0" HIGH TUBULAR STEEL FENCE (POOL FENCE) | ⑲ POOL CABANA W/ SEATING |
| ⑥ BBQ & DINING AREA | ⑫ RECREATION CENTER MAIN ENTRY W/ OVERHEAD | ⑳ ENHANCED PAVING |
| | ⑬ WALKWAY | ㉑ POOL REGULATION WALL AND SAFETY EQUIPMENT |
| | ⑭ PARKING STALLS (TYP.) | ㉒ BICYCLE PARK AREA |
| | | ㉓ BENCH SEATING (TYP.) |



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RECREATION CENTER - ENLARGEMENT

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Sheet no.



NEIGHBORHOOD PARK AMENITIES

- TOTAL AREA: 0.3 ACRE
- PLAY EQUIPMENT: (1 AGE GROUP)
- PAR COURSE (3 OR MORE TYPES OF EXERCISE EQUIPMENT W/ TRAIL LINKAGE)
- BENCHES: (QTY. = 6)
- SHADE STRUCTURE: (1 @ 40' x 13')
- OFF-STREET PARKING: (QTY. = 7)

NEIGHBORHOOD PARK LEGEND

- ① BICYCLE PARK AREA
- ② WALKWAY
- ③ OPEN PLAY / TURF AREA
- ④ SHADE STRUCTURE
- ⑤ PARKING STALLS (TYP.)
- ⑥ BENCH SEATING (TYP.)
- ⑦ TOT-LOT PLAY EQUIPMENT W/ SAFETY SURFACE
- ⑧ ENHANCED SURFACE
- ⑨ PAR COURSE STATION
 - CHIN-UP
 - BENCH DIPS
 - SIT-UP
- ⑩ CONNECTOR TRAIL TO OPEN AREAS
- ⑪ TUBULAR STEEL FENCING
- ⑫ OPEN AREAS - SCE EASEMENT
- ⑬ SPLIT-FACE BLOCK WALL

NEIGHBORHOOD PARK

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Eastvale, CA

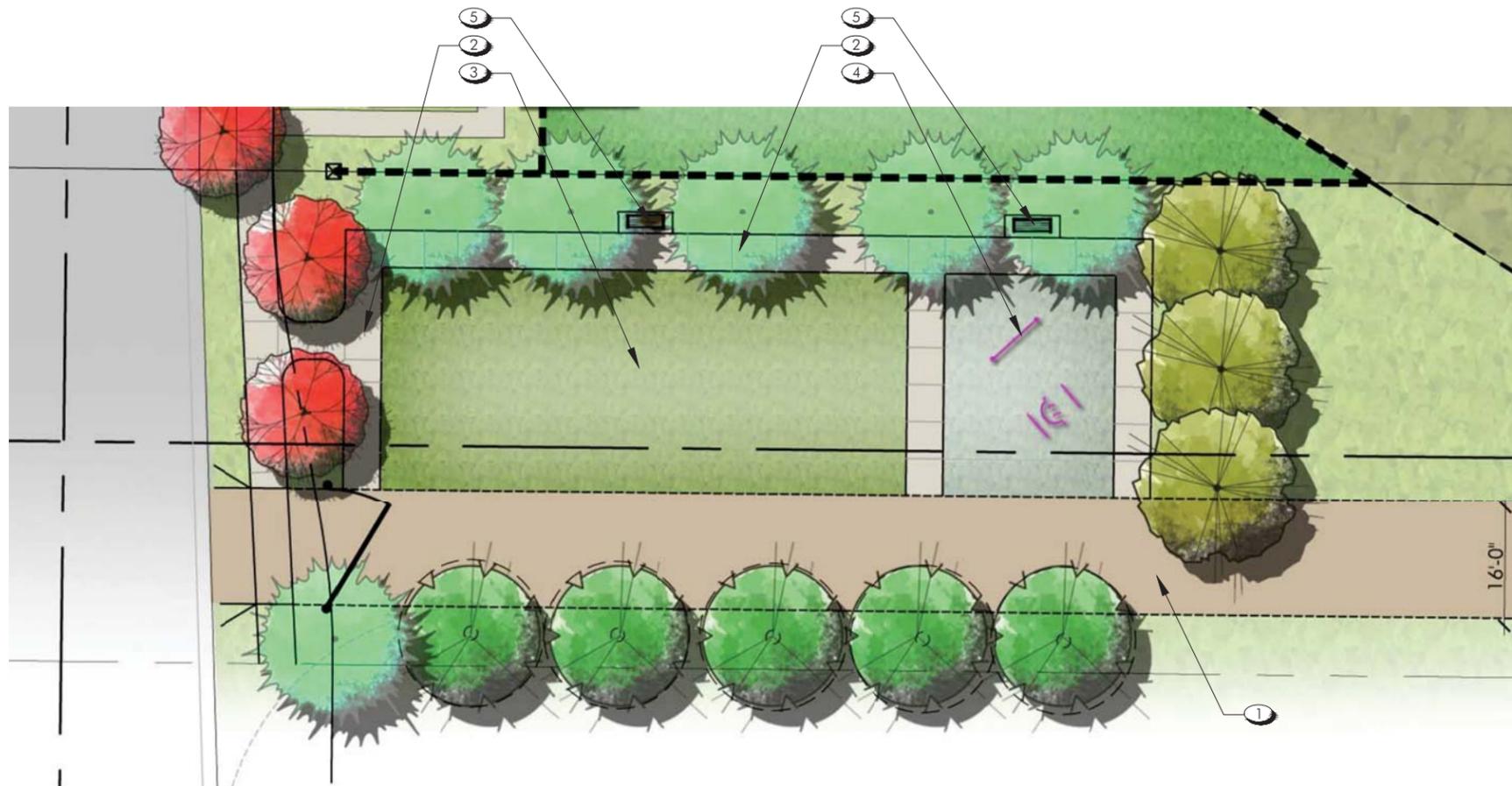
DATE: 05.13.15
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**NEIGHBORHOOD PARK - ENLARGEMENT
(TOT-LOT PARK)**

City Submittal Set
Sheet no.

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NEIGHBORHOOD PARK AMENITIES

- TOTAL AREA: 0.2 ACRE
- OPEN PLAY TURF AREA
- PAR COURSE (2 OR MORE TYPES OF EXERCISE EQUIPMENT W/ TRAIL LINKAGE)
- BENCHES: (QTY. = 2)

NEIGHBORHOOD PARK LEGEND

- ① TRAIL CONNECTION TO OPEN AREAS
- ② WALKWAY
- ③ OPEN PLAY / TURF AREA
- ④ PAR-COURSE STATION
- ⑤ BENCH SEATING (TYP.)

NEIGHBORHOOD PARK

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NEIGHBORHOOD PARK - ENLARGEMENT
(BLOSSOM PARK)

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Sheet no.

16

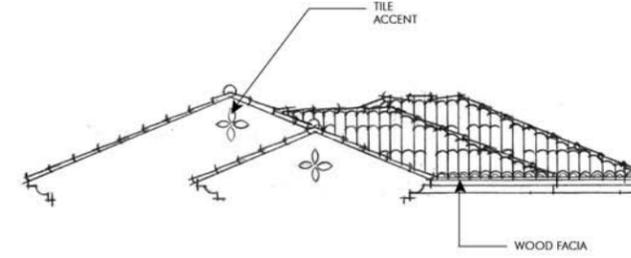
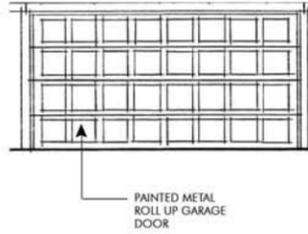
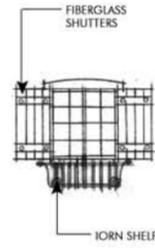
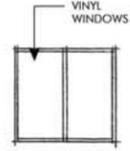
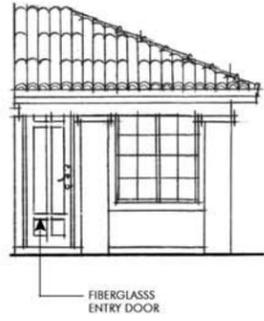
ENTRY

WINDOW ACCENTS

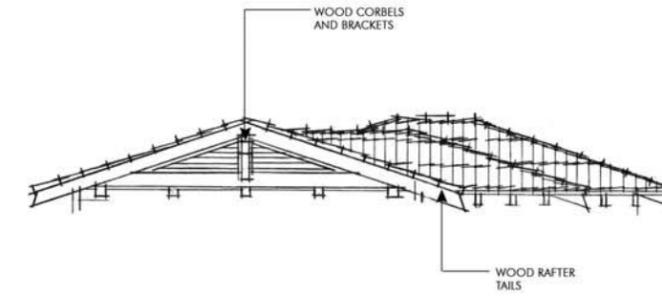
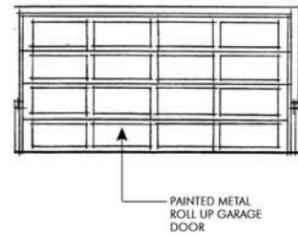
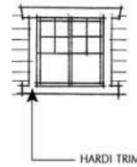
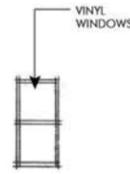
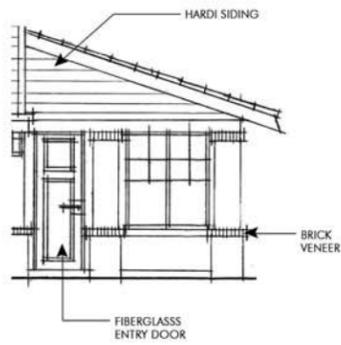
GARAGE DOOR

ROOF DESIGN & ACCENT

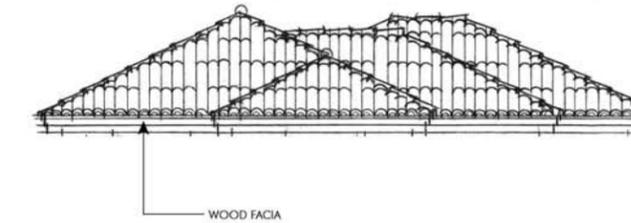
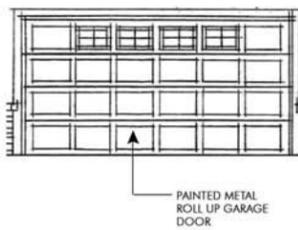
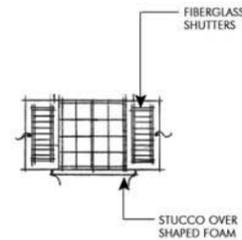
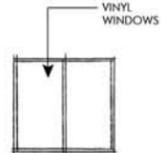
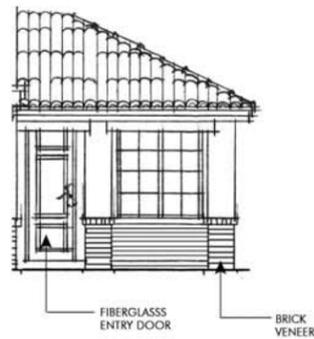
BUILDING KEY



SPANISH



CRAFTSMAN



PROVENCE



PLAN 1 RIGHT (CORNER LOT) CRAFTSMAN
6 PACK

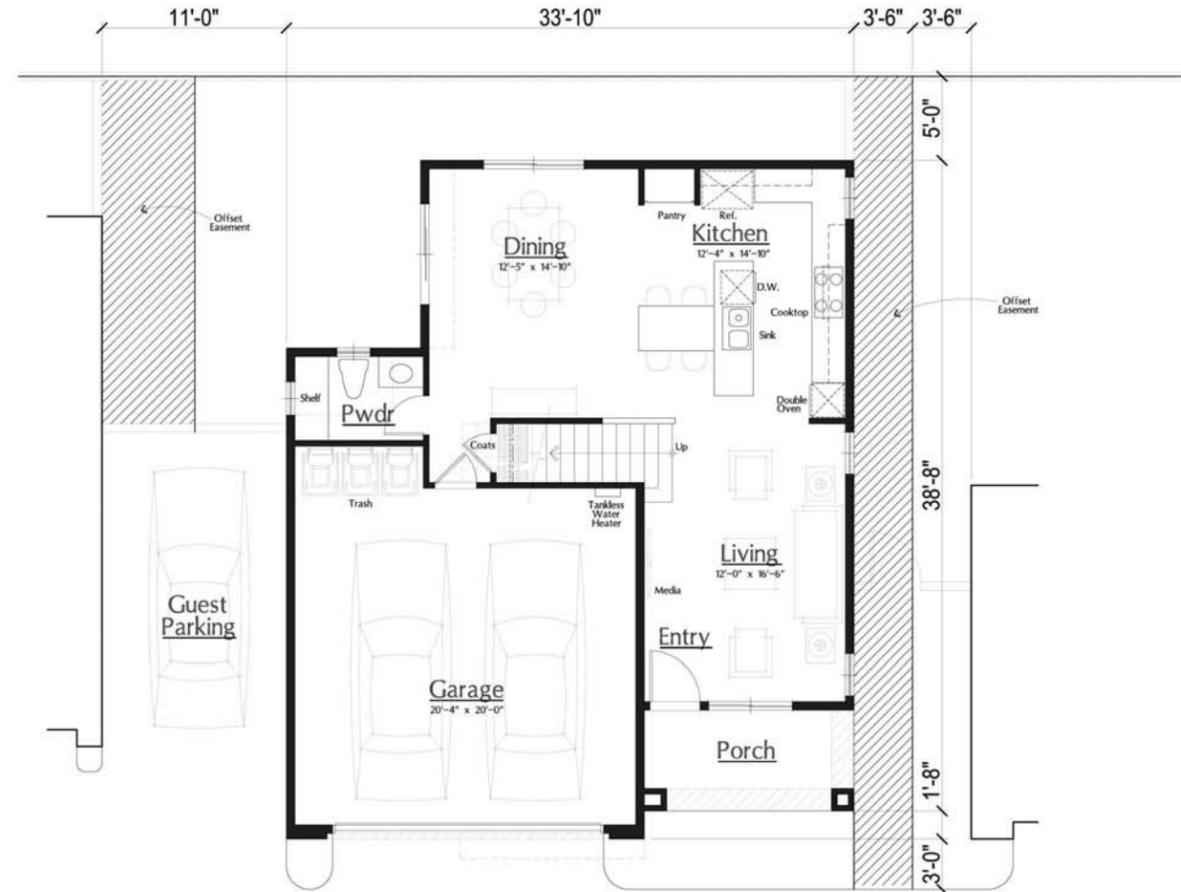
PLAN 3 RIGHT (CORNER LOT) SPANISH
6 PACK

PLAN 2 FRONT PROVENCE
6 PACK

PLAN 2 FRONT CRAFTSMAN
6 PACK



2ND FLOOR - 1,000 S.F.



1ST FLOOR - 711 S.F.

PLAN 1
1,711 S.F.



PLAN 1 FRONT SPANISH
6 PACK



PLAN 1 FRONT PROVENCE
6 PACK



PLAN 1 FRONT CRAFTSMAN
6 PACK

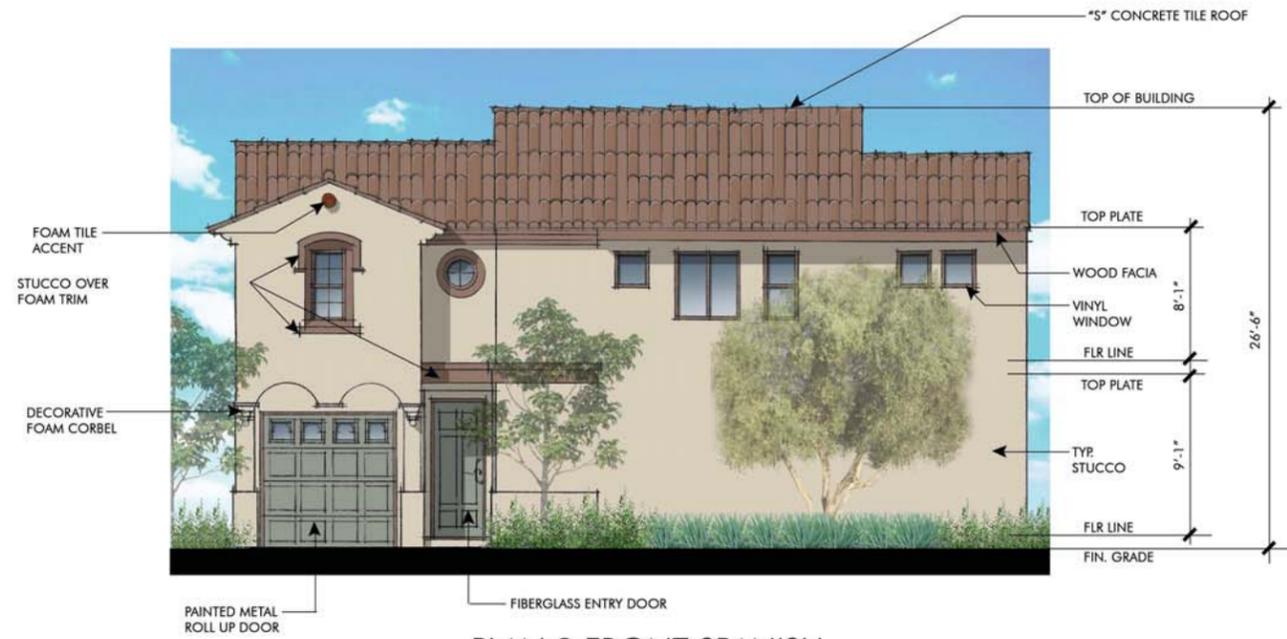


2ND FLOOR - 1,162 S.F.



1ST FLOOR - 753 S.F.

PLAN 2
1,915 S.F.



PLAN 2 FRONT SPANISH
6 PACK



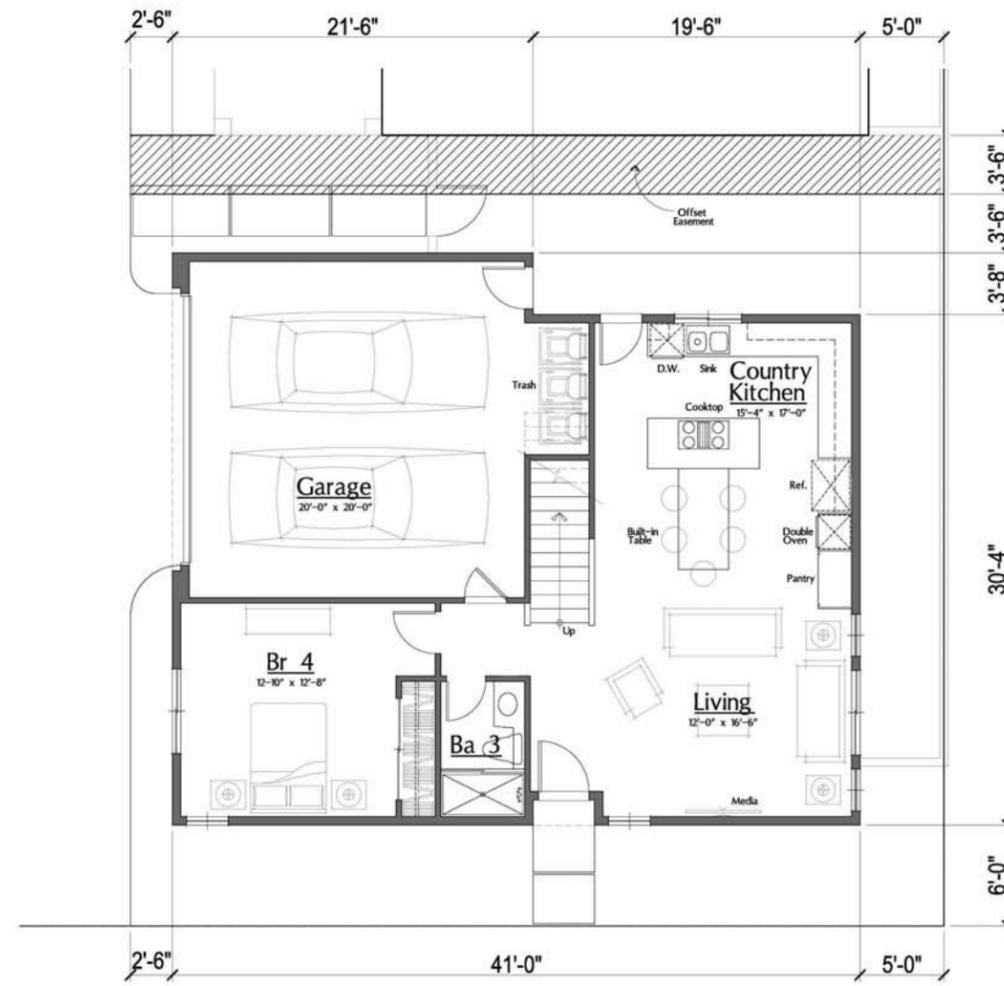
PLAN 2 FRONT PROVENCE
6 PACK



PLAN 2 FRONT CRAFTSMAN
6 PACK



2ND FLOOR - 1,270 S.F.



1ST FLOOR - 862 S.F.

PLAN 3
2,132 S.F.



PLAN 3 FRONT SPANISH
6 PACK

PAINTED METAL
ROLL UP DOOR



PLAN 3 FRONT PROVENCE
6 PACK

PAINTED METAL ROLL UP DOOR



PLAN 3 FRONT CRAFTSMAN
6 PACK

METAL ROLL UP DOOR

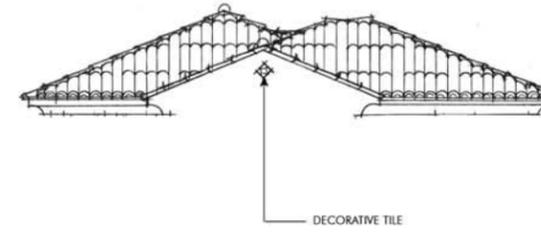
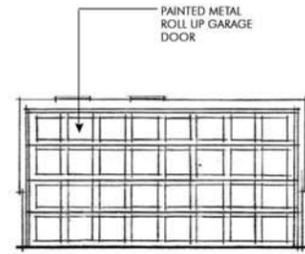
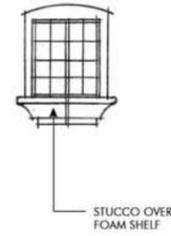
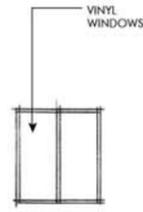
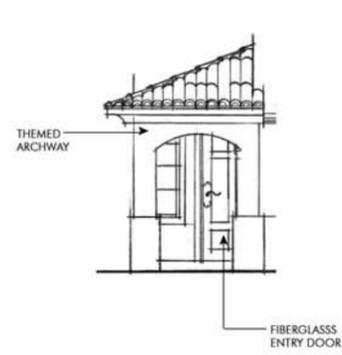
ENTRY

WINDOW ACCENTS

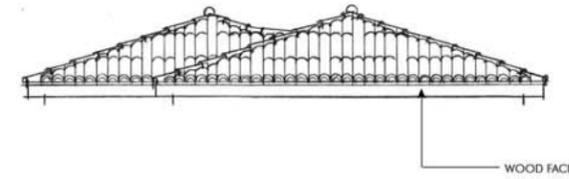
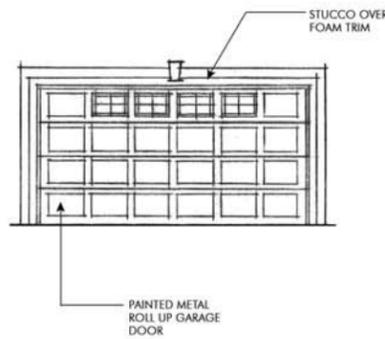
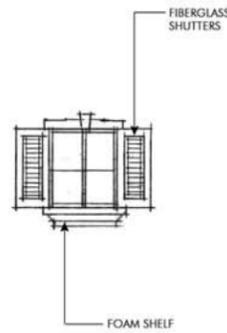
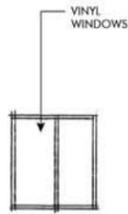
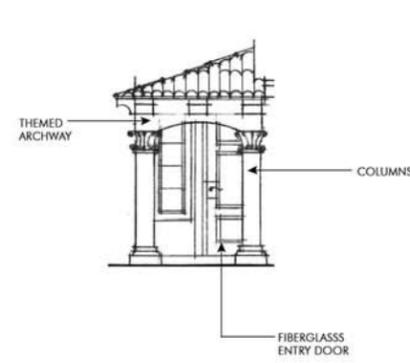
GARAGE DOOR

ROOF DESIGN & ACCENT

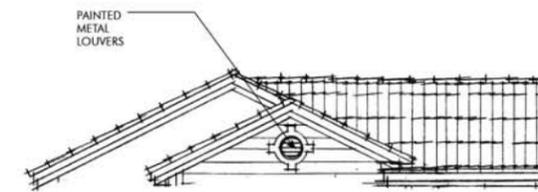
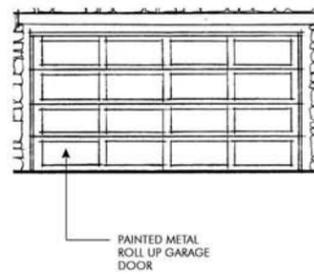
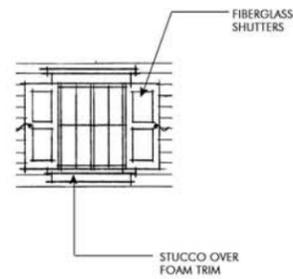
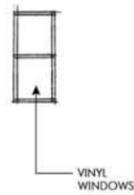
BUILDING KEY



SPANISH



ITALIAN



SEASIDE



PLAN 2 LEFT (CORNER LOT) ITALIAN
8 PACK

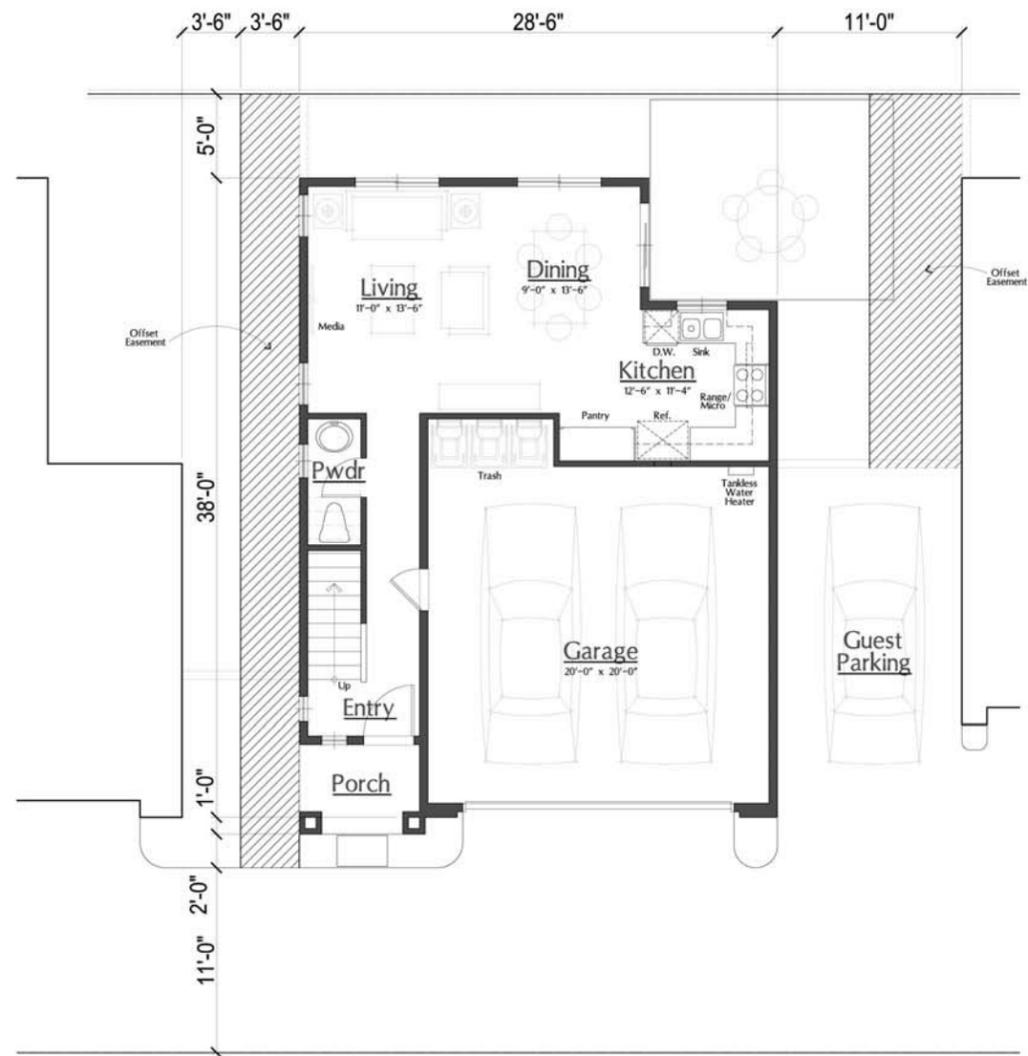
PLAN 3 RIGHT (CORNER LOT) SEASIDE
8 PACK

PLAN 4 FRONT SEASIDE
8 PACK

PLAN 4 FRONT SPANISH
8 PACK



2ND FLOOR - 820 S.F.



1ST FLOOR - 538 S.F.

PLAN 1
1,358 S.F.



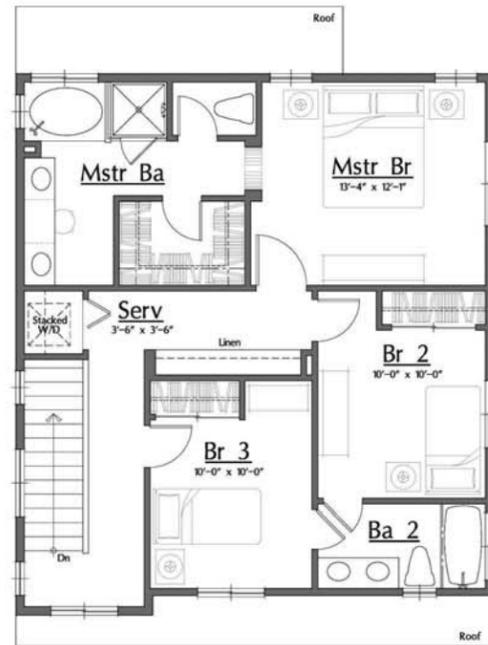
PLAN 1 FRONT SPANISH
8 PACK



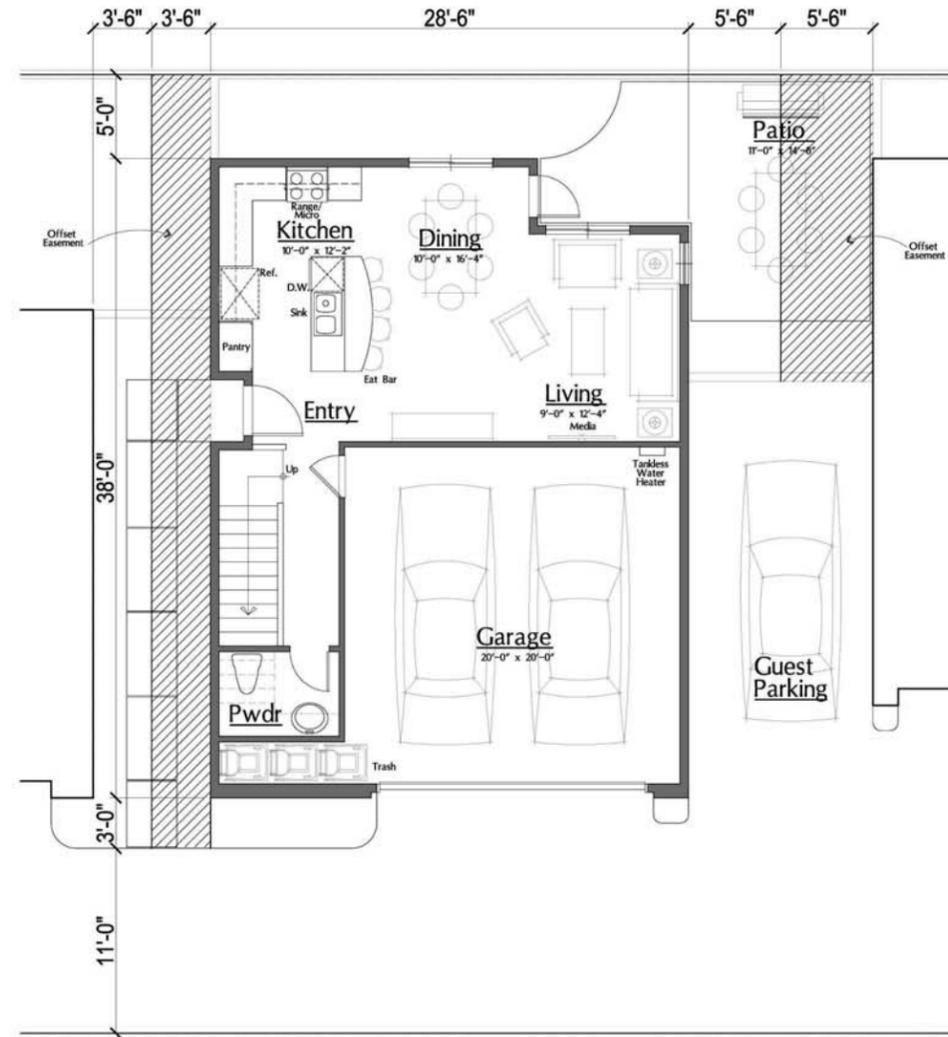
PLAN 1 FRONT ITALIAN
8 PACK



PLAN 1 FRONT SEASIDE
8 PACK



2ND FLOOR - 848 S.F.



1ST FLOOR - 586 S.F.

PLAN 2
1,434 S.F.



METAL ROLL UP GARAGE DOOR

PLAN 2 FRONT SPANISH
8 PACK



PAINTED METAL ROLL UP DOOR

PLAN 2 FRONT ITALIAN
8 PACK



PAINTED METAL LOUVERS

12
6

METAL ROLL UP GARAGE DOOR

PLAN 2 FRONT SEASIDE
8 PACK



2ND FLOOR - 927 S.F.



1ST FLOOR - 644 S.F.

PLAN 3
1,571 S.F.



PLAN 3 FRONT SPANISH
8 PACK

METAL ROLL UP
GARAGE DOOR



PLAN 3 FRONT ITALIAN
8 PACK

PAINTED METAL
ROLL UP DOOR

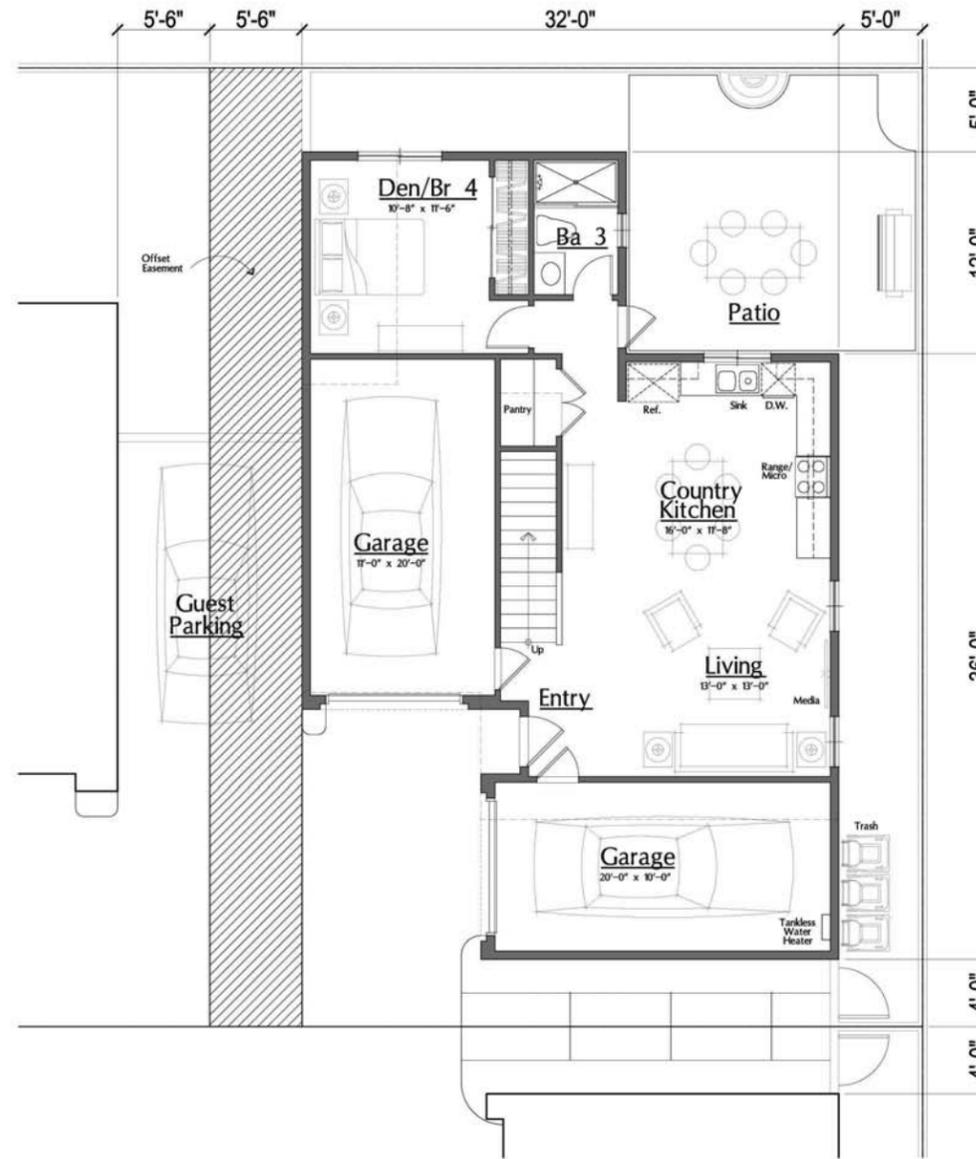


PLAN 3 FRONT SEASIDE
8 PACK

METAL ROLL UP
GARAGE DOOR



2ND FLOOR - 897 S.F.



1ST FLOOR - 752 S.F.

PLAN 3
1,571 S.F.



PLAN 4 FRONT SPANISH
8 PACK



PLAN 4 FRONT ITALIAN
8 PACK



PLAN 4 FRONT SEASIDE
8 PACK



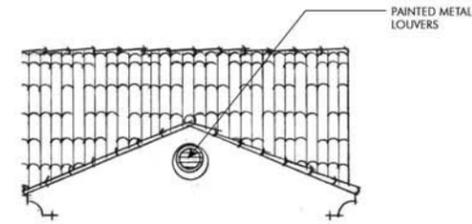
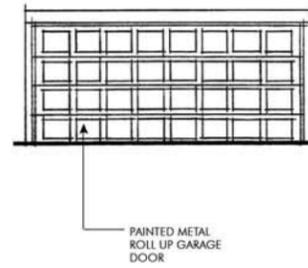
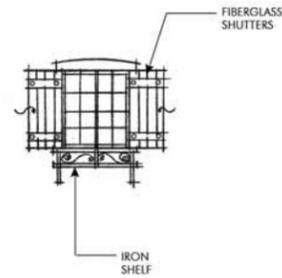
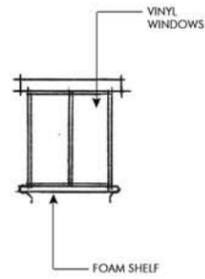
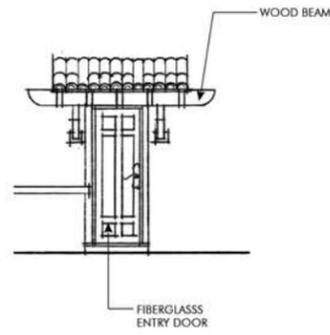
ENTRY

WINDOW ACCENTS

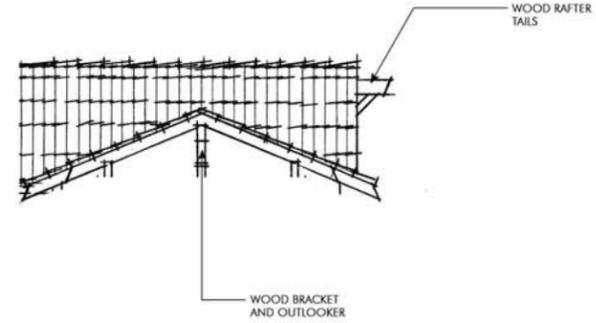
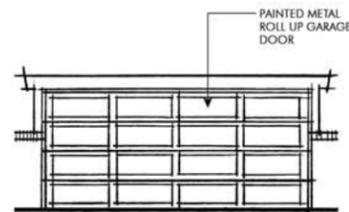
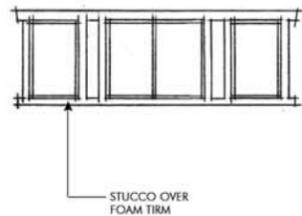
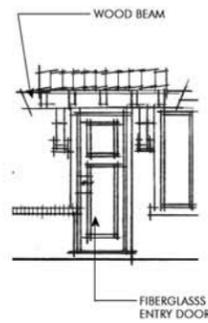
GARAGE DOOR

ROOF DESIGN & ACCENT

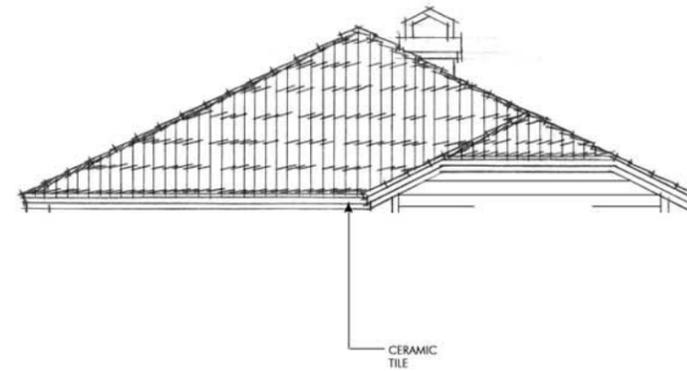
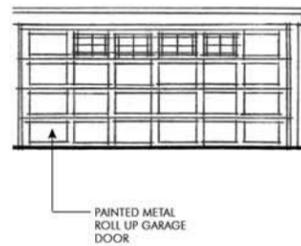
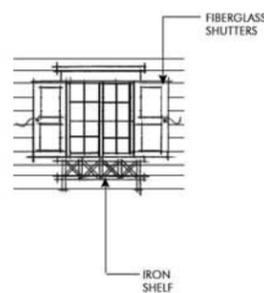
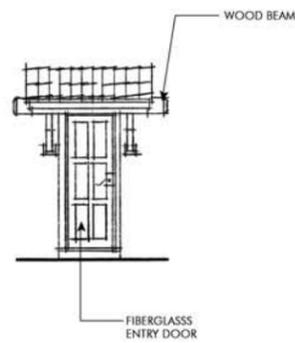
BUILDING KEY



SPANISH



CRAFTSMAN



SEASIDE

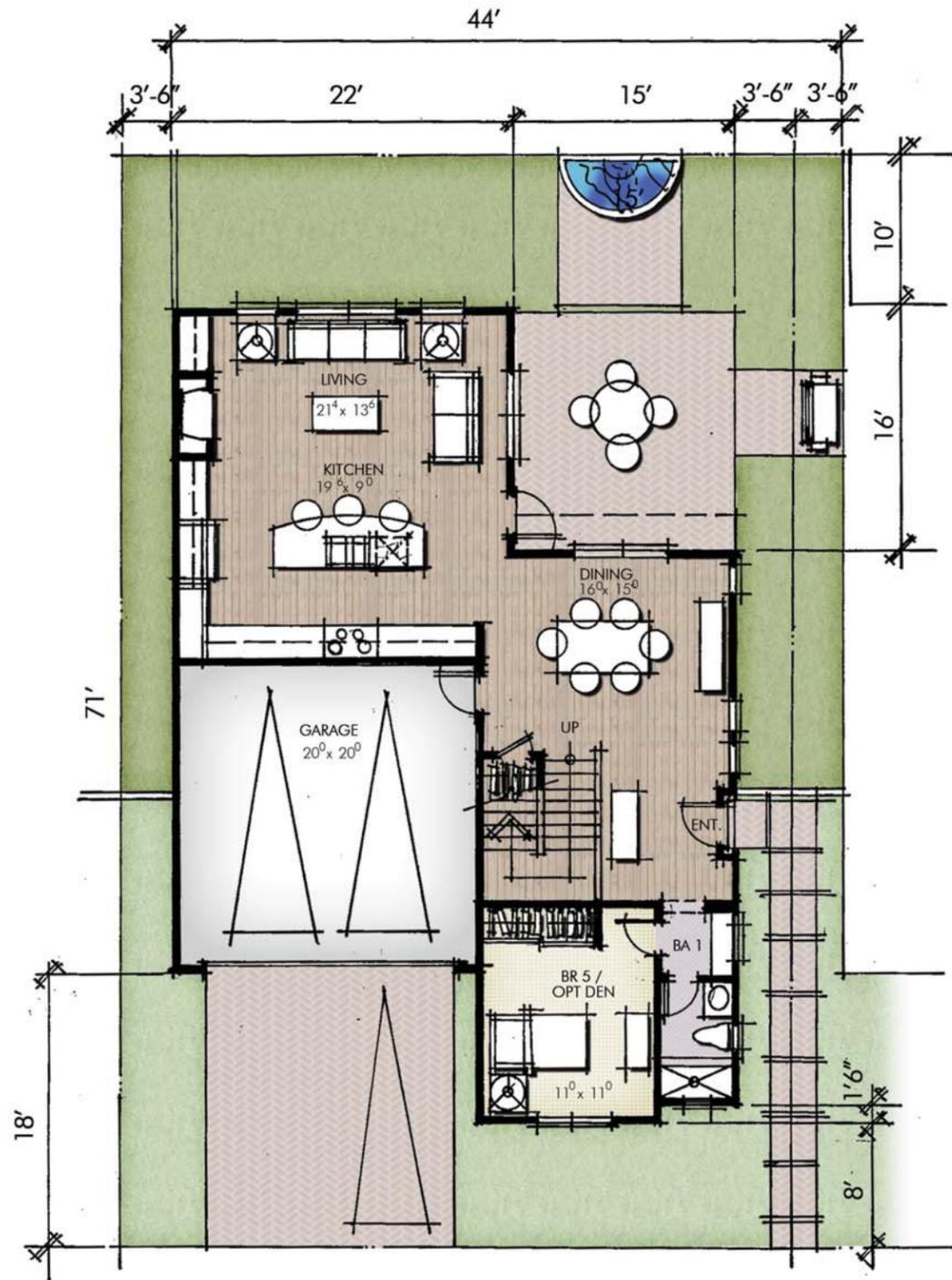


PLAN 2 FRONT SPANISH

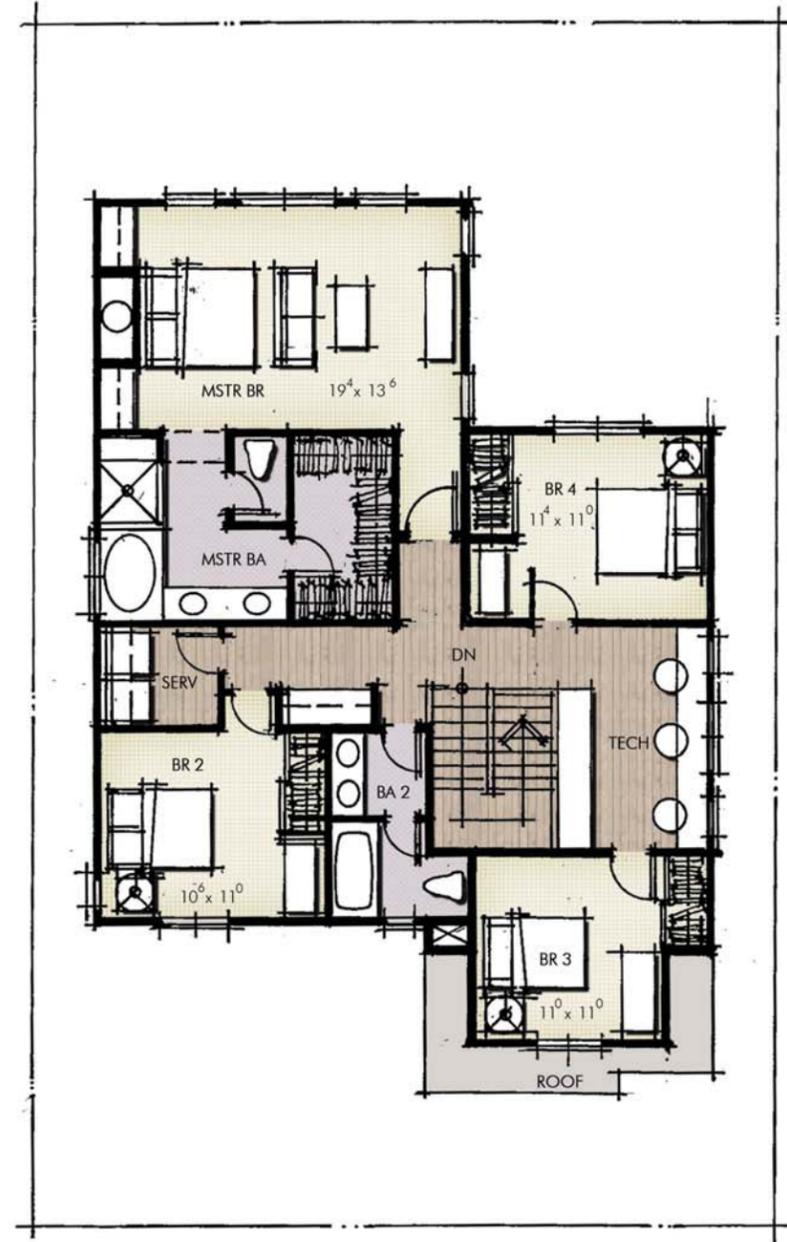
PLAN 3 FRONT SEASIDE

PLAN 1 FRONT CRAFTSMAN

PLAN 1 FRONT SPANISH

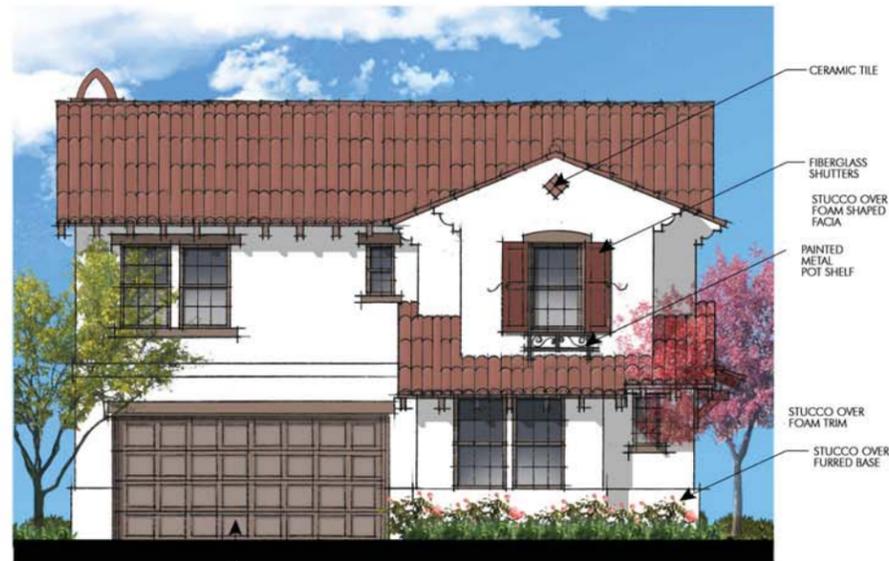


PLAN 1
1,122 S.F.



PLAN 1
2,537 S.F.

PLAN 1
1,415 S.F.



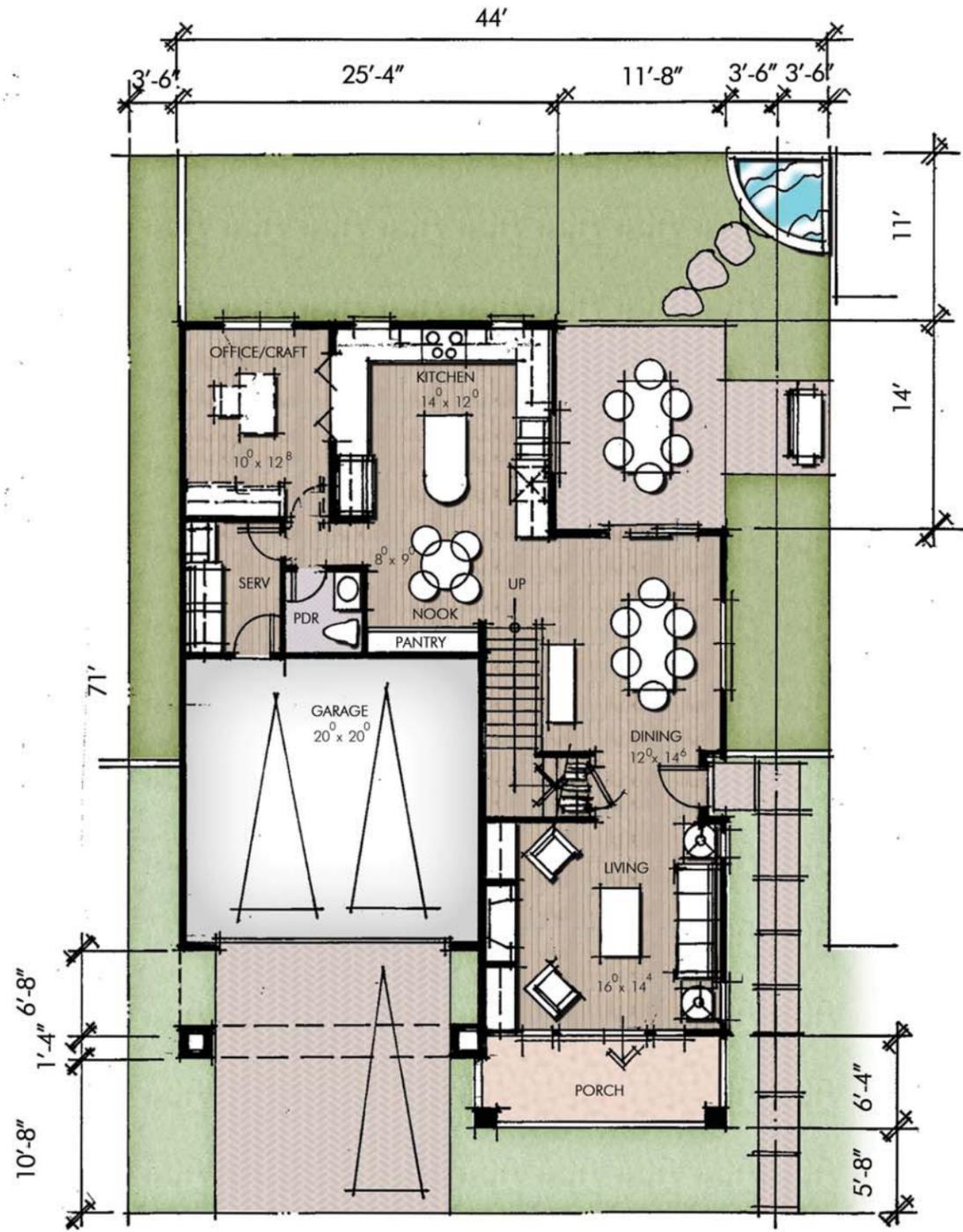
METAL ROLL UP GARAGE DOOR
PLAN 1 FRONT SPANISH



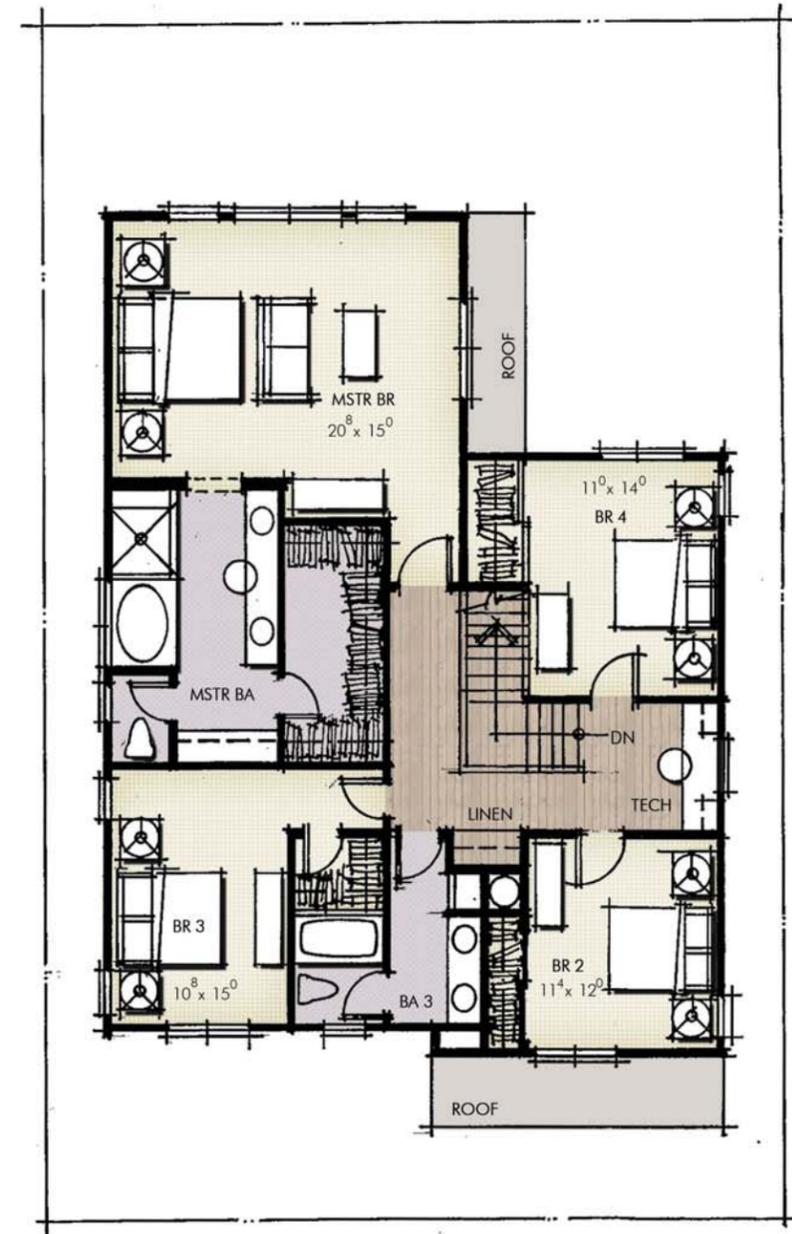
METAL ROLL-UP GARAGE DOOR
PLAN 1 FRONT SEASIDE



METAL ROLL UP GARAGE DOOR
 TYP. STUCCO
PLAN 1 FRONT CRAFTSMAN



PLAN 2
1,078 S.F.



PLAN 2
2,632 S.F.

PLAN 2
1,554 S.F.



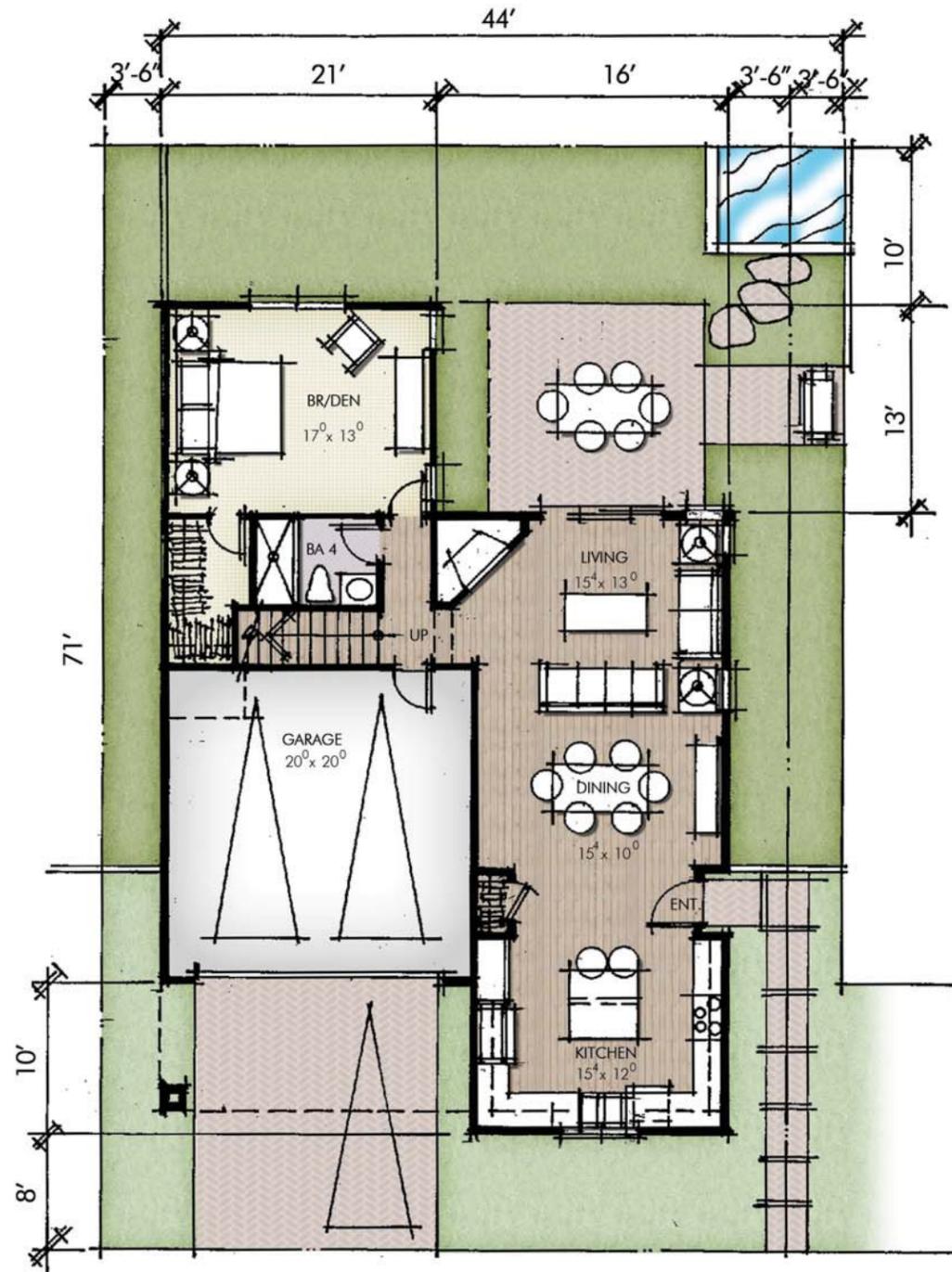
PLAN 2 FRONT
SPANISH



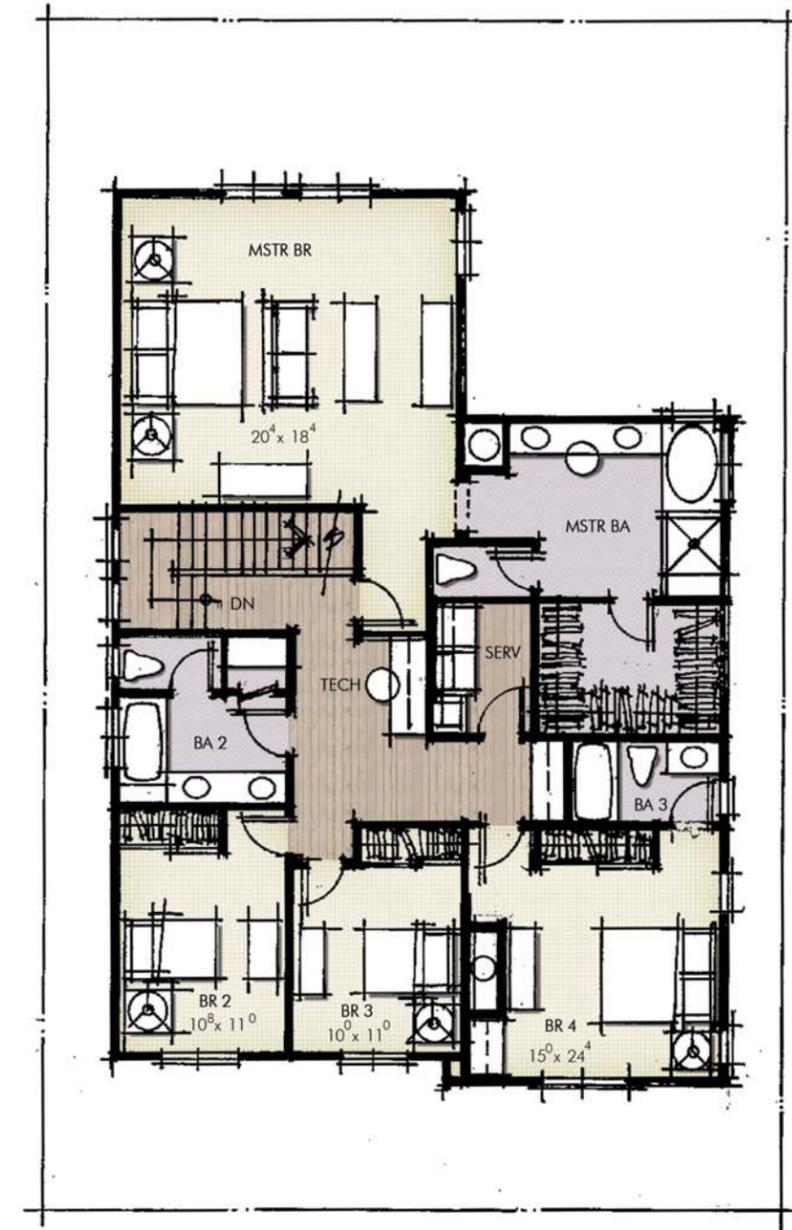
PLAN 2 FRONT
SEASIDE



PLAN 2 FRONT
CRAFTSMAN



PLAN 3
1,088 S.F.



PLAN 3
2,711 S.F.

PLAN 3
1,623 S.F.



PLAN 3 FRONT SPANISH



PLAN 3 FRONT SEASIDE



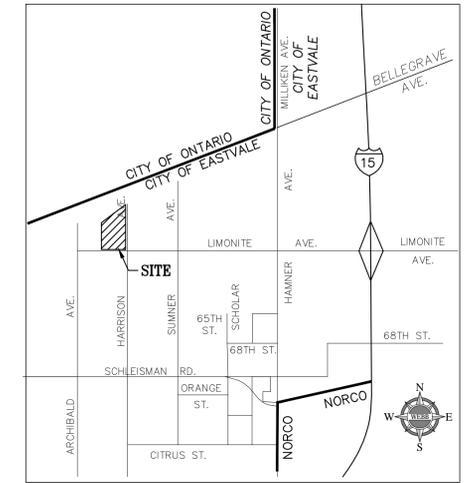
PLAN 3 FRONT CRAFTSMAN

ATTACHMENT 4

TENTATIVE TRACT MAP NO. 36775

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP NO. 36775

LOCATED IN SECTION 23, T.2 S., R. 7 W., S.B.M.



VICINITY MAP

EASEMENTS

THE FOLLOWING ENCUMBRANCE NOTES ARE THOSE CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. 05A-4501267 (24), DATED MARCH 20, 2014 UPDATE I AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THE REPORT. THOSE WHICH CAN BE PLOTTED ON THE SURVEY ARE SHOWN THIS. THE REMAINING ITEMS CANNOT BE PLOTTED AND REFERENCE TO THE RECORDED DOCUMENTS SHOULD BE MADE FOR FURTHER PARTICULARS.

- * INDICATES SURVEYOR'S COMMENTS
- △ AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 11, 1952 IN BOOK 1875, PAGE 430, O.R. AND AMENDMENT RECORDED NOVEMBER 2, 1982 AS INSTRUMENT NO. 194254, O.R.
- △ AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED FEB. 5, 1960 AS INSTRUMENT NO. 10231, O.R.
- △ AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED SEP. 25, 1964 AS INSTRUMENT NO. 98144, O.R.
- △ AN EASEMENT FOR SUBTERRANEAN PIPELINE AND INCIDENTAL PURPOSES, RECORDED JULY 23, 2013 AS INSTRUMENT NO. 2013-0354431 OF OFFICIAL RECORDS, IN FAVOR OF CHINO BASIN DESALTER AUTHORITY, A JOINT EXERCISE OF POWERS AUTHORITY AND TO ITS SUCCESSORS AND ASSIGNS AFFECTS: AS DESCRIBED THEREIN

LEGEND

- ACCESS ROAD AND UTILITY EASEMENT
- PRIVATE HOMEOWNER EASEMENT
- SIDEWALK EASEMENT
- PROPERTY BOUNDARY
- PROPOSED R/W
- PROPOSED BLOCK WALL
- PROPOSED RETAINING WALL
- PROPOSED TUBULAR STEEL FENCE

OWNER

SC LIMONITE, LLC
ATTN: PATRICK E. POTTS
2201 DUPONT DRIVE
SUITE 300
IRVINE, CA 92612
OFF: 944-833-1554, X2235

ENGINEER
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
ATTN: JASON ARDERY
TEL: (951) 686-1070
FAX: (951) 788-1256

LAND USE

EXISTING LAND USE: DAIRY
PROP. LAND USE: MED. HIGH DENSITY
RESIDENTIAL (MDHR) 14 LETTERED LOTS

UTILITIES

WATER: JURUPA COMMUNITY SERVICES DISTRICT
SEWER: JURUPA COMMUNITY SERVICES DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: VERIZON
TELEVISION: INDIVIDUAL RECEPTION/CABLE

LEGAL DESCRIPTION

TAKEN FROM FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 05A-4501267(24), DATED FEB. 13, 2014.

REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 33036, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON BY MAP FILED IN BOOK 217, PAGES 57 AND 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 23, 2013 AS INSTRUMENT NO. 2013-0354432, OFFICIAL RECORDS.

APN: 164-010-025

NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460, UNLESS OTHERWISE NOTED.
2. 2011 THOMAS BROS. MAP, PAGE 603, GRID E6.
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. ALL SLOPES ARE 2:1 UNLESS, UNLESS OTHERWISE NOTED.
5. FLOOD ZONE C, AREA OF MINIMAL FLOODING.
6. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
7. LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
8. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
9. PROJECT IS NOT WITHIN SPECIFIC PLAN.
10. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
11. PROJECT IS WITHIN JURUPA COMMUNITY SERVICES DISTRICT.
12. TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC. ON 7/22/2014.
13. THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
14. THERE ARE NO OPEN CHANNELS.
15. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENT AS REQUIRED BY NPDES SUPPLEMENT "A".
16. THERE ARE NO EXISTING WELLS ON SITE.
17. THERE ARE COMMON AREAS, AND RECREATIONAL AREAS WITHIN THIS PROJECT.
18. EASEMENTS OF RECORD ARE PLOTTED HEREON.
19. ENTRY MONUMENTATION PER COUNTYWIDE DESIGN STANDARDS AND GUIDELINES.

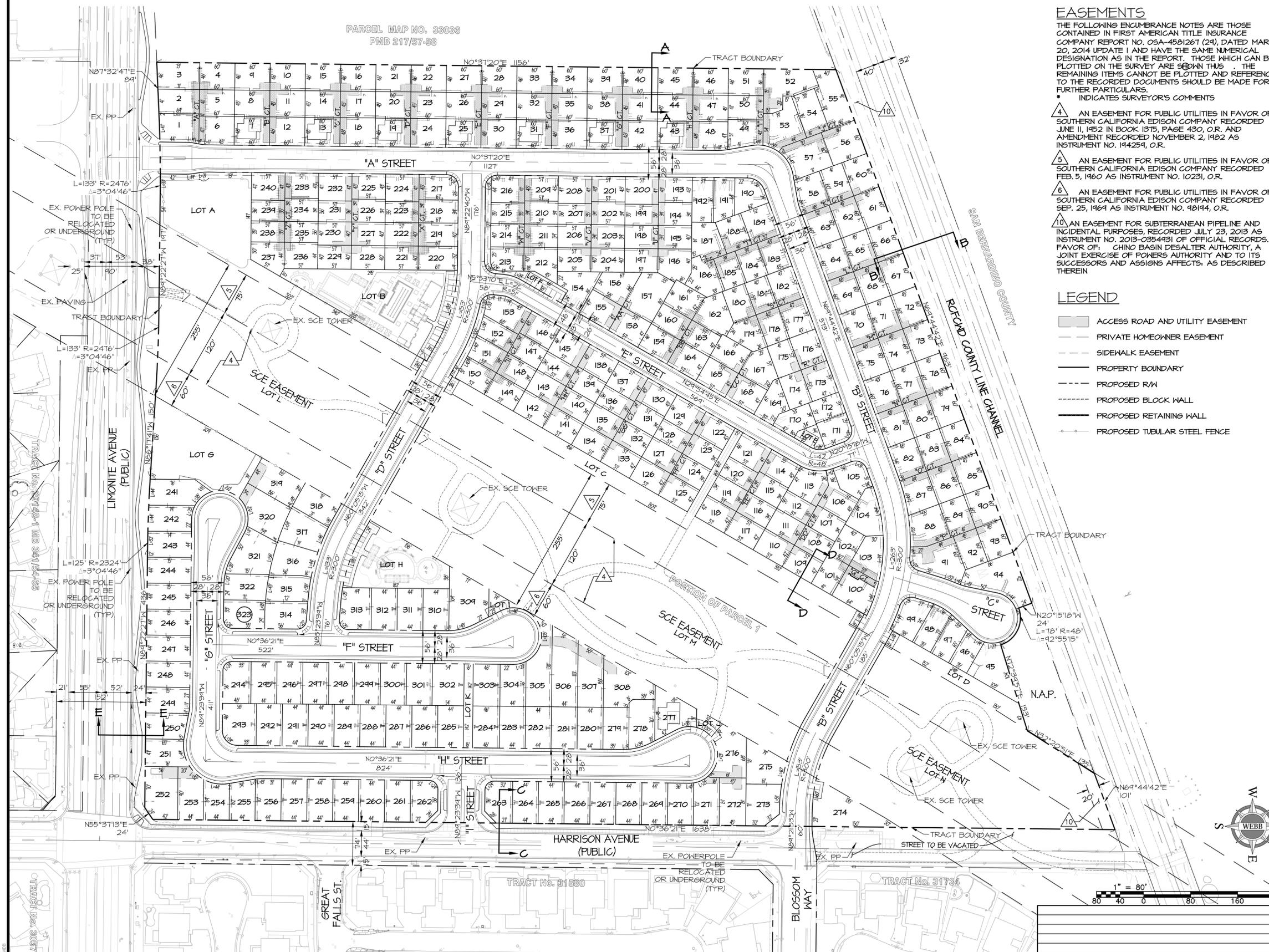
TENTATIVE TRACT MAP

TRACT No. 36775



REVISIONS	DATE	BY

SCALE: 1" = 80'	ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA 92506 PH: (951) 686-1070 FAX: (951) 788-1256	I.P.O. 14-0115
DATE: 1/17/2014		SHEET 1
DESIGNED: ---		OF 4 SHEETS
CHECKED: M.L.G.		DWG. NO.



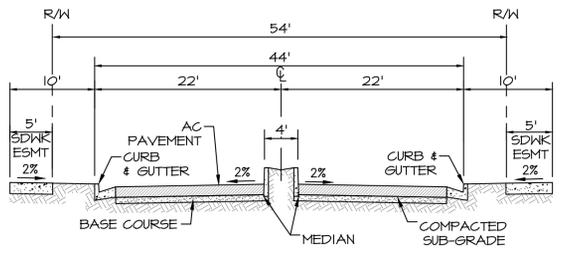
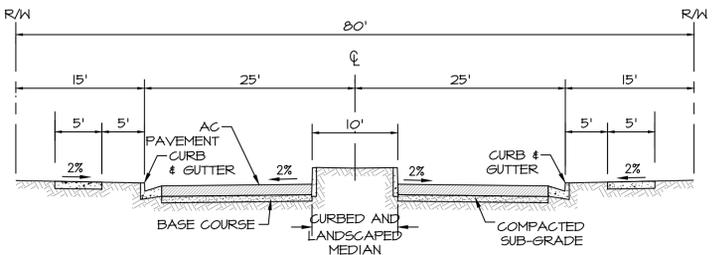
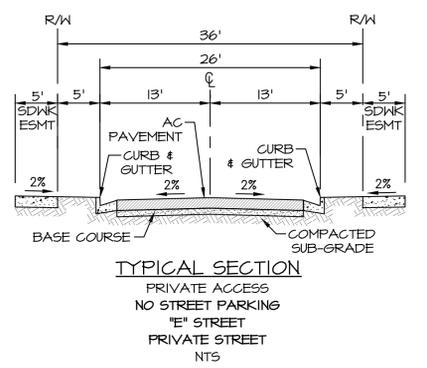
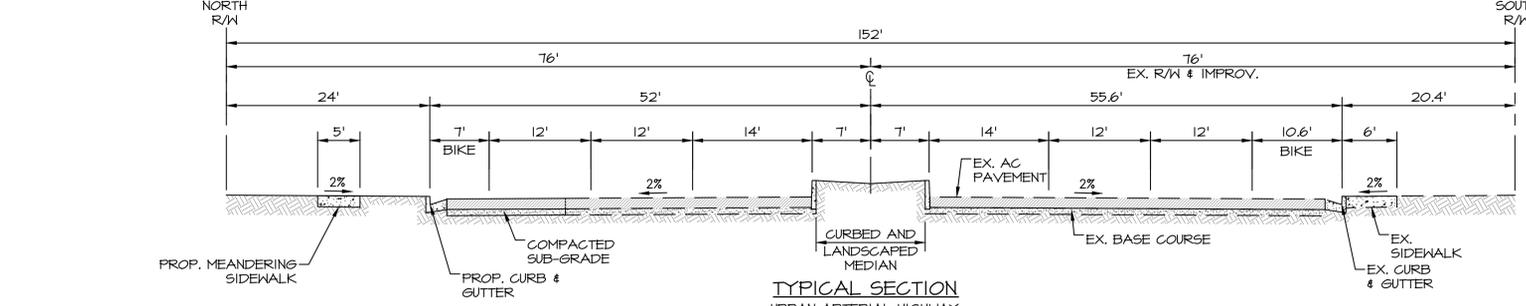
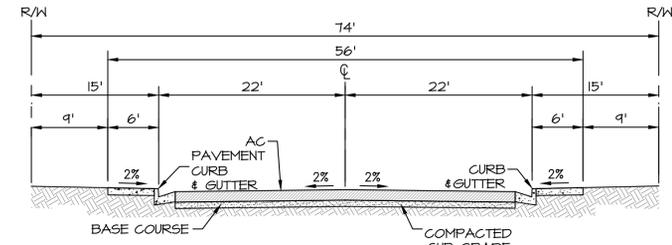
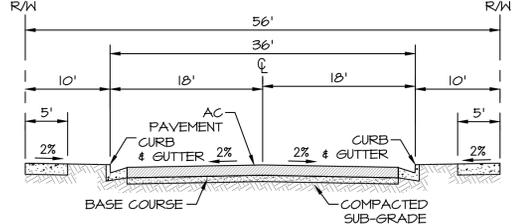
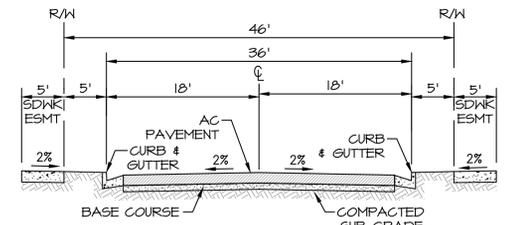
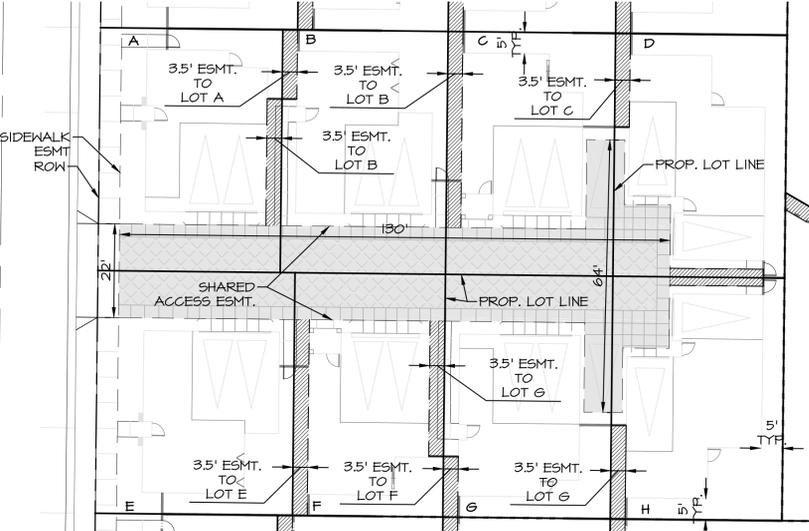
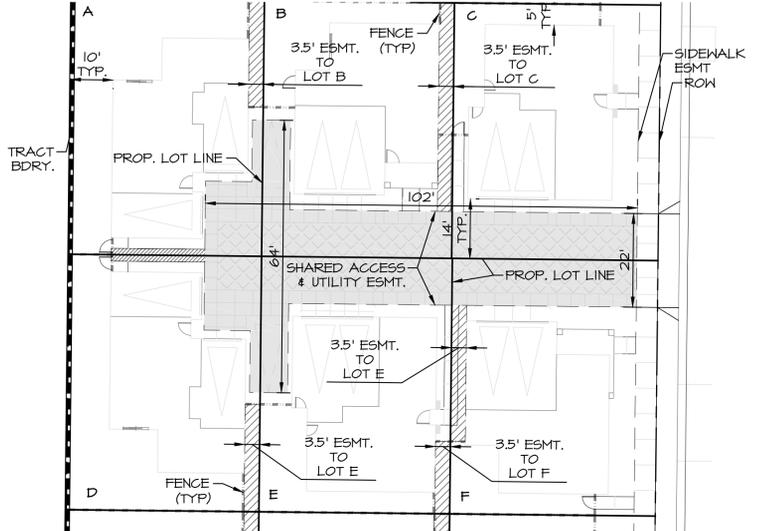
| Parcel Table |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Lot # | Area | Lot # | Area | Lot # | Area |
| 1 | 3,240 S.F. | 68 | 2,100 S.F. | 135 | 2,251 S.F. |
| 2 | 2,856 S.F. | 69 | 2,400 S.F. | 136 | 2,023 S.F. |
| 3 | 3,276 S.F. | 70 | 2,400 S.F. | 137 | 2,252 S.F. |
| 4 | 2,130 S.F. | 71 | 2,100 S.F. | 138 | 2,451 S.F. |
| 5 | 2,640 S.F. | 72 | 2,130 S.F. | 139 | 2,223 S.F. |
| 6 | 2,400 S.F. | 73 | 2,130 S.F. | 140 | 2,252 S.F. |
| 7 | 2,400 S.F. | 74 | 2,100 S.F. | 141 | 2,294 S.F. |
| 8 | 2,100 S.F. | 75 | 2,400 S.F. | 142 | 2,294 S.F. |
| 9 | 2,130 S.F. | 76 | 2,400 S.F. | 143 | 2,251 S.F. |
| 10 | 2,130 S.F. | 77 | 2,100 S.F. | 144 | 2,023 S.F. |
| 11 | 2,640 S.F. | 78 | 2,130 S.F. | 145 | 2,650 S.F. |
| 12 | 2,420 S.F. | 79 | 2,130 S.F. | 146 | 2,451 S.F. |
| 13 | 2,400 S.F. | 80 | 2,100 S.F. | 147 | 2,223 S.F. |
| 14 | 2,100 S.F. | 81 | 2,400 S.F. | 148 | 2,252 S.F. |
| 15 | 2,130 S.F. | 82 | 2,400 S.F. | 149 | 2,294 S.F. |
| 16 | 2,130 S.F. | 83 | 2,100 S.F. | 150 | 2,295 S.F. |
| 17 | 2,640 S.F. | 84 | 2,130 S.F. | 151 | 2,394 S.F. |
| 18 | 2,420 S.F. | 85 | 2,130 S.F. | 152 | 2,271 S.F. |
| 19 | 2,400 S.F. | 86 | 2,100 S.F. | 153 | 3,281 S.F. |
| 20 | 2,100 S.F. | 87 | 3,060 S.F. | 154 | 3,240 S.F. |
| 21 | 2,130 S.F. | 88 | 3,442 S.F. | 155 | 2,142 S.F. |
| 22 | 2,130 S.F. | 89 | 2,100 S.F. | 156 | 2,425 S.F. |
| 23 | 2,640 S.F. | 90 | 2,130 S.F. | 157 | 4,288 S.F. |
| 24 | 2,420 S.F. | 91 | 4,399 S.F. | 158 | 2,679 S.F. |
| 25 | 2,400 S.F. | 92 | 2,460 S.F. | 159 | 2,223 S.F. |
| 26 | 2,100 S.F. | 93 | 2,130 S.F. | 160 | 2,286 S.F. |
| 27 | 2,130 S.F. | 94 | 5,483 S.F. | 161 | 2,623 S.F. |
| 28 | 2,130 S.F. | 95 | 4,463 S.F. | 162 | 3,225 S.F. |
| 29 | 2,640 S.F. | 96 | 2,246 S.F. | 163 | 2,286 S.F. |
| 30 | 2,420 S.F. | 97 | 2,462 S.F. | 164 | 2,651 S.F. |
| 31 | 2,400 S.F. | 98 | 2,655 S.F. | 165 | 2,679 S.F. |
| 32 | 2,100 S.F. | 99 | 3,011 S.F. | 166 | 2,522 S.F. |
| 33 | 2,130 S.F. | 100 | 3,181 S.F. | 167 | 2,855 S.F. |
| 34 | 2,130 S.F. | 101 | 2,373 S.F. | 168 | 2,679 S.F. |
| 35 | 2,100 S.F. | 102 | 2,308 S.F. | 169 | 2,476 S.F. |
| 36 | 2,400 S.F. | 103 | 3,003 S.F. | 170 | 2,402 S.F. |
| 37 | 2,400 S.F. | 104 | 3,372 S.F. | 171 | 2,263 S.F. |
| 38 | 2,100 S.F. | 105 | 2,182 S.F. | 172 | 2,001 S.F. |
| 39 | 2,130 S.F. | 106 | 2,860 S.F. | 173 | 2,679 S.F. |
| 40 | 2,130 S.F. | 107 | 2,223 S.F. | 174 | 2,323 S.F. |
| 41 | 2,640 S.F. | 108 | 2,252 S.F. | 175 | 2,323 S.F. |
| 42 | 2,420 S.F. | 109 | 2,242 S.F. | 176 | 2,679 S.F. |
| 43 | 2,400 S.F. | 110 | 2,242 S.F. | 177 | 2,651 S.F. |
| 44 | 2,100 S.F. | 111 | 2,251 S.F. | 178 | 2,266 S.F. |
| 45 | 2,130 S.F. | 112 | 2,023 S.F. | 179 | 2,282 S.F. |
| 46 | 2,130 S.F. | 113 | 2,435 S.F. | 180 | 2,308 S.F. |
| 47 | 2,640 S.F. | 114 | 2,451 S.F. | 181 | 2,286 S.F. |
| 48 | 2,400 S.F. | 115 | 2,223 S.F. | 182 | 2,651 S.F. |
| 49 | 2,141 S.F. | 116 | 2,252 S.F. | 183 | 2,451 S.F. |
| 50 | 2,460 S.F. | 117 | 2,394 S.F. | 184 | 2,251 S.F. |
| 51 | 2,130 S.F. | 118 | 2,394 S.F. | 185 | 2,223 S.F. |
| 52 | 4,694 S.F. | 119 | 2,251 S.F. | 186 | 3,000 S.F. |
| 53 | 4,271 S.F. | 120 | 2,023 S.F. | 187 | 3,088 S.F. |
| 54 | 3,048 S.F. | 121 | 2,651 S.F. | 188 | 2,600 S.F. |
| 55 | 4,284 S.F. | 122 | 2,451 S.F. | 189 | 2,436 S.F. |
| 56 | 3,622 S.F. | 123 | 2,223 S.F. | 190 | 2,652 S.F. |
| 57 | 4,284 S.F. | 124 | 2,251 S.F. | 191 | 2,446 S.F. |
| 58 | 3,004 S.F. | 125 | 2,394 S.F. | 192 | 2,283 S.F. |
| 59 | 2,460 S.F. | 126 | 2,394 S.F. | 193 | 2,451 S.F. |
| 60 | 2,130 S.F. | 127 | 2,251 S.F. | 194 | 2,223 S.F. |
| 61 | 2,130 S.F. | 128 | 2,024 S.F. | 195 | 2,251 S.F. |
| 62 | 2,100 S.F. | 129 | 2,650 S.F. | 196 | 2,435 S.F. |
| 63 | 2,400 S.F. | 130 | 2,451 S.F. | 197 | 2,308 S.F. |
| 64 | 2,400 S.F. | 131 | 2,223 S.F. | 198 | 2,251 S.F. |
| 65 | 2,100 S.F. | 132 | 2,252 S.F. | 199 | 2,024 S.F. |
| 66 | 2,130 S.F. | 133 | 2,394 S.F. | 200 | 2,651 S.F. |
| 67 | 2,130 S.F. | 134 | 2,394 S.F. | 201 | 2,451 S.F. |

Parcel Table	
Lot #	Area
M	206,475 S.F.
N	42,894 S.F.

PROPOSED DEVELOPMENT STANDARDS FOR 6 & 8 PLEX CLUSTERS

MINIMUM LOT SIZE REQUIREMENTS:
 LOT SIZE: 2,000 S.F.
 WIDTH: 35.5'
 DEPTH: 51'

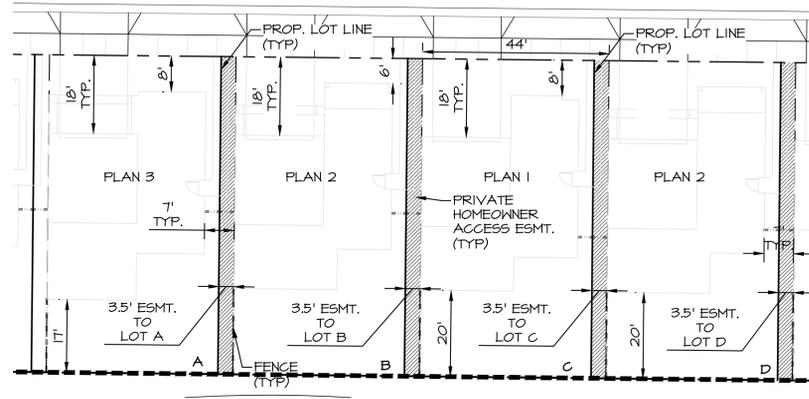
MINIMUM SETBACK REQUIREMENTS:
 SIDE: 3.5'
 CORNER LOTS: 5'
 FRONT: 14' TO PROPERTY LINE
 3' TO TRAVELED WAY
 REAR: 5'
 BLDG TO BLDG: 7'



PROPOSED DEVELOPMENT STANDARDS

MINIMUM LOT SIZE REQUIREMENTS:
 LOT SIZE: 3,000 S.F.
 WIDTH: 44'
 DEPTH: 71'

MINIMUM SETBACK REQUIREMENTS:
 SIDE: 3.5'
 CORNER LOTS: 5'
 FRONT: 5.5'
 GARAGE: 18'
 REAR: 5'
 BLDG TO BLDG: 7'

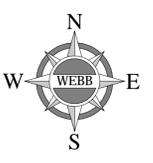
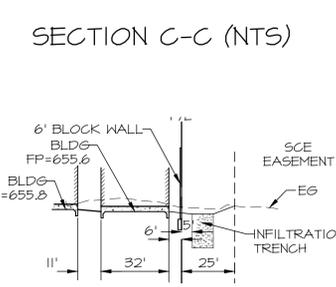
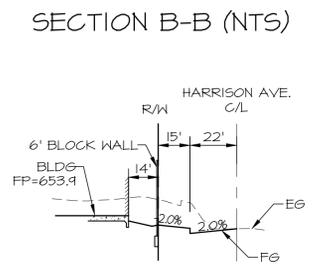
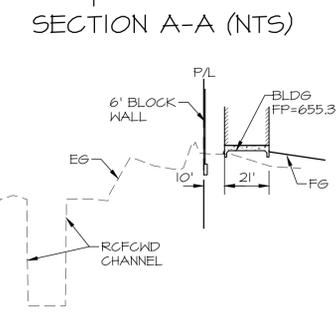
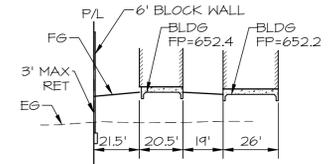


TENTATIVE TRACT MAP

TRACT No. 36775 SECTIONS/DETAILS

SCALE: N/A	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3789 McCRAE STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1258	P.L.O. 14-0115 SHEET 2 OF 4 SHEETS DWG. NO.
DATE: 11/17/2014	DESIGNED: MJB	CHECKED: MJB	PLN CK REF: FB.

**MATCHES ALIGNMENT BY KIMLEY HORN



TENTATIVE TRACT MAP			
TRACT No. 36715 CONCEPTUAL GRADING NORTHERLY PORTION			
SCALE: 1" = 50'	DATE: 11/11/2014	ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	I.L.O. 14-0115 SHEET 3 OF 4 SHEETS DWG. NO.
DESIGNED:	CHECKED: M.L.B.	PLN CK REF:	FB.

SEE SHEET 4

S:\2014\14-0115\Drawings\Entirement\14-0115-Title.dwg 2/11/2015 8:41:16 PM

ATTACHMENT 5

MITIGATION MONITORING AND REPORTING PROGRAM

SENDERO PLANNED RESIDENTIAL DEVELOPMENT PROJECT (PLANNING APPLICATION No. 14-1398)

MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for Sendero Planned Residential Development Project (14-1398) (SCH #2015031016). This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." An MMRP is required for the proposed project because the Initial Study/Mitigated Negative Declaration (IS/MND) has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

2. MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Eastvale will be responsible for monitoring compliance with all mitigation measures. Different City departments are responsible for various aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration, in the same order they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

As the project is of statewide, regional, or area-wide importance, any transportation information generated by this monitoring or reporting program will be submitted to the California Department of Transportation (Caltrans).

**SENDERO PLANNED RESIDENTIAL DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 14-1398)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Biological Resources			
<p>BIO-1 The project applicant shall conduct construction and clearing activities outside of the major avian nesting season (September 1–January 14), where feasible. Preconstruction surveys for nesting raptors and migratory birds (including ground nesting birds) shall be conducted by a qualified biologist, no more than 14 days before initiation of construction activities regardless of the season. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone, where feasible, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.</p> <p>If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusionary zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusionary zones may be established through consultation with the CDFW and the US Fish and Wildlife Service (USFWS), as necessary. The exclusionary zones shall remain in place until all young have fledged or the nest is deemed inactive by a qualified biologist.</p> <p>Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.</p>	<p>The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant’s construction inspector shall monitor to ensure that measures are implemented during construction.</p>	<p>City of Eastvale Planning and Public Works Departments</p>	
<p>BIO-2 Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl shall be conducted by a qualified biologist within 500 feet of the project work areas, where feasible. Surveys shall be conducted for all covered activities through the life of the building permit and will be conducted within 30 days of any vegetation removal or ground disturbance. All occupied burrows will be mapped on an aerial photo. Take of active nests will be avoided during construction. If construction is delayed or suspended for more than 30 days after the survey, the work area shall be resurveyed</p>	<p>Within 30 days prior to any vegetation removal or ground-disturbing activities</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	
<p>BIO-3 If burrowing owls are found to be present on-site, the project applicant shall develop a conservation strategy in cooperation with the CDFW and the Regional Conservation Authority in accordance with the CDFW’s <i>Staff Report on Burrowing Owl</i></p>	<p>Prior to any vegetation removal or ground-disturbing activities</p>	<p>City of Eastvale Planning Department and Public Works</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<i>Mitigation (2012).</i>		Department	
Cultural Resources			
CUL-1 If during grading or construction activities cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the 11 tribes consulted with through the SB-18 process (Appendices 3c and Appendices 3d through 3n). Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist and the Tribe determine the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-3.	Implemented during ground-disturbing activities	Implemented during ground-disturbing activities	
CUL-2 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts, that are found on the project site to the appropriate Tribe for proper treatment and disposition.	Implemented during ground-disturbing activities	City of Eastvale Planning Department and Public Works Department	
CUL-3 At least 30 days prior to seeking a grading permit, the applicant shall coordinate with the City to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the project site; designation, responsibilities, and participation of Native American Tribal monitors during ground-disturbing activities; project grading and development scheduling; and terms of compensation. If subsurface archaeological resources are discovered during grading related to development associated with the project, the project applicant, the project archaeologist, and the appropriate Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for	Implemented during ground-disturbing activities	City of Eastvale Planning Department and Public Works Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>such resources, in accordance with the Cultural Resources Treatment and Monitoring Agreement. If the parties cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City's Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Eastvale (Planning Commission and City Council).</p>			
<p>CUL-4 If paleontological resources are encountered during grading or project construction related to development contemplated in association with the proposed project, all work in the area of the find shall cease. The project applicant shall notify the City of Eastvale, and a qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the City's Planning Director. The project applicant shall pay for all required treatment and storage of the discovered resources.</p>	<p>Implemented during ground-disturbing activities</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	
<p>Geology and Soils</p>			
<p>GEO-1 The project applicant shall incorporate the recommendations of the geotechnical investigation dated January 18, 2005, prepared by CHJ; the geotechnical due diligence review and manure investigation dated November 20, 2013, prepared by Leighton and Associates (as amended or updated); and the geotechnical exploration dated December 12, 2013, prepared by Leighton and Associates (as amended or updated) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code.</p>	<p>Reviewed as part of the construction plans, and verified prior to occupancy</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.</p>			
<p>GEO-2 Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent liquefaction and seismic settlement study to the City of Eastvale for review and approval. The liquefaction and seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level liquefaction and seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the liquefaction study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.</p>	<p>Reviewed as part of the construction plans, and verified prior to occupancy</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	
<p>GEO-3 To prevent the potential for damage associated with seismic settlement on-site, each residence shall be constructed on stiffened foundations. Additionally, each structure shall be constructed with a post-tensioned or mat foundation that is designed to tolerate 2 inches of differential settlement over a horizontal distance of 40 feet.</p>	<p>Reviewed as part of the construction plans, and verified prior to occupancy</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	
<p>GEO-4 The applicant shall remove and dispose of all manure and organic-rich soils that are currently found on the site to an approved off-site location as detailed in the Geotechnical Due Diligence Review and Manure Investigation Study conducted by Leighton and Associates (2013a), as amended or updated. As an alternative to removing all of the manure and organic-rich soil, the applicant may mix a portion (an organic soil range of 5 percent or less) of the organic-rich soil with clean soils (Leighton and Associates 2013a). Additionally, the applicant shall remove the upper 12 inches of soil found below the manure and dispose of the soil at an approved off-site location.</p>	<p>Implemented prior to construction activities</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>GEO-5 To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the applicant shall ensure that those soils are pre-saturated to a moisture content and depth specified by the geotechnical engineer, thereby “pre-swelling” the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported nonexpansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations (as described in mitigation measure GEO-3), such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.</p>	<p>Reviewed as part of the construction plans, and verified prior to occupancy</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	
<p>Hazards and Hazardous Materials</p>			
<p>HAZ-1 Due to the age of the buildings, hidden or unknown suspect ACM or lead containing/coated materials may be uncovered during possible demolition or renovation activities. For any removal of lead containing components included in any renovation/demolition, a waste profile shall be conducted prior to disposal. Additionally, all ACMs and lead removal/demolition and other identified hazardous material waste is required to be disposed of in accordance with all local, state, and federal regulations and Leighton Consulting Inc.’s policies and procedures contained in Appendix 5 of this Initial Study.</p>	<p>During Construction</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	
<p>HAZ-2 The OCP-impacted soil identified by the Phase I and Limited Phase II ESAs (Leighton and Associates 2013c) must be excavated and disposed of off-site prior to redevelopment of the subject site for residential use. Subsequent to removal of contaminated soils, confirmation soil samples shall be collected from the resulting excavation sidewalls and bottom to determine whether all OCP-impacted soil has been effectively removed.</p>	<p>During Construction</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	
<p>Noise</p>			
<p>NOI-1 In order to satisfy the City of Eastvale 65 dBA exterior noise level standards, the construction of 6-foot-high noise barriers for Lots 1, 2, and 3 and 6.5-foot-high noise barriers for Lots 241 to 252, adjacent to Limonite Avenue, is required. In addition, the construction of 4-</p>	<p>Reviewed as part of the construction plans, and verified prior to occupancy</p>	<p>City of Eastvale Planning Department and Public Works</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>foot-high noise barriers for Lots 255 to 273, adjacent to Harrison Avenue, is required. The recommended noise control barrier shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier shall be constructed using one of the following materials:</p> <ul style="list-style-type: none"> • Masonry block • Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot • Glass (0.25 inches thick) or other transparent material with sufficient weight per square foot • Earthen berm • Any combination of these construction materials <p>The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout or caulking.</p>		Department	
<p>NOI-2 In order to meet the City of Eastvale 45 dBA interior noise standards, the project shall provide the following noise mitigation measures related to development contemplated in association with the proposed project:</p> <ul style="list-style-type: none"> • <u>Noise Level Reduction</u>: Lots facing Limonite Avenue and Harrison Avenue (Lots 1 to 3 and 234 to 237 and 241 to 262. See Figure 3) will require a noise level reduction (NLR) of up to 25.7 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). <ul style="list-style-type: none"> • <u>Windows</u>: All windows and sliding glass doors shall be well-fitted, well-weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Air gaps and rattling shall not be permitted. • <u>Doors</u>: All exterior doors shall be well-weather-stripped 			

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>solid core assemblies at least 1.75 inches thick.</p> <ul style="list-style-type: none"> • <u>Roof</u>: Roof sheathing of wood construction shall be well-fitted or caulked plywood of at least 0.5 inches thick. Ceilings shall be well-fitted, well-sealed gypsum board of at least 0.5 inches thick. Insulation with at least a rating of R-19 shall be used in the attic space. • <u>Ventilation</u>: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided that satisfies the requirements of the Uniform Mechanical Code. <p>With the recommended interior noise mitigation measures above, the proposed project is expected to meet the City of Eastvale 45 dBA CNEL interior noise level standards for residential development.</p>			
<p>NOI-3 The applicant shall disclose to all future residents of Lots 94 and 95 (Figure 3) the potential for Chino Desalter Authority (CSA) well noise located on the adjacent CDA lot (Figure 3).</p>	<p>Prior to occupancy</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	
<p>NOI-4 In order to reduce construction-generated noise impacts related to development associated with the proposed project, the project applicant shall submit a construction-related noise mitigation plan to the City for review and approval. The construction-related noise mitigation plan must depict the location of construction equipment and specify how the noise from this equipment will be mitigated during project construction. Construction noise-reducing methods can include, but are not limited to, temporary noise attenuation fences, preferential location of equipment, length of equipment use and idling time, and use of current noise suppression technology and equipment.</p> <p>In addition, the following measures shall be implemented, consistent with the City General Plan, to reduce the impacts of construction noise:</p>	<p>Implemented during construction</p>	<p>City of Eastvale Planning Department and Public Works Department</p>	