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July 24, 2018



City of Eastvale  
Mr. Eric Norris, Planning Director  
12363 Limonite Avenue, Suite 910  
Eastvale, California 91752

**RE: NOTICE OF PREPARATION FOR PROPOSED MERGE RETAIL AND LIGHT INDUSTRIAL DEVELOPMENT LOCATED IN THE CITY OF EASTVALE**

Mr. Norris,

Thank you for allowing the City of Ontario an opportunity to review and comment on the above referenced project. After reviewing the Notice of Preparation, the City requests that the following comment be addressed:

- Prepare traffic study in accordance with SBCTA and CMP guidelines;
- Evaluate all intersections that are expected to carry 50+ peak-period project trips, including queueing analysis;
- Include cumulative projects within Ontario;
- The EIR shall calculate fair-share mitigation costs;
- If project access is made a part of the TIA, all direct access to City of Ontario streets shall conform to City's access control requirements, per the City's Traffic and Transportation Design Guidelines;
- Review feasibility and constructability for all mitigation measures identified in the City of Ontario;

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- This project shall join Archibald Avenue within the City of Ontario limits per the Master Plan of Streets and Highways. This shall include, but not be limited to, curb and median alignment, sidewalk connectivity, possible widening of the existing culvert at County Line Channel. Please note, Archibald Avenue is a six lane divided roadway between Merrill Avenue and the southerly City limits.

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. If you have any questions regarding our comments, please contact me at (909) 395-2421.

Sincerely,



Richard Ayala  
Senior Planner