



CITY OF EASTVALE

PLANNING COMMISSION

STAFF REPORT

ITEM 6.1

DATE: MARCH 15, 2017

TO: HONORABLE CHAIR AND COMMISSIONERS

FROM: ERIC NORRIS, PLANNING

SUBJECT: PROPOSED “EASTVALE CROSSINGS” (WALMART) RETAIL CENTER (PROJECT NO. 12-0051)

RECOMMENDATION: STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED PROJECT TO THE CITY COUNCIL (SEE PAGE 34 FOR DETAILED RECOMMENDATION)

BACKGROUND/HISTORY

The applicant, Walmart Real Estate Business Trust, is proposing to build a new retail center on an approximately 24.8-acre site at the southeast corner of Limonite and Archibald avenues. The project’s location is shown in **Figures 2 and 3** on the following pages.

Prior to Eastvale’s incorporation, a project was approved by the County of Riverside which would have developed the site with a smaller retail center (on the portion currently zoned C-1/C-P [General Commercial]) and a mini-storage complex (on the area currently zoned M-SC [Manufacturing – Service Commercial]). The 2007 project, known as the “Nexus” development, is shown in **Figure 1**.

The Nexus project was revised in 2008 and 2009 and was scheduled to expire in 2010. In December 2010, the City granted a one-year extension. That extension expired on December 18, 2011, and the original County approval is therefore no longer valid (although the General Plan and Zoning designations remain in place).

The site was historically used as a dairy. The aerial photo in **Figure 2**, taken in 2007, shows the active dairy operation that existed at that time, including several single-family homes. By 2009, aerial photography of the site shows that the dairy operation had been closed. By 2012, all of the structures on the site had been demolished and removed. The site has been cleared and vacant since then.

At the time that the applicant originally filed its application with the City, the project site included the area covered by a Southern California Edison (SCE) transmission line easement. That portion was removed from the project site

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Figure 2: 2007 Aerial Photo





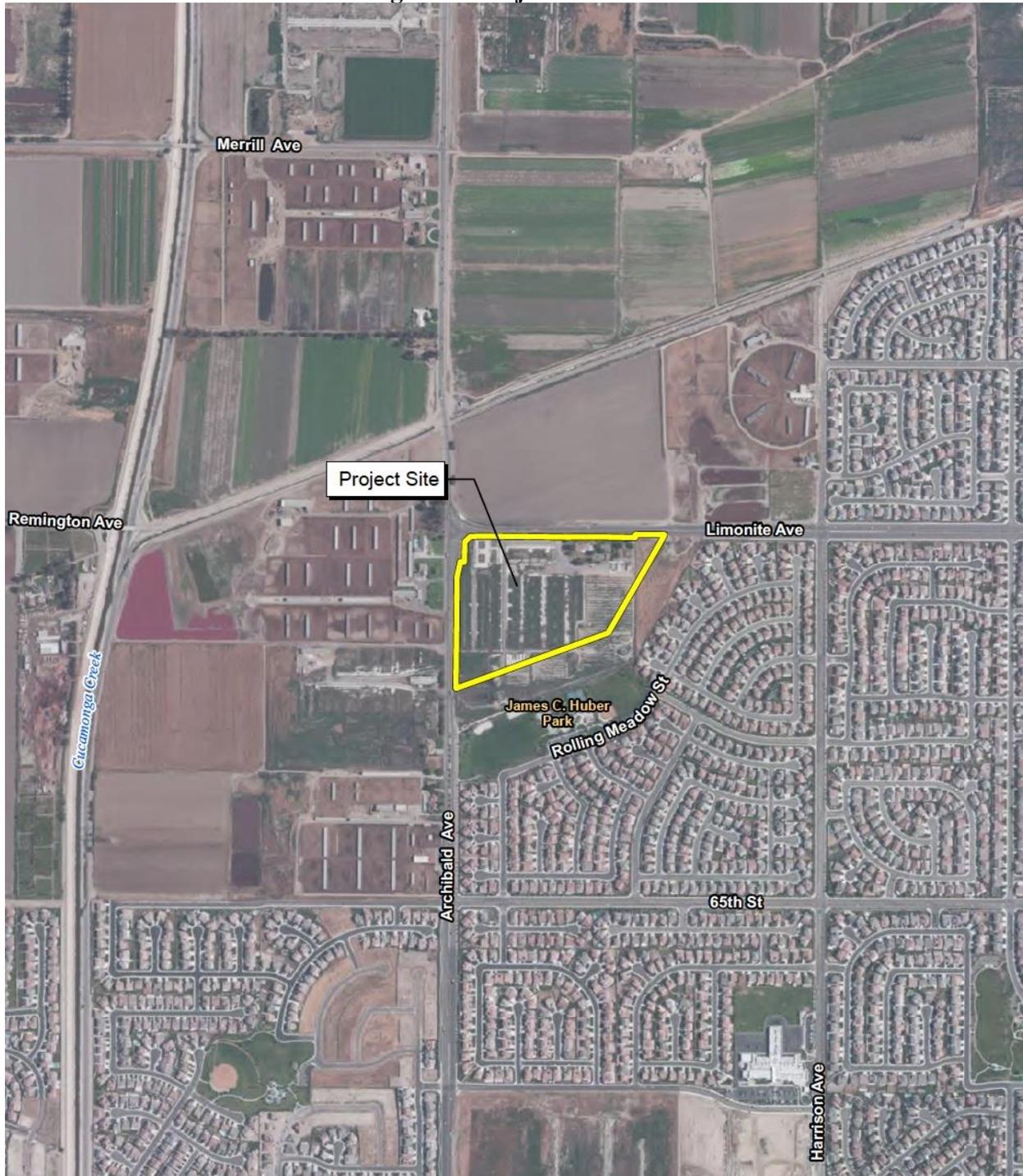
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Figure 3: Project Location



Photographs of the site in its existing condition are shown below.



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Figure 4: Aerial Photo of Project Site Looking East



Figure 5: Aerial Photos Looking South toward Huber Park



Limonite Ave. in the foreground;
SCE easement in the background.



Limonite Ave. in the foreground;
Huber Park beyond the site in the
background.



Limonite Ave. in the foreground;
Archibald Ave. at the right.



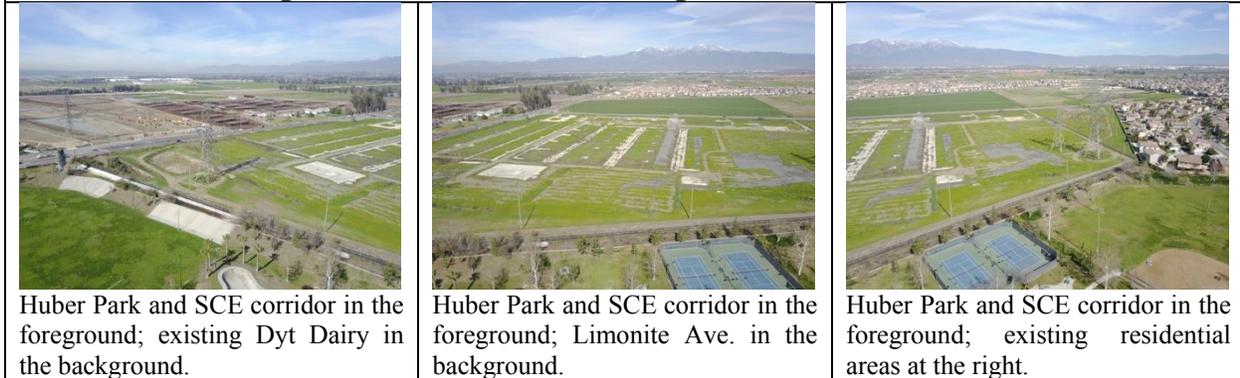
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Figure 6: Aerial Photos Looking North toward Ontario



APPLICATIONS

The proposed project involves several applications, beginning with a proposal to revise the General Plan land use designation and zoning for a portion of the site and progressing to plans for new buildings and site improvements and conditional use permits for several specific proposed uses. The following is a list of the applications submitted by the applicant.

The application components discussed below are:

- General Plan Amendment (page 6)
- Change of Zone (page 7)
- Major Development Plan Review, with summary of building sizes (page 8)
- Walmart drive-through conditional use permit (page 9)
- Outparcel drive-through conditional use permits (page 10)
- Walmart alcohol sale conditional use permit (page 10)
- Fuel station alcohol sale conditional use permit (page 10)
- Tentative tract map (page 10)
- Variance from the requirements for parking lot landscaping (page 10)

An analysis of each proposal is provided in the next section of this staff report.

- **General Plan Amendment**—This would make the General Plan land use designation for the entire project site Commercial Retail by changing the eastern portion of the site from Light Industrial to Commercial Retail.

Currently, approximately 12 of the site's 24.8 acres are designated for Commercial Retail uses. The remaining 12.8 acres are designated for Light Industrial. Existing and proposed General Plan designations are shown below.



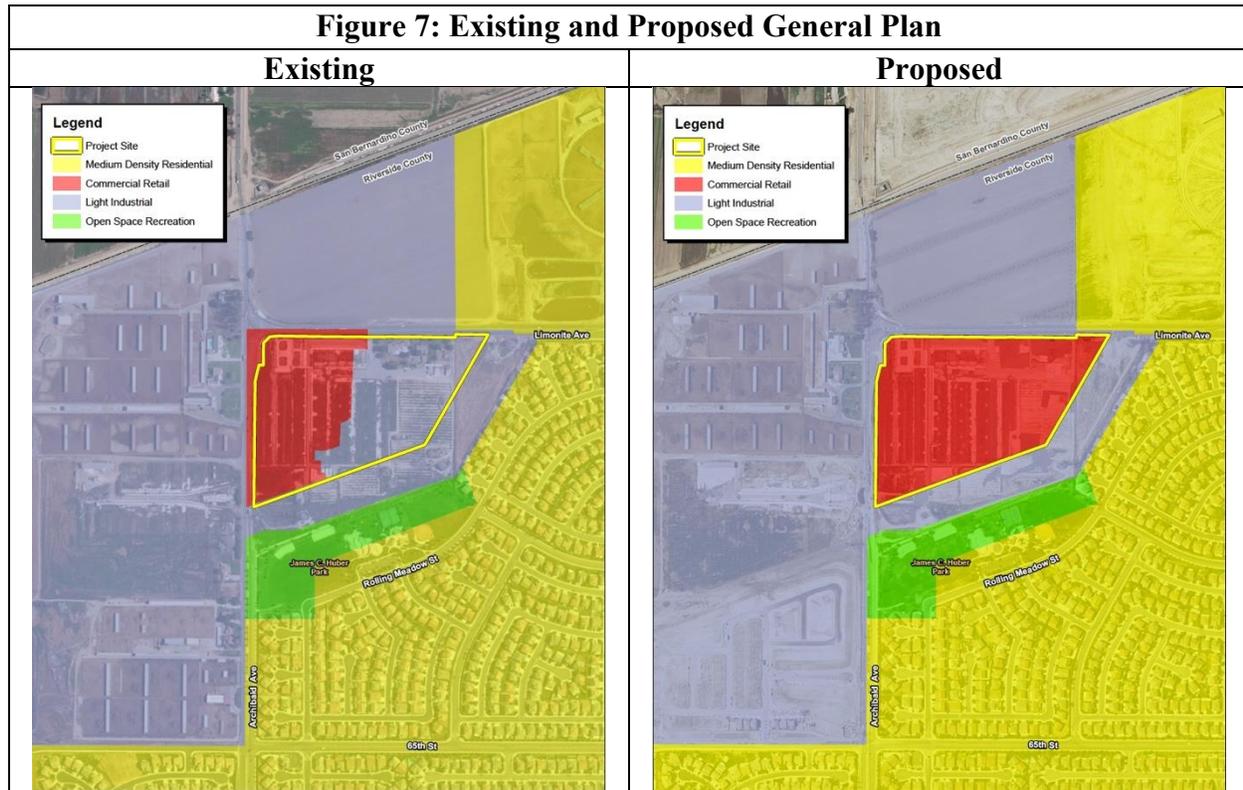
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Figure 7: Existing and Proposed General Plan



- **Change of Zone**—Consistent with the proposed change in General Plan land use designation, this would change the zoning on the eastern portion of the project site so that the entire site would be zoned C-1/C-P (General Commercial).

Currently, approximately 12 of the site’s 24.8 acres are zoned C-1/C-P. The remaining 12.8 acres are zoned M-SC (Manufacturing - Service Commercial). Existing and proposed zoning designations are shown below.

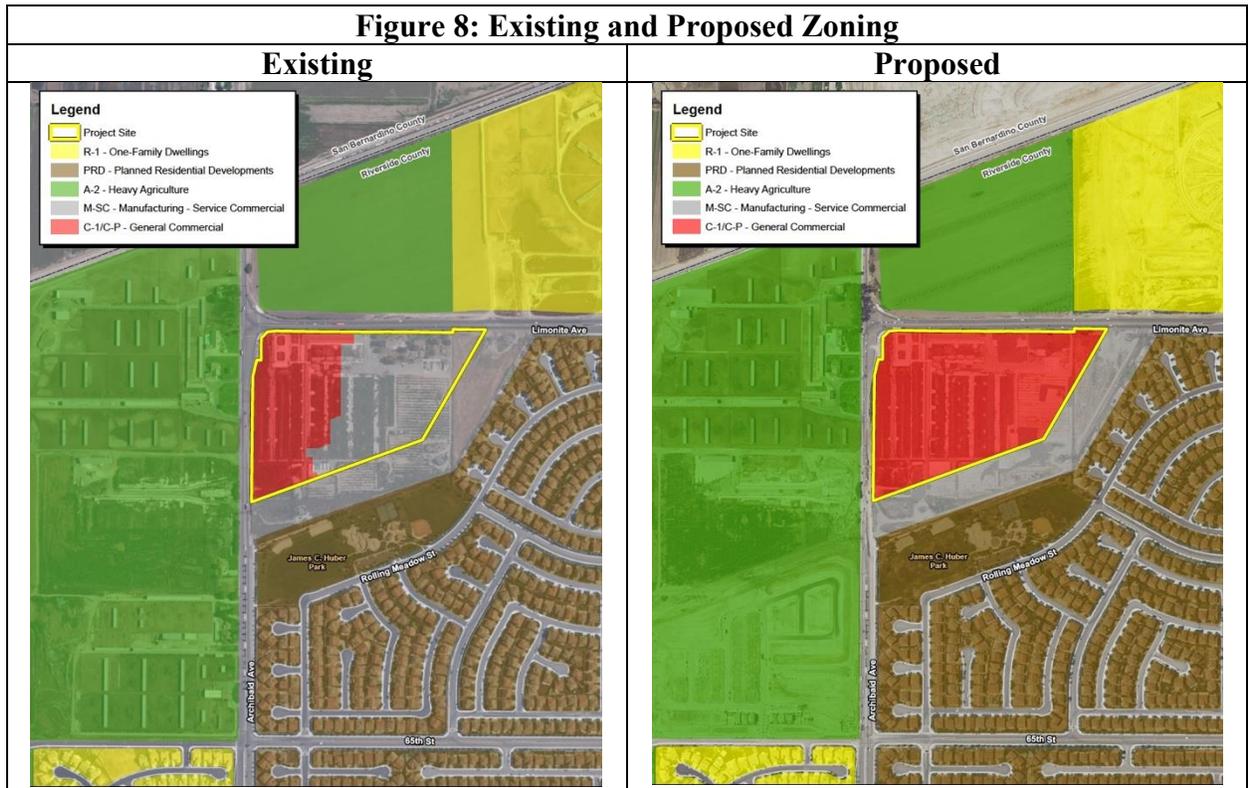


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- Major Development Plan Review**—This would approve the construction of the Walmart store and all other portions of the site with the exception of the “outparcels,” where no specific development has been proposed.

The proposed site plan is shown below.

A summary of the development currently proposed as part of the Major Development Review and which could occur on the outparcels is provided below:

Table A: Project Summary

Name	Size (As Noted)	Notes
Proposed Development		
Walmart Store	192,000SF + drive-through pharmacy	Covered by the proposed Major Development Plan Review.
Fuel Station	16 fueling stations + 4,200SF convenience market + car wash	Not proposed for development at this time. Will require submittal of Major Development Review application. Could be located on any outparcel.
Retail	6,200SF retail + drive-through	Not proposed for development at this time. Conditional Use Permit has been applied for to allow the drive-through



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		use. Will require submittal of Major Development Review application. Could be located on any outparcel.
Fast Food	3,500SF + drive-through	Not proposed for development at this time. Conditional Use Permit has been applied for to allow the drive-through use. Will require submittal of Major Development Review application. Could be located on any outparcel.
Retail	12,200SF	Not proposed for development at this time. Will require submittal of Major Development Review application. Could be located on any outparcel.
Totals	<ul style="list-style-type: none"> • 218,000SF retail and restaurants • Fuel station • 3 drive-throughs 	
Proposed Infrastructure		
Detention Basin		Basin to hold storm flows and provide water quality treatment. Will be located as shown on the proposed site plan.
Right-of-Way Dedication		For the widening of Archibald and Limonite Avenues.

Although not all of the uses shown above are part of the current Major Development Review, all of the uses were examined in the environmental impact report (EIR) prepared for the project (discussed later in this staff report).

The proposed Walmart store would operate 24 hours a day and would retail general merchandise, home goods (housewares, electronics, furniture, and outdoor living items), personal items (clothing, daily essentials) and groceries (including alcohol for off-site consumption). The store will include a garden center.

The Walmart store will also include a pharmacy (with drive-through) and may also include a vision, hearing, and medical care center, food service, a photo studio and photo finishing center, a banking center, and an arcade and other similar accessory uses inside the store.

The Walmart store building will include six truck doors and loading docks.¹

- **Walmart Drive-Through Conditional Use Permit**—The proposed Walmart store would be built with a drive-through pharmacy at the northwestern corner of the building.

¹ Source: Draft Environmental Impact Report



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This conditional use permit is required to allow the construction and operation of the drive-through.

- **Outparcel Drive-Through Conditional Use Permits**—The applicant has proposed the development of two drive-through uses on the “outparcels,” which are not included in the current Major Development Review. These conditional use permits would allow the construction and operation of these drive-throughs, which would each need to be reviewed as part of a future Major Development Review application.
- **Walmart Alcohol Sale Conditional Use Permit**—This conditional use permit is required to allow the sale of alcoholic beverages in the Walmart store. The sale of alcohol will also require a license from the state of California; the state will not process that application if this conditional use permit is not in place.
- **Fuel Station Alcohol Sale Conditional Use Permit**—This conditional use permit is required to allow the sale of alcoholic beverages in the convenience store at the proposed gas station. The sale of alcohol will also require a license from the state of California; the state will not process that application if this conditional use permit is not in place.
- **Tentative Tract Map**—This would subdivide the project area into six parcels:
 - Parcel 1 (19.06 acres) for the Walmart store
 - Parcel 2 (0.95 acres) for future development (potentially a gas station)*
 - Parcel 3 (0.76 acres) for future retail development*
 - Parcel 4 (0.66 acres) for future retail development*
 - Parcel 5 (1.37 acres) for future retail development*
 - Parcel 6 (0.46 acres) for a water detention basin

* These are the “outparcels” on which no specific development proposals have been submitted.

- **Variance**—This would allow portions of the Walmart parking lot to be built with less landscaping than is normally required. Conditions of approval from the Riverside County Airport Land Use Commission (ALUC) prohibit the use of trees in several areas of the parking lot, which means that required shading standards cannot be met.

DISCUSSION/ANALYSIS

The following is a detailed discussion of the various components of the proposed project. The following applications are examined:

- General Plan Amendment/Change of Zone (page 11)
- Major Development Plan Review, with summary of building sizes (page 15)



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- Walmart drive-through conditional use permit (page 19)
- Outparcel drive-throughs “A” and “B” conditional use permits (page 20)
- Walmart alcohol sale conditional use permit (page 20)
- Fuel station alcohol sale conditional use permit (page 21)
- Tentative tract map (page 21)
- Variance from the requirements for parking lot landscaping (page 22)

General Plan Amendment/Change of Zone

The first and most basic decision facing the City with regard to the proposed project is whether the proposed change in the site’s General Plan designation and zoning should be approved—basically, whether this is the appropriate future land use for the site or if the current General Plan designation and zoning should be retained. (Note: Existing and proposed General Plan and zoning for the site are shown in **Figures 7 and 8**, earlier in this report.)

Approving the proposed changes in General Plan and zoning would more than double the amount of retail zoning on the site, making the entire project area suitable for commercial development. By removing the potential for light industrial development on the eastern portion of the project area, the proposed changes would:

- Allow development of a larger retail project in terms of total square footage. The amount of retail development which could be built on the site would approximately double.
- Change the *type* of retail development. Having a larger retail site allows the development of a larger, single store of the type proposed.² A smaller retail site would result in smaller individual buildings.
- Preclude any type of future light industrial development on the site.

Staff suggests that allowing more retail space at this location is appropriate, for the following reasons:

- The project site is located at the intersection of two major roadways, which provide the type of vehicle access needed for a retail project of this size.
- From a retail perspective, the site serves both Eastvale and the growing residential areas in Ontario and Chino to the north and west.
- Land which is shown in the General Plan and/or zoned for light industrial uses is available in the proximity of the site; there are other opportunities for the development of these types of uses which would be precluded from the site if the proposed project is approved.

² Note: This larger store could be a Walmart or some other retail user.



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- The proposed project would further the City’s goals of increasing shopping opportunities and retail sales tax revenues. Patrons coming to the site from inside and outside of Eastvale will help support the City’s operations by generating sales tax revenues.

As discussed later in this report (see the “Environmental Analysis” section), approving the proposed project would result in a variety of impacts, including three (air quality, noise, and traffic) that cannot be reduced to a level of nonsignificance. All other impacts (discussed in detail in the EIR) can be reduced to less than significant levels.

Through the public review of the project’s EIR and in the months leading to the Planning Commission hearing, two issues were raised by a number of persons: 1) Crime at Walmart Stores/Ability of Police to Provide Service, and 2) Traffic. These are discussed below.

*Note: Some of the issues discussed below are specific to the proposal to build a Walmart store at this location. The Commission is reminded that the proposed retail zoning would allow the development of the site by **any** retailer (consistent with the Eastvale Zoning Code).*

Crime

Many commenters expressed concerns that the development of a Walmart store at this location would result in increased crime, ranging from petty crime (e.g., shoplifting) to assaults, murders, and other serious crimes.

Commenters (see the comment letters and responses in the Final EIR for details) cited an article published by *Bloomberg Businessweek* in August 2016, (“Walmart’s Out-of-Control Crime Problem is Driving Police Crazy”), which described the experiences of police departments in several cities where Walmarts are located, including Beech Grove, Indiana, and Tulsa, Oklahoma. A mailer from “Eastvale United” cited the Bloomberg article and other anecdotal information (television news reports involving Walmart stores) as part of its opposition to the proposed project.

In general, the concerns about crime were specific to Walmart, and essentially stated an opinion that Walmart stores result in more crime than other, similarly sized stores.

To respond to these concerns, staff requested that the Eastvale Police Department (the Riverside County Sheriff, under contract to the City) respond. The County Sheriff’s service area includes numerous Walmart stores, as well as other large retail stores (such as Target and Costco), making the department qualified to speak to the specific experience of local law enforcement at these stores. The sheriff’s responses are summarized below:

- On December 5, 2016, Lieutenant Scott Forbes responded to concerns about higher-than-normal levels of crime as follows for the Final EIR:



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“We expect to receive more calls for service due to the number of customers a Walmart store would attract. However, the Sheriff’s Department is not aware of a higher than average number of calls for service at Walmart Stores versus other stores that are similar in size or business type. Nor are we aware of a higher than average number of ‘serious’ calls for service at Walmart stores.”

- In February 2017, the County Sheriff examined reports filed as the result of crimes for existing Walmart stores in the region and other large retail stores (including a large retail store in Eastvale). While statistics related to individual stores cannot be released, the sheriff’s records indicate that the 5 stores for which records were studied resulted in between 27 and 116 police reports each year³ (between 0.07 and 0.3 reports per day). This is far below the “constant calls from Walmart ... draining [police resources]” cited in a recent mailer in opposition to the proposed Eastvale Walmart.

Converted into a “reports per 10,000 square feet per year” rate to adjust for the different sizes of the stores in the sheriff’s survey, the rate of reports ranged as follows:

2.0
3.2
4.2 (Average: 3.8)
4.3
5.2

The overall average of these rates is 3.8 reports per 10,000 square feet per year. For the proposed Eastvale Walmart, the *average* would result in approximately 73 police reports (about one every five days); the *highest* rate would result in 100 police reports (about one every three days).

Effect of the Proposed Project on the Ability of Police to Protect Eastvale

Related to increased crime, a number of persons expressed concerns that police would respond to calls for service at the proposed Walmart store so often that they would not be able to provide adequate levels of police protection elsewhere in Eastvale.

The Sheriff’s Department responded that, 1) as discussed above, Walmart stores do not generate more crime than other similarly sized stores, and 2) although the proposed Walmart would generate calls for service, levels of protection elsewhere in Eastvale would not decline as the result of responding to calls.

³ Calls for service which did not result in an arrest or the filing of a report are not included in this number.



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Traffic

Many commenters have expressed concern about increased traffic congestion resulting from the proposed project.

As discussed in extensive detail in the project's EIR, traffic in the area will, in fact, increase over time, the result of increased development in the region and the operation of the proposed Walmart store. Traffic congestion at some intersections will exceed acceptable levels, and there is no available mitigation to reduce this congestion (other than severely limiting regional development, which is beyond the City's ability to control).

In conclusion, with regard to crime and traffic issues, staff offers the following observations, based on the evidence provided by the Riverside County Sheriff and from the project's traffic analysis:

- Calls for police service at the project site will increase, as the result of developing a large retail store. However, according to the Sheriff's Department, their experience policing other Walmart stores indicates that this particular retailer does not generate more crime than other, similarly sized stores. Crime will result, but not at the higher-than-average levels suggested in the *Bloomberg Businessweek* article and in comments sent to the City.
- Traffic will increase to unacceptable levels at some intersections, partly as the result of the operation of the proposed Walmart store. Converting the entire project site to commercial/ retail use will increase traffic compared to the site's current zoning, and will put more vehicles on the roadway at peak hours, contributing to congestion at local intersections.

However, staff notes that calculations of the percentage of traffic at local intersections resulting from the Walmart store is in some cases very low. At no location does Walmart's percentage of traffic constitute the majority of traffic. Intersections and the project's share of traffic are summarized below (and is discussed in extensive detail in the project's EIR).



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Intersection	Proposed Project's Share of Traffic
Scholar Way/Schleisman Road	0.3% ⁴
Archibald Avenue/Limonite Avenue	16.2% ⁵
Sumner Avenue/Schleisman Road	0.8%
Hellman Avenue/Schleisman Road	0.7%
Archibald Avenue/65 th Street	7.9%
Archibald Avenue/Chandler Street	4.4%
Archibald Avenue/Schleisman Road	1.0%
Sumner Avenue/Limonite Avenue	9.5%
Scholar Way/Limonite Avenue	6.2%
I-15 Southbound On-ramp at Limonite Ave	6.6%

In addition, the Commission should note that traffic from the project site (which is currently vacant and generates **no** vehicle trips) would increase regardless of what is built there.

Major Development Plan Review

The Major Development Plan Review being considered at this time is for the development of the proposed Walmart store and associated improvements to the parking lot and the frontages of the project and the SCE easement on Limonite and Archibald avenues. Although the EIR assessed the construction and operation of additional retail stores, restaurants, and a gas station on the “outparcels,” detailed designs for these buildings have not been submitted and are not being considered now.

The proposed Walmart store, illustrated below, is an approximately 192,000-square-foot building designed in a contemporary style. Consistent with Walmart’s latest “branding” guidelines, the store is proposed to use a color palette consisting mostly of grey, highlighted with the company’s trademark blue (part of the building’s “Walmart” signage) and orange.⁶

⁴ Three-tenths of one percent.

⁵ This is the intersection directly adjacent to the proposed project.

⁶ The drawings of the buildings included in the project’s EIR show the use of mostly browns and tans. Walmart has since then revised its color palette for new stores.



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Figure 9: Perspective View of Store Entrance



The building uses a variety of materials, including stucco, split-face block, metal, glass, and stone veneer to provide detailing on the building. The building's façade incorporates pillars, breaks in the front of the building, and changes in the roofline to add interest and variety.

The building's proposed frontages are shown in **Figure 10**.

The proposed landscaping plan uses a variety of plant materials, including palm trees, to provide landscaping and shade. The Landscape Plan includes the use of an open, "3-rail" fence along the project's boundary with the SCE easement (which will ultimately include a trail to be built by the Jurupa Community Services District and become part of the public parks and open space system in Eastvale). Because no development is proposed on the "outparcels," no landscaping is shown there.

As discussed later in this staff report (see the "Variance" discussion), limitations imposed on the site by the Riverside County ALUC include the prohibition of trees in several large areas of the parking lot, which will result in noncompliance with the City's shading standards for parking areas. The proposed variance would allow this to occur. Staff has proposed a condition of approval that would require the applicant to plant the trees that would otherwise have been planted in the ALUC-required treeless areas elsewhere on the site.

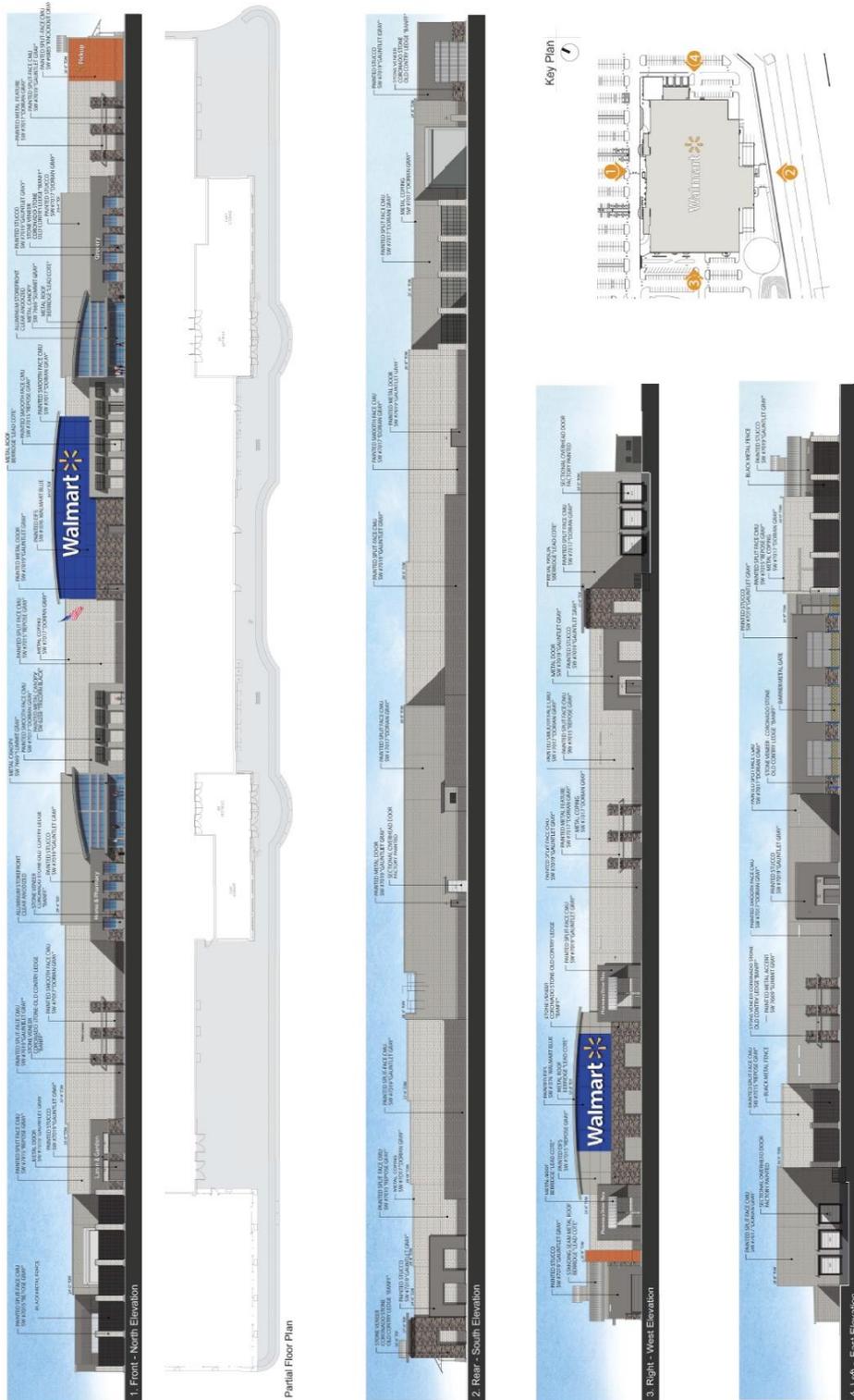
Staff has reviewed the proposed architecture and landscape design, and finds that it complies with the City's Design Guidelines and Standards.



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Figure 10: Proposed Elevations





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Figure 11: Proposed Landscape Plan





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Walmart Drive-Through Conditional Use Permit

Drive-through facilities are conditionally permitted uses within the General Commercial (C-1/C-P) zone designation. This allows the City to address key issues such as stacking and noise associated with traffic generated by the drive-through facility, and noises that are unique to this type of use.

The proposed drive-through pharmacy would be an ancillary use to the Walmart store. It is proposed to be located on the northwest corner of the store, as shown in **Figure 12**, below. This drive-through facility is more than 800 feet from the residential neighborhood to the south, a distance that includes a portion of the project site and the approximately 250-foot-wide SCE easement and Huber Park. (By comparison, the City has approved drive-through uses at Bank of America and Panera Bread, which are within 50 feet of adjacent homes. Both of these drive-through uses have operated without any complaints from adjacent residents.)

Figure 12: Drive-Through Pharmacy



Hours of Operation

The City has the discretion to restrict hours of operation for the drive-through as part of the conditional use permit review process. However, based on the location of the drive-through facility, staff is not recommending any restrictions to the hours of operation for this drive-through pharmacy.



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Drive-through circulation and stacking analysis

Generally, a drive-through circulation and stacking analysis is requested for the establishment of a drive-through facility. Based on the fact that this drive-through facility is for a pharmacy and due to its location, design, and layout, staff does not foresee conflicts with access, parking, or circulation in the shopping center from the operation of this drive-through pharmacy. Thus, a drive-through circulation and stacking analysis was not requested.

Outparcel Drive-Through Conditional Use Permits

The applicant is requesting two conditional use permits to allow the operation of two drive-through facilities on any two outparcels in the retail center. Approval of these two permits means that any two of the four outparcels may include a drive-through facility, subject to review and approval by the Planning Commission. (Note: This is similar to the approval of drive-through uses at the Eastvale Marketplace [Smart and Final] center, where proposed drive-through uses were approved subject to review and approval of final designs by the Planning Commission.)

Hours of Operation

Considering that this retail center is separated from the closest residential neighborhood to the south by the SCE easement and Huber Park and to the east by the SCE easement, staff is not recommending any restrictions to the hours of operation for these two drive-through facilities.

Drive-through circulation and stacking analysis

Because the proposed locations and uses for these two permits are not known at this time, a drive-through circulation and stacking analysis was not provided. The conditions of approval for these two drive-through facilities include requiring the applicant to apply for a Major Development Review for the development of each drive-through facility and to include a drive-through circulation and stacking analysis as part of the application. The Major Development Review would be presented to the Planning Commission for consideration.

Walmart Alcohol Sale Conditional Use Permit

All alcoholic beverage sales in Eastvale are subject to Section 3.3.B (Table 3.3-1) of the Eastvale Zoning Code, which requires the issuance of a conditional use permit for any type of alcohol sales.

The applicant is requesting approval of a conditional use permit for alcohol sales in the proposed Walmart store. Approval of the permit would allow for ancillary alcohol sales of all types of alcoholic beverages (beer, wine, and spirits) in original, sealed containers for off-site consumption. The sales of alcohol would be incidental to the sale of general merchandise, home goods, personal items, and food and beverages typically found in a large retail store.



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In addition to the City’s conditions of approval, the project will be subject to the requirements of the California Department of Alcoholic Beverage Control (ABC). The ABC places restrictions on alcohol sales, location of consumption, and hours of operation.

Staff supports the conditional use permit for alcohol sales at this location. Sales of beer, wine, and spirits are typically found in large retail stores. The police department has reviewed the permit application and offered conditions, which have been included in the attached conditions of approval.

Fuel Station Alcohol Sale Conditional Use Permit

The applicant is also requesting approval of a conditional use permit for the sale of beer and wine in a convenience store associated with a gasoline service station that would be located on one of the outparcels. At this time, the design, layout, and location of the gasoline service station and convenience store are not known. The recommended conditions of approval for this permit require the submittal of a Major Development Review application for the development of this facility, which will require approval by the Planning Commission prior to development.

The sale of beer and wine at the gasoline service station will be subject to the requirements of ABC. The police department has also reviewed this requested permit application and offered conditions that are typical for the sales of beer and wine in a convenience store, such as locating the display of beer and wine at the back of store, farthest from the exit to prevent “grab and run” thefts of alcohol. Proposed conditions of approval from the police department have been included in the attached conditions for this conditional use permit.

Tentative Tract Map

Tentative Tract Map No. 35061 is a proposed subdivision of the 24.78-acre site into six parcels consisting of five commercial parcels (the “outparcels”) and one water detention basin parcel. (A full-sized version of the Tentative Tract Map is included in the attachments to this report.)

Prior to development of the site, the applicant would like to subdivide the parcel to create a parcel for the Walmart store and its parking lot and the outparcels (which would be designed and submitted for Planning Commission review at a future date). Therefore, an approval of a Tentative Tract Map to subdivide the project site is being requested.

According to the development standards listed in Eastvale Zoning Code Table 3.3-2 Development Standards for Commercial and Industrial Zones, the C-1 zone does not have a minimum lot size requirement, but does require a minimum width of 75 feet. Each of the proposed parcels meets or exceeds this standard.

The Public Works Department has prepared a comprehensive set of conditions of approval for the Tentative Tract Map, which are included in the attachments to this report.



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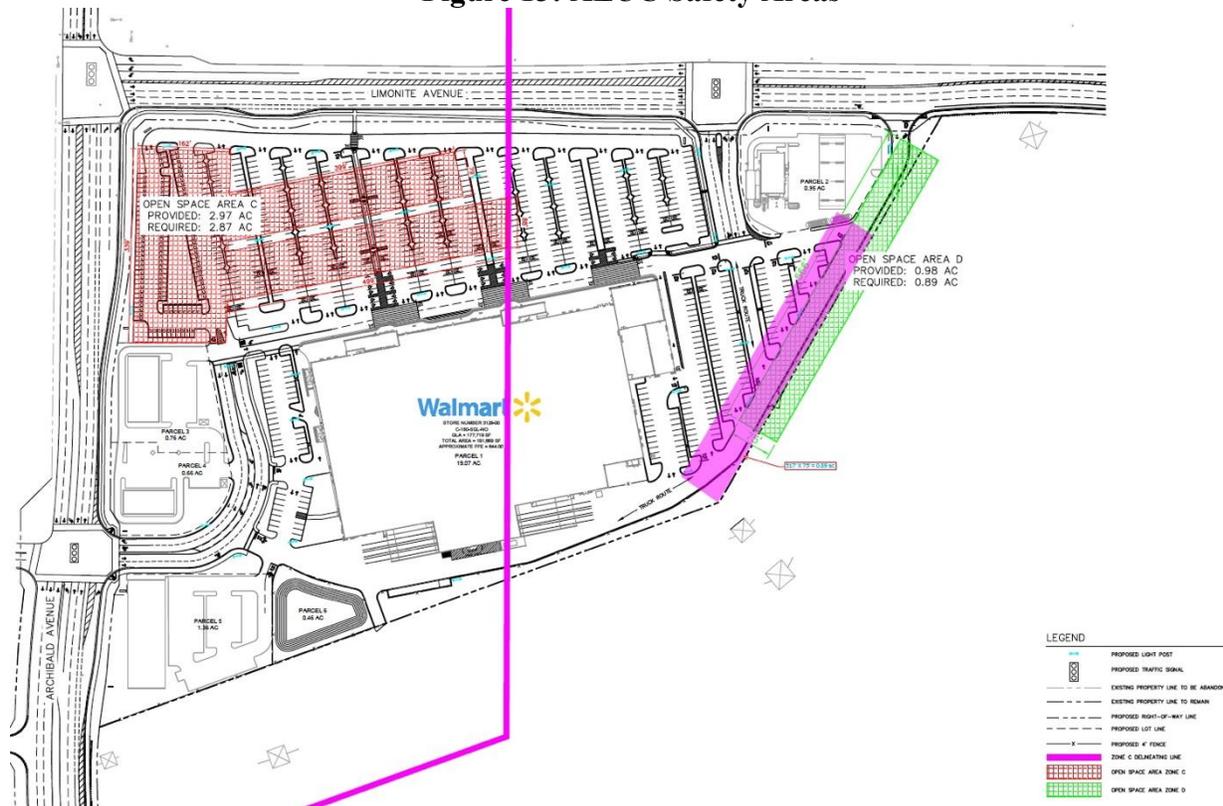
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Variance from the Requirements for Parking Lot Landscaping

Due to the project's location near the Chino Airport (the airport is about 2 miles to the west), the project was required to undergo review by the Riverside County ALUC. The ALUC examined the project in 2015 and determined that the project would be consistent with its location near the airport, provided that project design include a variety of special building techniques (discussed in the project's EIR) and that landscaping in portions of the parking lot is limited to no more than 4 feet in height, which precludes the use of trees.⁷

The area covered by this limitation, which is intended to provide a safe landing area for aircraft in distress, is shown in the figure below.

Figure 13: ALUC Safety Areas



In the figure, the red-shaded area represents the area in the proposed parking lot where trees would not be planted. The other shaded areas represent two alternatives for meeting the ALUC open space requirement in the eastern portion of the site; trees would also be precluded in these areas.

⁷ The limitation includes any structure more than 4 feet in height, including parking lot lights.



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Illustrations of the appearance of the parking area without trees (prepared by the applicant) are shown in **Figure 14**, below.



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Figure 14: Parking Area with Limited Trees





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The Zoning Code requires that parking lots with more than 50 parking spaces provide shade to cover 50 percent of the parking area, a standard that cannot be met without trees or shade structures. Because trees would not be planted in these areas, the project would not be able to comply with the requirements of the Eastvale Zoning Code for parking lot landscaping and shade.

For this reason, the applicant has requested a variance from the shading requirement.

Variations are provided in Section 2.4 of the Zoning Code to allow the City to:

“... grant exemptions to the development standards of this code under unique and limited circumstances.”

To approve a Variance, the Zoning Code requires that the City⁸ make *all* of the following findings:

- 1. That there are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of this code deprives such property of privileges enjoyed by other properties in the vicinity and under identical land use zoning district classifications.*
- 2. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use zoning district in which such property is located.*
- 3. That granting the Variance 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.*

⁸ Typically, the Planning Commission approves variance requests. Because this project includes components that will require Council approval, the Commission is being asked to make a recommendation to the City Council. The Council will make a decision whether to approve or deny this variance.



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4. *That granting the Variance is consistent with the objectives of the General Plan and Zoning Code.*
5. *If the project as approved with the variance is located within the Chino Airport Influence Area, the approved variance is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan.*

The following is a discussion of the project's relationship to the required findings.

Finding 1: "Special Circumstances"

Staff suggests that the special circumstance which requires a variance from the parking lot shading requirement is the site's location near the Chino Airport, which places the project in the airport's "Zone C" safety area and leads to the requirement for open space areas. Other projects have been approved by the City in Zone C, but those were light industrial ("The Ranch" and "The Campus") and were able to meet the open space requirement without a variance because they included private roadways and other large areas that did not need to be landscaped.

Finding 2: "No Special Privilege"

Staff suggests that granting the variance would not grant a special privilege to the applicant. Granting the variance does not increase the amount of development that can take place compared to other similarly zoned commercial sites, and would not reduce the amount of parking.

Granting the variance would place fewer trees in a portion of the parking lot, reducing the cost of landscaping there. However, staff has included a proposed condition of approval on the Major Development Plan Review which would require that these trees be planted elsewhere on the site.

Finding 3: "Would not Adversely Affect Vicinity Residents and Property Owners"

Granting the variance would reduce the amount of landscaping and shade in a portion of the Walmart parking lot. Staff suggests that the effect of this reduced landscaping would be limited to the project site, and would not have "spillover" impacts that would affect adjacent properties.

Finding 4: "Variance is Consistent with the Objectives of the General Plan and Zoning Code"

Although the variance would allow less parking shade in a portion of the parking lot, it would facilitate the development of the site. Denying the variance, and limiting parking to the area that could be shaded to meet Zoning Code requirements, would preclude a store of the size of Walmart, and would limit commercial development to a much smaller size. Therefore, staff suggests that granting the variance would be consistent with the objectives of the General Plan and Zoning Code to provide new and expanded retail opportunities and sales tax revenues.

Finding 5: "Consistent with the Airport Land Use Compatibility Plan"



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The Riverside County ALUC has determined that the proposed project is consistent with the Chino Airport Land Use Compatibility Plan. This finding can be made.

Based on these findings, staff recommends that the Planning Commission recommend that the City Council approve the proposed variance.

ENVIRONMENTAL ANALYSIS

An EIR was prepared for this project. The State Clearinghouse number is 2015011020. The Draft EIR was released for public and agency review on October 3, 2016, with the 45-day review period ending on November 17, 2016. During the public review period, 20 comment letters were received. The following documents are provided:

- The Draft EIR, in the form in which it was circulated in October and November 2016. (See Attachment 10 to this report.)
- Comments received, responses to the comments, and errata changes. (See Attachment 11 to this report.)

The Draft and Final EIR comprise the entire environmental analysis for the project.

Topics Addressed in the EIR

The following topics were addressed in the EIR:

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Urban Decay
- Utility Systems

As discussed below, the EIR found that potential impacts of the proposed project could be reduced to acceptable levels in all areas *except* air quality, noise, and traffic. (See the discussion of “Significant and Unavoidable Effects,” below.)



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Issues of Concern

The primary issue of concern raised during the public comment period for the Draft EIR was the potential for an increase in crime and traffic attributed to the proposed Walmart. Other comments raised concerns over air quality and noise. The Final EIR includes two master responses addressing the potential for an increase in crime and Walmart's corporate policies. The corporate policy questions are not environmental issues and are therefore not addressed in the EIR.

Errata

The following errata changes will be included in the Final EIR.

- In response to a request from the Soboba Tribe, the mitigation measure regarding cultural resources (CUL-1) was amended to include more detail on how the monitoring would occur and how any artifacts would be handled if they are found on the site.

The extent of material removal and fill necessary for the project coupled with the existing site disturbance all suggest that the potential for an inadvertent cultural resource find is low. However, the proposed mitigation improves on the original text found in the Draft EIR and staff is recommending the changes as shown in Attachment 11 to this staff report.

- The Jurupa Community Services District requested clarification of the utilities discussion to reflect its services. The corrections are found in Attachment 11 to this staff report.
- A typographic error in Table 5-7 is corrected in Attachment 11 to this staff report. The change corrected the Merrill to Limonite Avenue roadway section from 3D to 4D.

These revisions are minor modifications and clarifications to the document, and do not change the significance of any of the environmental issue conclusions in the Draft EIR.

Significant and Unavoidable Effects

The Draft EIR determined that the proposed project would result in the significant unavoidable impacts in several areas:

- Air quality (three separate impacts)
- Noise (noise levels that exceed City standards)
- Traffic (long-term impacts to local roadways and intersections, creating congestion that exceeds the City's standards)

These impacts, which cannot be eliminated or reduced to the point at which they would be lower than the City's thresholds of significance, are an unavoidable consequence of approving, developing, and operating the project. A brief summary of each impact is provided below; the



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EIR, attached to this staff report, can be referred to for a more detailed discussion of each impact and how it was analyzed.

Impact AIR-1: Air Quality Plan: The proposed project's criteria pollutant emissions would exceed adopted thresholds, and, therefore, the project would be inconsistent with the planning assumptions contained in the South Coast Air Quality Management District Air Quality Plan. Feasible mitigation is proposed to reduce air emissions; however, it would not reduce them to below adopted thresholds.

Impact AIR-2: Air Quality Standards/Violations: The proposed project's criteria pollutant emissions (ozone precursors) would exceed adopted thresholds and, therefore, the project would be considered significant. Feasible mitigation is proposed to reduce air emissions; however, it would not reduce them to below adopted thresholds.

Impact AIR-3: Cumulative Criteria Pollutants: The proposed project's criteria pollutant emissions (ozone precursors) would exceed adopted thresholds and, therefore, the project would be considered cumulatively considerable. Feasible mitigation is proposed to reduce air emissions; however, it would not reduce them to below adopted thresholds.

Impact NOI-1: Noise Levels in Excess of Standards: The proposed project's operational noise levels would increase ambient noise levels at two nearby residences that are currently exposed to noise levels in excess of acceptable standards. No mitigation is available to reduce the severity of this impact.

Impact NOI-3: Permanent Increase in Ambient Noise Levels: The project may result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Impact TRANS-1: Existing Plus Project Traffic: The proposed project would contribute vehicle trips to intersections, roadways, and freeways that would operate at unacceptable levels under Existing Plus Project conditions. Feasible mitigation is proposed to improve operations where possible; however, at certain locations, either no feasible mitigation is available, or the implementation of improvements relies on the cooperation of third-party agencies that is not ensured.

Impact TRANS-2: Year 2017 Traffic: The proposed project would contribute vehicle trips to intersections, roadways, and freeways that would operate at unacceptable levels under Year 2017 conditions. Feasible mitigation is proposed to improve operations where possible; however, at certain locations, either no feasible mitigation is available, or the implementation of improvements relies on the cooperation of third-party agencies that is not ensured.

Impact TRANS-3: Year 2035 Traffic: The proposed project would contribute vehicle trips to intersections, roadways, and freeways that would operate at unacceptable levels under Year 2035 conditions. Feasible mitigation is proposed to improve operations where



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possible; however, at certain locations, either no feasible mitigation is available, or the implementation of improvements relies on the cooperation of third- party agencies that is not ensured.

Impact TRANS-4: Congestion Management Plan: The proposed project would contribute vehicle trips to Congestion Management Plan facilities, including Interstate 15. Aside from payment of regional traffic impact fees, no feasible mitigation is available to reduce this impact to a level of less than significant.

Statement of Overriding Considerations

Pursuant to State CEQA Guidelines Section 15093(a), the City is allowed to balance the benefits of the project against the potential environmental impacts, essentially saying that the impacts are accepted in return for receiving the benefits of the project. This is done through the adoption of a Statement of Overriding Considerations (SOC) by the City Council.

Staff has prepared draft Findings which can be considered by the City Council in the form of an SOC. The Commission is invited to consider these and send these findings and any changes/additions.

Staff suggests that the following project benefits would outweigh the project's unavoidable impacts. Per state law, any *one* of the reasons listed below would be sufficient to justify approval of the proposed project. (Conversely, even if the City Council agrees that these benefits would result, the adoption of an SOC is discretionary; the Council is not *required* to adopt the SOC even if one or more benefits would accrue.)

Maximize Use of Existing Infrastructure

The project will accommodate additional growth by first focusing on the use and reuse of land supplied with infrastructure, with an emphasis on investing in infrastructure to meet the long-term goals of the City.

The proposed project is located at the intersection of Limonite and Archibald Avenues and will expand the capacity of both roadways along the property frontages. This will allow the roadways to move toward the ultimate design width and capacity.

No new water, sewer, power, or storm drain lines will be needed to serve the site. The proposed project would be developed in an area that was anticipated by the General Plan as a future growth area for commercial or industrial uses.



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Generation of City Sales Tax Revenues

The EIR analysis suggests that the development of the proposed project would initially cause potential average sales volumes at 11 existing supermarkets in the trade area inside and outside of Eastvale to temporarily decrease from the current level of \$636 per square foot to approximately \$600 per square foot. This would be caused by persons buying groceries in the new Walmart store rather than at existing supermarkets.

At \$600 per square foot, potential sales volumes would still be well above the western regional (\$418) and national (\$473) median and about 94.4 percent of existing potential sales volumes. For this reason, the EIR concludes that the potential average sales level of \$600 per square foot in year 2017 is unlikely to be low enough to cause the closure of any of the trade area's existing supermarkets.

In addition, due to continued population growth in the trade area, the projected sales impacts to existing supermarkets would only be temporary and would be offset by growth in retail demand. The potential sales volumes would reach \$662 per square foot in 2021, just four years after the proposed project's projected opening date.

The projected potential sales volume of \$662 per square foot in 2021 is well above the current potential sales volume estimate. Sales tax revenue directly improves the City's General Fund, allowing for the continuation of City services.

The Ability to Develop Locally Oriented Retail and Restaurants

The proposed project will provide an opportunity for locally oriented retail and restaurant options to be constructed as part of the project.

The EIR's demand analysis indicates existing (year 2014) potential market support for \$318.5 million in restaurant sales in the trade area. The \$318.5 million in market demand translates into approximately 601,701 square feet of restaurant space that could be currently supported in the trade area.

Based on estimates from the field survey completed for the EIR, there are approximately 538,628 square feet of existing restaurant space in the trade area. The EIR concludes that the trade area could currently support approximately 63,073 square feet of additional restaurant space over and above the existing inventory. With the construction of the proposed project, additional retail will be made available in a large-scale, well-designed master planned development that could attract high-quality tenants that residents of the city have desired.

Eastvale will benefit insofar as this closer source of goods leads to fewer vehicle miles traveled overall and associated environmental impacts.



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Modern, Energy-Efficient, Sustainable Project Design

The proposed development project would include construction of a new Walmart store that would incorporate a number of sustainable design features either as mitigation or proposed by the project applicant. For example, with regard to sustainable design, the project would include use of the industry's most efficient heating, ventilating, and air conditioning units available; skylights; energy-efficient lighting, including the use of LED technology and systems that dim as available daylight increases; an energy-efficient white roof; a dehumidification system allowing the store to operate at a higher temperature and use less energy; the reclamation of waste heat to supply the majority of the store's hot water needs; water-conserving features in the store and for landscaping that reduce the annual amount of water consumption; recycled and environmentally friendly building materials; and bioswales and extensive landscaping throughout the site.

Funding and Construction of Roadway Facilities

The project applicant is required to contribute its proportional share of fees for necessary regional traffic improvements through payment of the Transportation Uniform Mitigation Fee.

The project will also construct portions of Limonite and Archibald Avenues to their full General Plan design width. The improvements include sidewalks, a public transit stop, bicycle lanes, and landscaping. Finally, the project will pay the Transportation Impact Fee established by the City to modify traffic signals.

These improvements not only are beneficial to the City, but also are consistent with the state of California's Complete Streets Act.

Reduced Vehicle Miles Traveled

The proposed project would be expected to reduce vehicle miles traveled by residents who are currently shopping outside the trade area for everyday household items. The nearest Walmart stores to Eastvale are in Chino, Corona, and the City of Jurupa Valley; all the stores are several miles from Eastvale residents.

With such a retail destination located in Eastvale, it is reasonably expected that residents would prefer to shop locally, thereby reducing the number of vehicle miles traveled for residents and reducing the amount of greenhouse gas emissions on a per resident basis.

As noted earlier, any one of the above reasons is sufficient to justify approval of the proposed project. The City Council will need to determine that for each of the significant impacts which are subject to a finding under CEQA Section 21081(a)(3), that the above social, economic, and environmental benefits of the project, independent of the other benefits, outweigh the potential significant unavoidable adverse impacts and render acceptable each and every one of the project's unavoidable adverse environmental impacts.



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FISCAL IMPACT

The City has not been provided with information on projected retail sales or sales tax figures, so staff cannot provide an estimate of sales or tax revenues which would result from Walmart's taxable retail sales.

However, staff notes that retail sales currently provide approximately \$6.75 million in sales tax revenue to the City, per the adopted 2016–2017 budget. This amounts to almost half (47%) of the City's General Fund revenues, which support a variety of programs, including law enforcement.

While staff does not have specific information on retail sales from the proposed Walmart, an estimate can be made:

- The Urban Decay Study prepared for the project's EIR included information on retail sales in the region.
- The study (included as Appendix L to the project's EIR) concluded that retail sales in the local trade area totaled \$503.9 million in 2014 (the most recent information available at the time the study was prepared), and that this would support 2.02 million square feet of retail space.
- Using these figures, the average retail store in the trade area would generate \$249 of sales per square foot annually.⁹
- Applied to the proposed Walmart store, which would have approximately 146,000 square feet of non-grocery floor area, this would result in approximately \$36.3 million in retail sales per year (146,000SF x \$249 sales per foot = \$36.3 million).¹⁰

Because the City receives one penny in sales tax revenue for every taxable dollar spent, this would result in approximately \$363,500 per year in new General Fund revenues.¹¹

Regarding the impact of the proposed Walmart store on other retailers in the trade area, the Urban Decay Study concluded that:

- There is currently an unserved demand for approximately 889,000 square feet of additional retail stores in the trade area. The sale of goods that could occur in these stores is taking place outside of the trade area.
- Given that there is unmet demand, the 146,000 square feet of new non-grocery retail space in the proposed Walmart store would be filling an unmet demand (rather than diverting sales from existing stores).

⁹ A study performed for the City of Lake Elsinore (included as Attachment 13 to this staff report) on a proposed Walmart in that city in 2013 estimated that sales would total \$400 per square foot.

¹⁰ At \$400 per square foot, this would total \$58.4 million.

¹¹ Assuming \$400 per square foot and \$58.4 million in annual sales, this would result in \$584,000 per year in new General Fund revenue.



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Regarding grocery stores, the study concluded:

- Grocery stores in the trade area currently generate \$636 in sales per square foot annually, significantly above the \$418 per square foot average for the western United States and the national average of \$473 per square foot.
- With the opening of the Walmart grocery, the study concluded that per square foot sales at existing grocery stores would temporarily dip to \$600 per square foot but would recover as the trade area continues to add new residents. Throughout the temporary decline, local grocers would continue to outperform regional and national trends.

STAFF RECOMMENDATIONS TO THE PLANNING COMMISSION

Staff's recommendations are as follows:

- General Plan Amendment to Commercial Retail: Recommend **Approval** to the City Council
- Change of Zone to C-1/C-P: Recommend **Approval** to the City Council
- Major Development Plan Review for the Walmart store and related improvements: Recommend **Approval** to the City Council, subject to proposed conditions of approval
- Walmart drive-through conditional use permit: Recommend **Approval** to the City Council, subject to proposed conditions of approval
- Outparcel drive-through conditional use permits: Recommend **Approval** to the City Council, subject to proposed conditions of approval
- Walmart alcohol sale conditional use permit: Recommend **Approval** to the City Council, subject to proposed conditions of approval
- Fuel station alcohol sale conditional use permit: Recommend **Approval** to the City Council, subject to proposed conditions of approval
- Tentative tract map: Recommend **Approval** to the City Council, subject to proposed conditions of approval
- Variance from the requirements for parking lot landscaping: Recommend **Approval** to the City Council

The Commission can also:

- Recommend denial of any or all of the proposed items. *Note: Because the proposed project requires approval of the General Plan amendment and Change of Zone, a recommendation of denial for those items should be accompanied by either a recommendation of denial or "no recommendation" for the remainder of the items.*
- Recommend changed or additional conditions of approval for those items which have conditions attached.



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- Postpone action on any or all of the items in order to receive additional testimony or information. *Note: If the Commission wishes to postpone action on the General Plan or Zoning items, staff recommends that all other votes be postponed as well.*

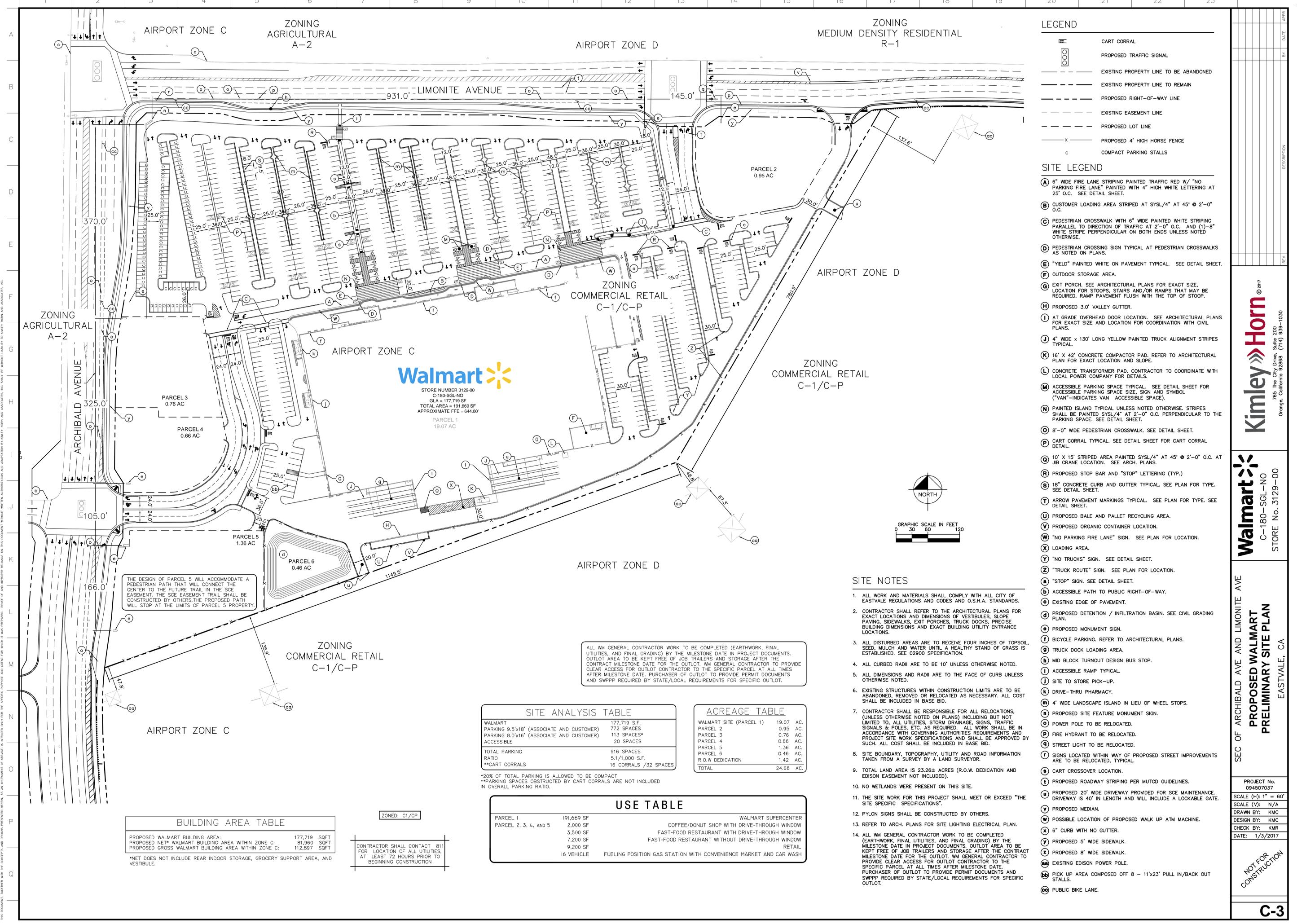
ATTACHMENTS

1. Development Plans
 - Grocery Entrance Perspective
 - Site Plan
 - Color Preliminary Landscape Plan
 - Preliminary Landscape Plan with Plant Legend
 - ALUC Open Space – Option 1
 - ALUC Open Space – Option 2
 - Front Parking Lot Perspective 1
 - Front Parking Lot Perspective 2
 - Front Parking Lot Perspective 3
 - Exterior Elevations
 - Off-Site Interim Condition
 - Off-Site Ultimate Condition
2. Tentative Tract Map No. 35061
 - Title/Information Page
 - Proposed Tentative Tract Map
 - Preliminary Grading Plan
3. Draft Conditions of Approval, Major Development Plan Review
4. Draft Conditions of Approval, Walmart pharmacy drive-through conditional use permit
5. Draft Conditions of Approval, Outparcel drive-through A conditional use permit
6. Draft Conditions of Approval, Outparcel drive-through B conditional use permit
7. Draft Conditions of Approval, Walmart alcohol sales conditional use permit
8. Draft Conditions of Approval, Fuel station alcohol sales conditional use permit
9. Draft Conditions of Approval, Tentative Tract Map
10. [Draft EIR \(Available on the City's Website\)](#)
11. [Comments on the Draft EIR, Responses to Comments, and Errata Changes \(Available on the City's Website\)](#)
12. Notification Map and Hearing Notice
13. Fiscal Impact Report for Lake Elsinore

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



Grocery Entrance View



STORE NUMBER 3129-00
 C-180-SGL-NO
 GLA = 177,719 SF
 TOTAL AREA = 191,669 SF
 APPROXIMATE FFE = 644,00'

THE DESIGN OF PARCEL 5 WILL ACCOMMODATE A PEDESTRIAN PATH THAT WILL CONNECT THE CENTER TO THE FUTURE TRAIL IN THE SCE EASEMENT. THE SCE EASEMENT TRAIL SHALL BE CONSTRUCTED BY OTHERS. THE PROPOSED PATH WILL STOP AT THE LIMITS OF PARCEL 5 PROPERTY.

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE ANALYSIS TABLE	
WALMART	177,719 S.F.
PARKING 9.5'x18' (ASSOCIATE AND CUSTOMER)	772 SPACES
PARKING 8.0'x16' (ASSOCIATE AND CUSTOMER)	113 SPACES*
ACCESSIBLE	20 SPACES
TOTAL PARKING	916 SPACES
RATIO	5.1/1,000 S.F.
**CART CORRALS	16 CORRALS /32 SPACES

ACREAGE TABLE	
WALMART SITE (PARCEL 1)	19.07 AC.
PARCEL 2	0.95 AC.
PARCEL 3	0.76 AC.
PARCEL 4	0.66 AC.
PARCEL 5	1.36 AC.
PARCEL 6	0.46 AC.
R.O.W DEDICATION	1.42 AC.
TOTAL	24.68 AC.

*20% OF TOTAL PARKING IS ALLOWED TO BE COMPACT
 **PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

USE TABLE		
PARCEL 1	191,669 SF	WALMART SUPERCENTER
PARCEL 2, 3, 4, AND 5	2,000 SF	COFFEE/DONUT SHOP WITH DRIVE-THROUGH WINDOW
	3,500 SF	FAST-FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW
	7,200 SF	FAST-FOOD RESTAURANT WITHOUT DRIVE-THROUGH WINDOW
	9,200 SF	RETAIL
	16 VEHICLE	FUELING POSITION GAS STATION WITH CONVENIENCE MARKET AND CAR WASH

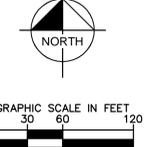
BUILDING AREA TABLE	
PROPOSED WALMART BUILDING AREA:	177,719 SQFT
PROPOSED NET* WALMART BUILDING AREA WITHIN ZONE C:	81,960 SQFT
PROPOSED GROSS WALMART BUILDING AREA WITHIN ZONE C:	112,897 SQFT

*NET DOES NOT INCLUDE REAR INDOOR STORAGE, GROCERY SUPPORT AREA, AND VESTIBULE.

ZONED: C1/CP
 CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

- ### LEGEND
- CART CORRAL
 - PROPOSED TRAFFIC SIGNAL
 - EXISTING PROPERTY LINE TO BE ABANDONED
 - EXISTING PROPERTY LINE TO REMAIN
 - PROPOSED RIGHT-OF-WAY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED LOT LINE
 - PROPOSED 4' HIGH HORSE FENCE
 - COMPACT PARKING STALLS

- ### SITE LEGEND
- 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
 - CUSTOMER LOADING AREA STRIPED AT SYSL/4" AT 45' @ 2'-0" O.C.
 - PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPES PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE.
 - PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
 - "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
 - OUTDOOR STORAGE AREA.
 - EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
 - PROPOSED 3.0' VALLEY GUTTER.
 - AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
 - 4" WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
 - 16' X 42' CONCRETE COMPACTOR PAD. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
 - CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
 - ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
 - PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
 - 8'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
 - CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.
 - 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45' @ 2'-0" O.C. AT JOB CRANE LOCATION. SEE ARCH. PLANS.
 - PROPOSED STOP BAR AND "STOP" LETTERING (TYP.)
 - 18" CONCRETE CURB AND GUTTER TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
 - ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
 - PROPOSED BALE AND PALLET RECYCLING AREA.
 - PROPOSED ORGANIC CONTAINER LOCATION.
 - "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
 - LOADING AREA.
 - "NO TRUCKS" SIGN. SEE DETAIL SHEET.
 - "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
 - "STOP" SIGN. SEE DETAIL SHEET.
 - ACCESSIBLE PATH TO PUBLIC RIGHT-OF-WAY.
 - EXISTING EDGE OF PAVEMENT.
 - PROPOSED DETENTION / INFILTRATION BASIN. SEE CIVIL GRADING PLAN.
 - PROPOSED MONUMENT SIGN.
 - BICYCLE PARKING. REFER TO ARCHITECTURAL PLANS.
 - TRUCK DOCK LOADING AREA.
 - MID BLOCK TURNOUT DESIGN BUS STOP.
 - ACCESSIBLE RAMP TYPICAL.
 - SITE TO STORE PICK-UP.
 - DRIVE-THRU PHARMACY.
 - 4' WIDE LANDSCAPE ISLAND IN LIEU OF WHEEL STOPS.
 - PROPOSED SITE FEATURE MONUMENT SIGN.
 - POWER POLE TO BE RELOCATED.
 - FIRE HYDRANT TO BE RELOCATED.
 - STREET LIGHT TO BE RELOCATED.
 - SIGNS LOCATED WITHIN WAY OF PROPOSED STREET IMPROVEMENTS ARE TO BE RELOCATED, TYPICAL.
 - CART CROSSOVER LOCATION.
 - PROPOSED ROADWAY STRIPING PER MUTCD GUIDELINES.
 - PROPOSED 20' WIDE DRIVEWAY PROVIDED FOR SCE MAINTENANCE. DRIVEWAY IS 40' IN LENGTH AND WILL INCLUDE A LOCKABLE GATE.
 - PROPOSED MEDIAN.
 - POSSIBLE LOCATION OF PROPOSED WALK UP ATM MACHINE.
 - 6" CURB WITH NO GUTTER.
 - PROPOSED 5' WIDE SIDEWALK.
 - PROPOSED 8' WIDE SIDEWALK.
 - EXISTING EDISON POWER POLE.
 - PICK UP AREA COMPOSED OFF 8 - 11'x23' PULL IN/BACK OUT STALLS.
 - PUBLIC BIKE LANE.



SITE NOTES

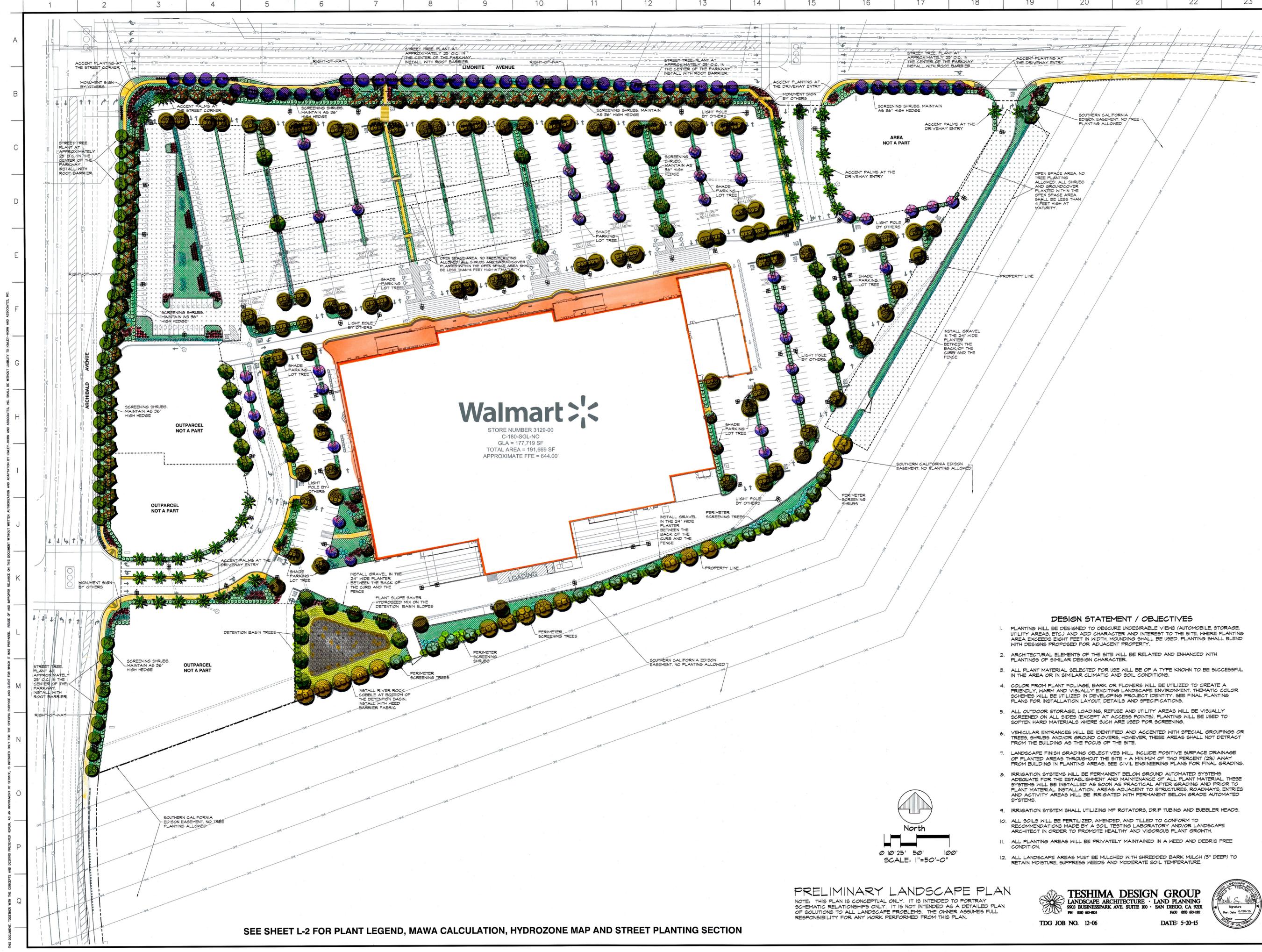
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF EASTVALE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
- ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- TOTAL LAND AREA IS 23.26± ACRES (R.O.W. DEDICATION AND EDISON EASEMENT NOT INCLUDED).
- NO WETLANDS WERE PRESENT ON THIS SITE.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

PROJECT No. 094507037
 SCALE (H): 1" = 60'
 SCALE (V): N/A
 DRAWN BY: KMC
 DESIGN BY: KMC
 CHECK BY: KMR
 DATE: 1/3/2017

NOT FOR CONSTRUCTION

SEC OF ARCHIBALD AVE AND LIMONITE AVE
Walmart
 C-180-SGL-NO
 STORE No. 3129-00
PROPOSED WALMART PRELIMINARY SITE PLAN
 EASTVALE, CA

Kimley Horn
 765 The City Drive, Suite 200
 Orange, California 92668 (714) 939-1030

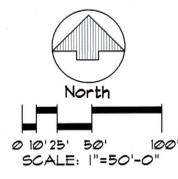


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Walmart 

STORE NUMBER 3129-00
 C-180-SGL-NO
 GLA = 177,719 SF
 TOTAL AREA = 191,669 SF
 APPROXIMATE FFE = 644.00'

- DESIGN STATEMENT / OBJECTIVES**
1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILE STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE SITE. WHERE PLANTING AREA EXCEEDS EIGHT FEET IN WIDTH, MOUNDING SHALL BE USED. PLANTING SHALL BLEND WITH DESIGNS PROPOSED FOR ADJACENT PROPERTY.
 2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
 3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
 4. COLOR, FORM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT, THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY. SEE FINAL PLANTING PLANS FOR INSTALLATION LAYOUT, DETAILS AND SPECIFICATIONS.
 5. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
 6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OR TREES, SHRUBS AND/OR GROUND COVERS; HOWEVER, THESE AREAS SHALL NOT DETRACT FROM THE BUILDING AS THE FOCUS OF THE SITE.
 7. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE - A MINIMUM OF TWO PERCENT (2%) AWAY FROM BUILDING IN PLANTING AREAS. SEE CIVIL ENGINEERING PLANS FOR FINAL GRADING.
 8. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS.
 9. IRRIGATION SYSTEM SHALL UTILIZING MP ROTATORS, DRIP TUBING AND BUBBLER HEADS.
 10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
 11. ALL PLANTING AREAS WILL BE PRIVATELY MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
 12. ALL LANDSCAPE AREAS MUST BE MULCHED WITH SHREDDED BARK MULCH (3\"/>



SEE SHEET L-2 FOR PLANT LEGEND, MAWA CALCULATION, HYDROZONE MAP AND STREET PLANTING SECTION

PRELIMINARY LANDSCAPE PLAN
 NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

TESHIMA DESIGN GROUP
 LANDSCAPE ARCHITECTURE • LAND PLANNING
 900 BUSINESSPARK AVE SUITE 100 • SAN DIEGO, CA 92108
 TEL: 619-602-8044 FAX: 619-602-8042
 TDG JOB NO. 12-06 DATE: 5-20-15



PROJECT No. 094507037	DATE
SCALE (H): PER PLAN	BY
SCALE (V):	DATE
DRAWN BY: MS	DESCRIPTION
DESIGN BY: MS	REV
CHECK BY: N/A	
DATE: 07/9/2012	

SEC OF ARCHIBALD AVE AND LIMONITE RD

PRELIMINARY LANDSCAPE PLAN

EASTVALE, CA

PROJECT No. 094507037

SCALE (H): PER PLAN

SCALE (V):

DRAWN BY: MS

DESIGN BY: MS

CHECK BY: N/A

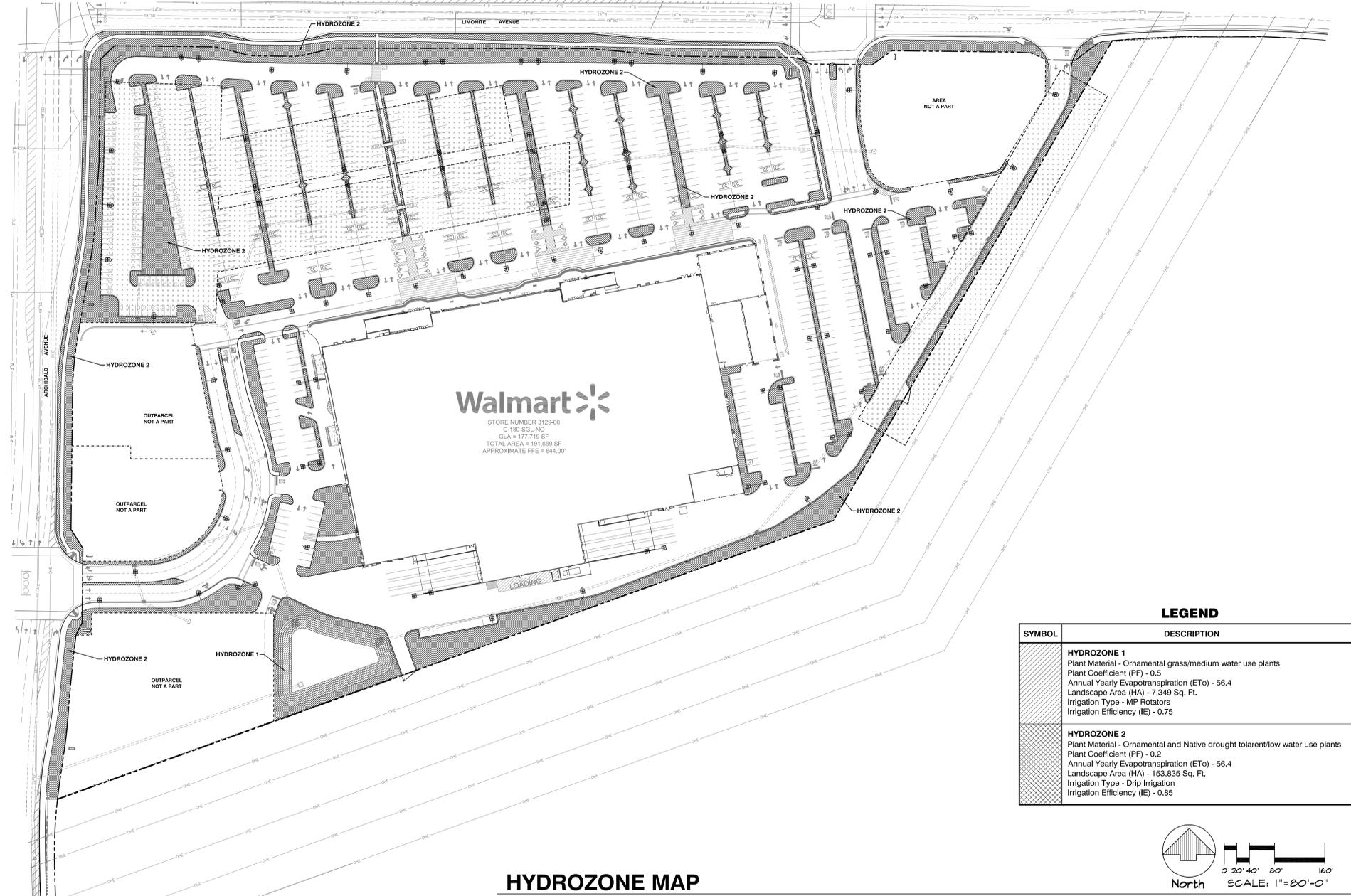
DATE: 07/9/2012

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 785 The City Drive, Suite 400
 Orange, California 92668 (714) 939-1030

L-1

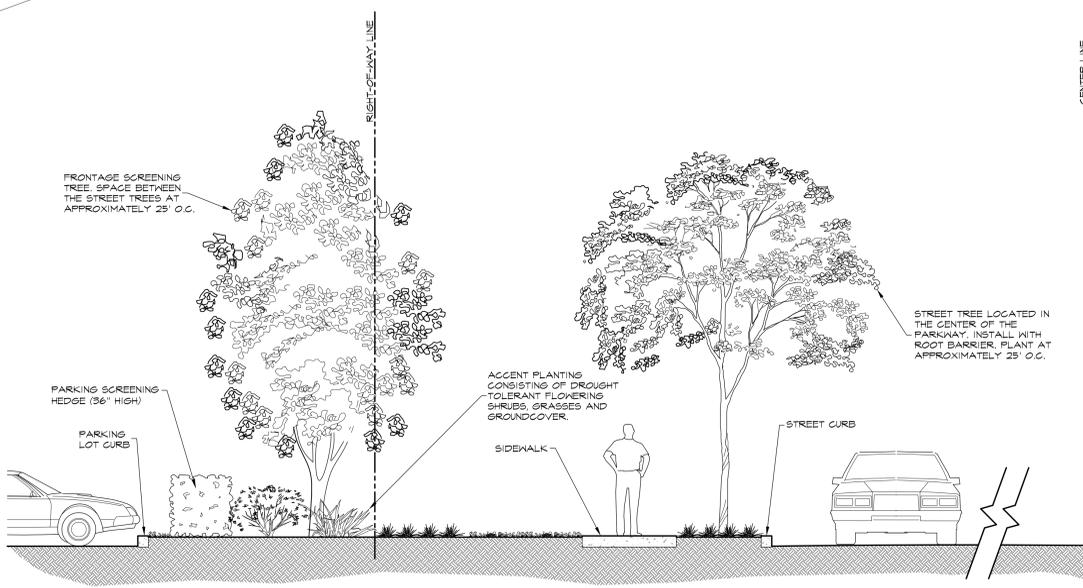
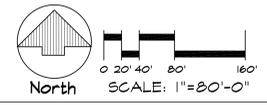
PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
STREET TREE FOR LIMONITE ROAD			
LASERSTROEMIA INDICA 'MUSKOGEE'	GRAPE MYRTLE	24" BOX	STANDARD, DOUBLE STAKE PLANT AT APPROXIMATELY 25' O.C. INSTALL WITH ROOT BARRIER.
STREET TREE FOR ARCHIBALD AVENUE			
PYRUS CALLERYANA 'BRADFORD'	ORNAMENTAL PEAR	24" BOX	STANDARD, DOUBLE STAKE PLANT AT APPROXIMATELY 25' O.C. INSTALL WITH ROOT BARRIER.
STREET FRONTAGE TREES SUCH AS:			
CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	STANDARD, DOUBLE STAKE, SPACE BETWEEN STREET TREES.
PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	STANDARD, DOUBLE STAKE, SPACE BETWEEN STREET TREES.
PARKING LOT TREES SUCH AS:			
TIPUNA TIPU	TIPU TREE	24" BOX	STANDARD, DOUBLE STAKE
KOELREUTERIA BIPINATA	CHINESE FLAME TREE	24" BOX	STANDARD, DOUBLE STAKE
LASERSTROEMIA INDICA 'NATCHEZ'	GRAPE MYRTLE	24" BOX	STANDARD, DOUBLE STAKE
GELERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	STANDARD, DOUBLE STAKE
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	STANDARD, DOUBLE STAKE
AREBUTUS MARINA	STRAWBERRY TREE	24" BOX	STANDARD, DOUBLE STAKE
CUPANOPSIS ANACARDIODES	CARROT WOOD TREE	24" BOX	STANDARD, DOUBLE STAKE
PYRUS CALLERYANA 'BRADFORD'	ORNAMENTAL PEAR	24" BOX	STANDARD, DOUBLE STAKE
PERIMETER SCREENING TREES SUCH AS:			
SCINUS MOLLE	CALIFORNIA PEPPER TREE	24" BOX	STANDARD, DOUBLE STAKE
QUERCUS AGRIIFOLIA	COAST LIVE OAK	24" BOX	STANDARD, DOUBLE STAKE
FINUS ELDARICA	AFSHAN PINE	24" BOX	STANDARD, DOUBLE STAKE
PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	STANDARD, DOUBLE STAKE
ACCENT AND ENTRY PALMS			
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	25'-30" B.T.H.	ALL PALMS SHALL BE EQUAL IN HEIGHT
PHOENIX DACTYLIFERA	DATE PALM	25'-30" B.T.H.	ALL PALMS SHALL BE EQUAL IN HEIGHT
DETENTION BASIN TREES SUCH AS:			
POPULUS FREMONTII	WESTERN COTTONWOOD	24" BOX	STANDARD, DOUBLE STAKE
ROBINIA AMBIGUA 'IDAHOENSIS'	IDAHO LOCUST	24" BOX	STANDARD, DOUBLE STAKE
NOTE: ALL TREES LOCATED WITHIN 5 FEET OF ANY HARDSCAPE SHALL BE INSTALLED WITH ROOT BARRIER. ROOT BARRIER SHALL BE 30" BARRIER.			
DROUGHT TOLERANT SHRUBS SUCH AS:			
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GALLON	
ANGOSANTHUS HYBRIDS	KANGAROO PAN	5 GALLON	
CISTUS 'PURPUREUS'	ROCKROSE	5 GALLON	
SALVIA SPP.	SAGE	5 GALLON	
CALLISTEMON LITTLE JOHN	BOTTLEBRUSH	5 GALLON	
HESPERALOE PARVIFLORA	RED YUCCA	5 GALLON	
KNIPHOFIA UVARIA	RED HOT POKER	1 GALLON	
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GALLON	
FITTOPORUM TOBIRA 'VARIEGATA'	VARIEGATED FITTOPORUM	5 GALLON	
MULEBERGIA RIGENS	DEER GRASS	1 GALLON	
FENNETUM SETAGEM 'EATON CANYON'	RED FOUNTAIN GRASS	1 GALLON	
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	
LAVANDULA SPP.	LAVENDER	5 GALLON	
NAUCINA DOMESTICA 'HARBOR DWARF'	HEAVENLY BAMBOO	5 GALLON	
RHAPHOLEPIS INDICA 'BALLERINA'	INDIAN HAKTHORN	5 GALLON	
ECHEM CANDIGANS	PRIDE OF MADEIRA	5 GALLON	
CEANOTHUS 'GONGHA'	WILD LILAC	5 GALLON	
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	
FREMONTODENDRON 'CALIFORNIA GLORY'	FLANNEL BUSH	5 GALLON	
DROUGHT TOLERANT SHRUBS THAT ARE LESS THAN 4 FEET IN HEIGHT SUCH AS:			
RHAPHOLEPIS INDICA 'BALLERINA'	INDIAN HAKTHORN	5 GALLON	
CALLISTEMON LITTLE JOHN	BOTTLEBRUSH	5 GALLON	
LAVANDULA STOGHES 'OTTO GUEST'	SPANISH LAVENDER	5 GALLON	
NAUCINA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	5 GALLON	
MULEBERGIA CAPILLARIS	PINK MHLY	1 GALLON	
FENNETUM SETAGEM 'EATON CANYON'	RED FOUNTAIN GRASS	1 GALLON	
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	
GROUND COVERS SUCH AS:			
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	FLATS	PLANT AT 12" O.C.
DYMONDIA MARGARETAE	SILVER CARPET	FLATS	PLANT AT 4" O.C.
LANTANA MONTEVIDENSIS	FURFLE TRAILING LANTANA	4" POTS	PLANT AT 24" O.C.
SENEGIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 6" O.C.
LAMPFRANTHUS SPECTABILIS	TRAILING ICE PLANT	FLATS	PLANT AT 6" O.C.
ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	4" POTS	PLANT AT 24" O.C.
CEANOTHUS HORIZONTALIS 'YANKEE POINT'	WILD LILAC	4" POTS	PLANT AT 24" O.C.
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12" O.C.
GAZANIA 'MITSUKA YELLOW'	GAZANIA	FLATS	PLANT AT 12" O.C.
VINES SUCH AS:			
FIGUS FUMILA	CREeping FIG	5 GALLON	PLANT ON WALL
PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	PLANT ON WALL
HYDROSEED MIX FOR DETENTION BASIN SLOPES			
FESTUCA RUBRA	CHEVINGS FESCUE	HYDROSEED	50%
FESTUCA LONGIFOLIA	HARD FESCUE	HYDROSEED	25%
FESTUCA OVINA	SHEEP FESCUE	HYDROSEED	25%
HYDROSEED MIX APPLICATION: SEED RATE: 500 LBS PER ACRE MULCH: AGRONO-MULCH, 120 LBS PER ACRE. BINDER: FAST-TACK, 1200 LBS PER ACRE.			



HYDROZONE MAP

SYMBOL	DESCRIPTION
[Symbol]	HYDROZONE 1 Plant Material - Ornamental grass/medium water use plants Plant Coefficient (PF) - 0.5 Annual Yearly Evapotranspiration (Eto) - 56.4 Landscape Area (HA) - 7,349 Sq. Ft. Irrigation Type - MP Rotators Irrigation Efficiency (IE) - 0.75
[Symbol]	HYDROZONE 2 Plant Material - Ornamental and Native drought tolerant/low water use plants Plant Coefficient (PF) - 0.2 Annual Yearly Evapotranspiration (Eto) - 56.4 Landscape Area (HA) - 153,835 Sq. Ft. Irrigation Type - Drip Irrigation Irrigation Efficiency (IE) - 0.85



STREET LANDSCAPE SECTION

NOT TO SCALE

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION - MAWA	
MAWA = (Eto)(0.62)(0.7 x LA)	
MAWA = (56.4)(0.62)(0.7 x 161,184)	
MAWA = 3,813,613 Gallons per Year	
MAWA = 3,813,613 / 748 = 5,098 HCF (Hundred-Cubic-Foot Per Year)	

PRELIMINARY LANDSCAPE PLAN

NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE · LAND PLANNING
990 BUSINESSPARK AVE. SUITE 100 · SAN DIEGO, CA 92128
PH: (619) 692-8041 FAX: (619) 692-182

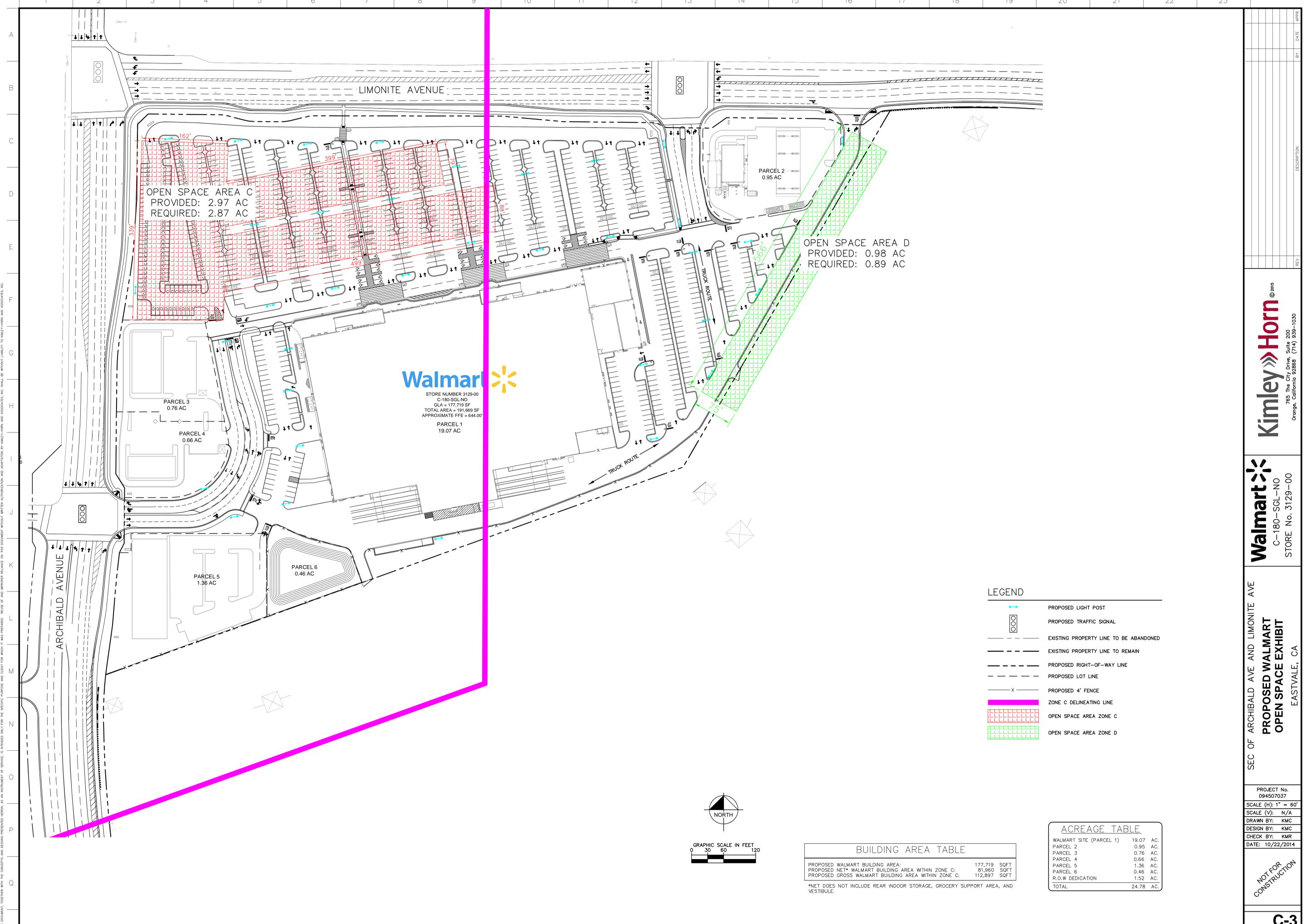


TDG JOB NO. 12-06 DATE: 5-20-15

PROJECT No. 094507037
SCALE (H): PER PLAN
SCALE (V):
DRAWN BY: MS
DESIGN BY: MS
CHECK BY: N/A
DATE: 07/9/2012

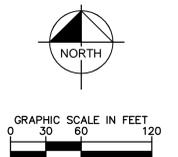
PRELIMINARY LANDSCAPE PLAN
EASTVALE, CA

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765 The City Drive, Suite 400
Orange, California 92668 (714) 939-1030



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- LEGEND**
- PROPOSED LIGHT POST
 - PROPOSED TRAFFIC SIGNAL
 - EXISTING PROPERTY LINE TO BE ABANDONED
 - EXISTING PROPERTY LINE TO REMAIN
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - PROPOSED 4' FENCE
 - ZONE C DELINEATING LINE
 - OPEN SPACE AREA ZONE C
 - OPEN SPACE AREA ZONE D



BUILDING AREA TABLE	
PROPOSED WALMART BUILDING AREA:	177,719 SQFT
PROPOSED NET* WALMART BUILDING AREA WITHIN ZONE C:	81,960 SQFT
PROPOSED GROSS WALMART BUILDING AREA WITHIN ZONE C:	112,897 SQFT

*NET DOES NOT INCLUDE REAR INDOOR STORAGE, GROCERY SUPPORT AREA, AND VESTIBULE.

ACREAGE TABLE	
WALMART SITE (PARCEL 1)	19.07 AC.
PARCEL 2	0.95 AC.
PARCEL 3	0.76 AC.
PARCEL 4	0.66 AC.
PARCEL 5	1.36 AC.
PARCEL 6	0.46 AC.
R.O.W DEDICATION	1.52 AC.
TOTAL	24.78 AC.

SEC OF ARCHIBALD AVE AND LIMONITE AVE

Walmart
C-180-SGL-NO
STORE No. 3129-00

**PROPOSED WALMART
OPEN SPACE EXHIBIT**
EASTVALE, CA

Kimley»Horn
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765 The City Drive, Suite 200
Orange, California 92868 (714) 939-1030

PROJECT No.
094507037

SCALE (H): 1" = 60'

SCALE (V): N/A

DRAWN BY: KMC

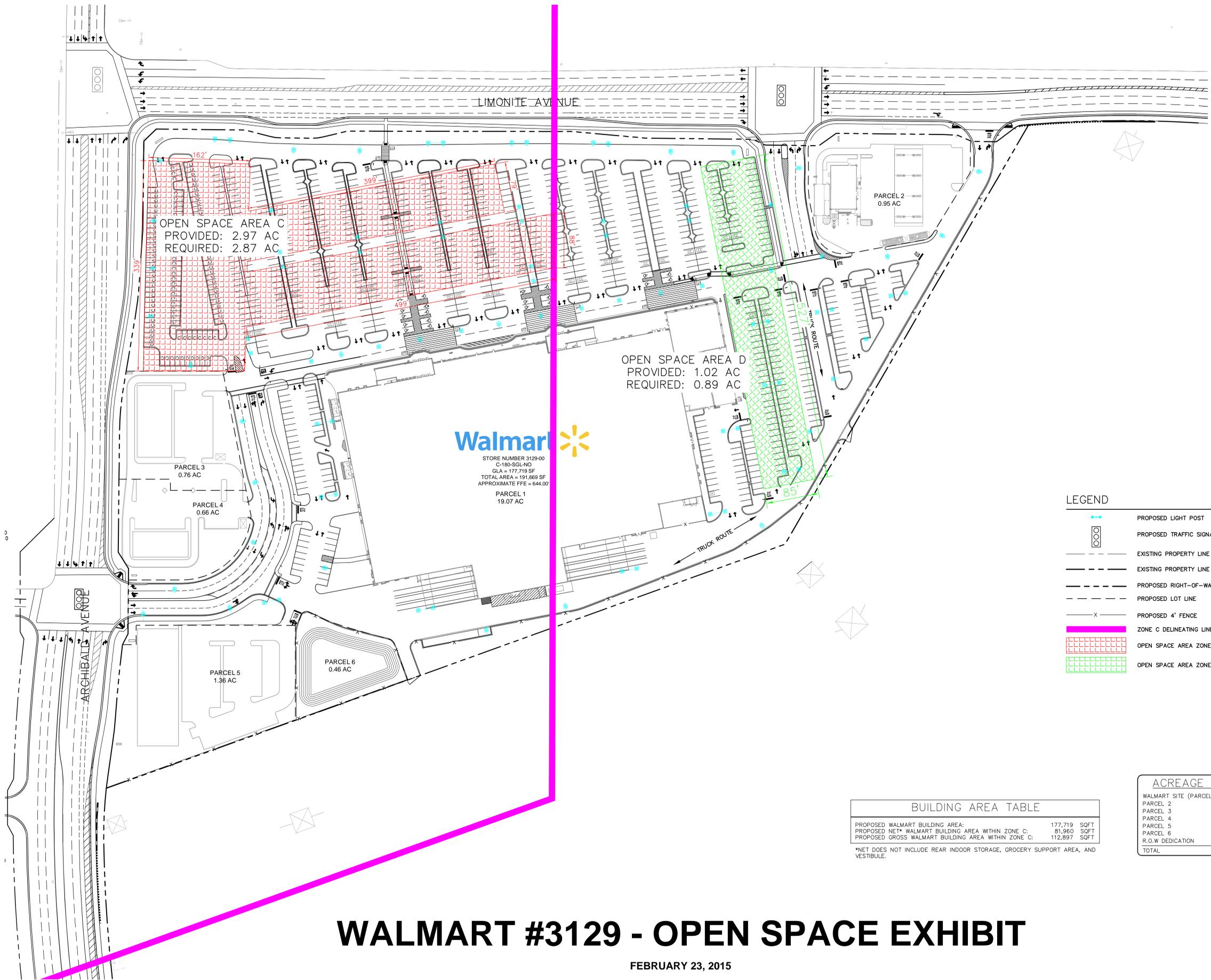
DESIGN BY: KMC

CHECK BY: KMR

DATE: 10/22/2014

NOT FOR CONSTRUCTION

C-3



LEGEND

- PROPOSED LIGHT POST
- PROPOSED TRAFFIC SIGNAL
- EXISTING PROPERTY LINE TO BE ABANDONED
- EXISTING PROPERTY LINE TO REMAIN
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- PROPOSED LOT LINE
- PROPOSED 4' FENCE
- ZONE C DELINEATING LINE
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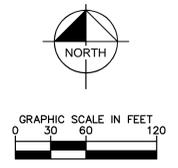
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PARCEL 4	0.66	AC.
PARCEL 5	1.36	AC.
PARCEL 6	0.46	AC.
R.O.W DEDICATION	1.52	AC.
TOTAL	24.78	AC.



WALMART #3129 - OPEN SPACE EXHIBIT

FEBRUARY 23, 2015



Walmart

PickUp

Home & Pharmacy

Walmart Center



Walmart

Pickup

Grocery

Value Center

Auto & Gas

Pharmacy

Pharmacy Drive-Thru

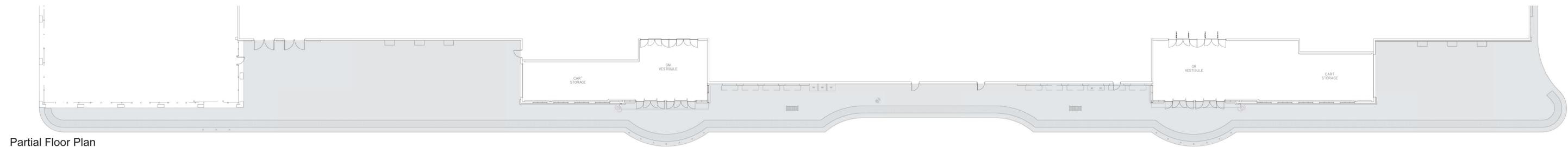


Walmart

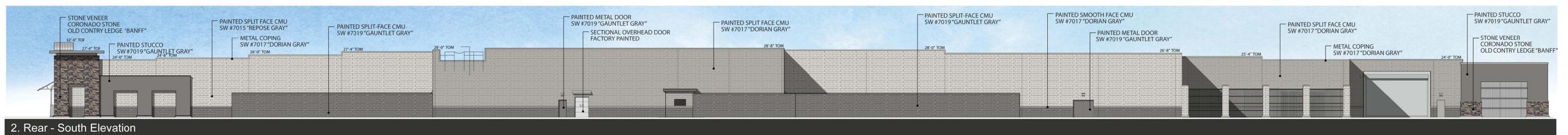
Pickup

Grocery

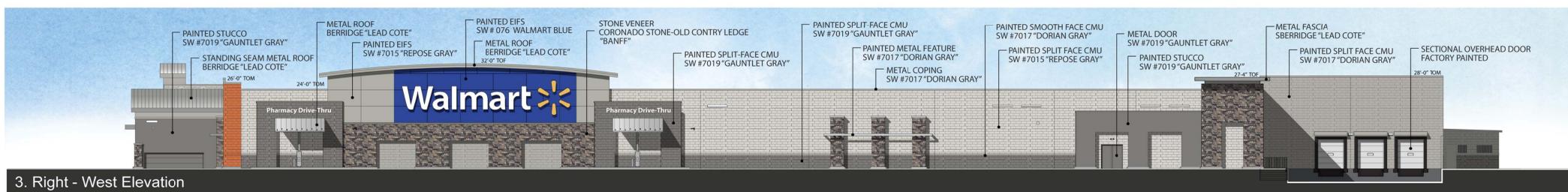
Walmart



Partial Floor Plan



2. Rear - South Elevation

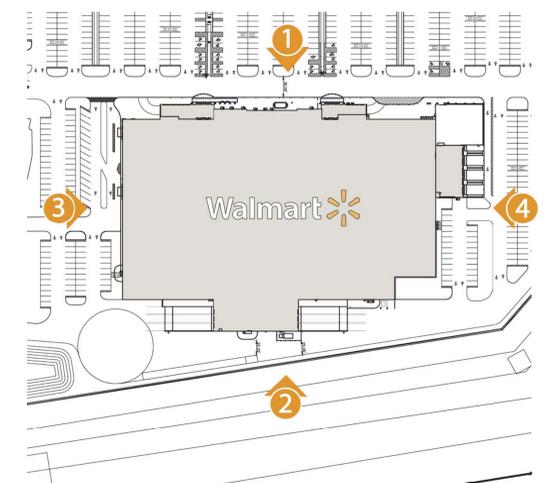


3. Right - West Elevation



4. Left - East Elevation

Key Plan



Job# 11-192



1. Front - North Elevation



SHERWIN WILLIAMS
SW #6258 "TRICORN BLACK"



SHERWIN WILLIAMS
SW #7019 "GAUNTLET GRAY"



SHERWIN WILLIAMS
SW #7017 "DORIAN GRAY"



SHERWIN WILLIAMS
SW #7669 "SUMMIT GRAY"



STONE VENEER- CORONADO STONE
OLD WORLD LEDGE- "BROOKSIDE"



ALUMINUM
CLEAR ANODIZED



BERRIDGE METAL
"LEAD COTE"



SHERWIN WILLIAMS
SW #7015 REPOSE GRAY

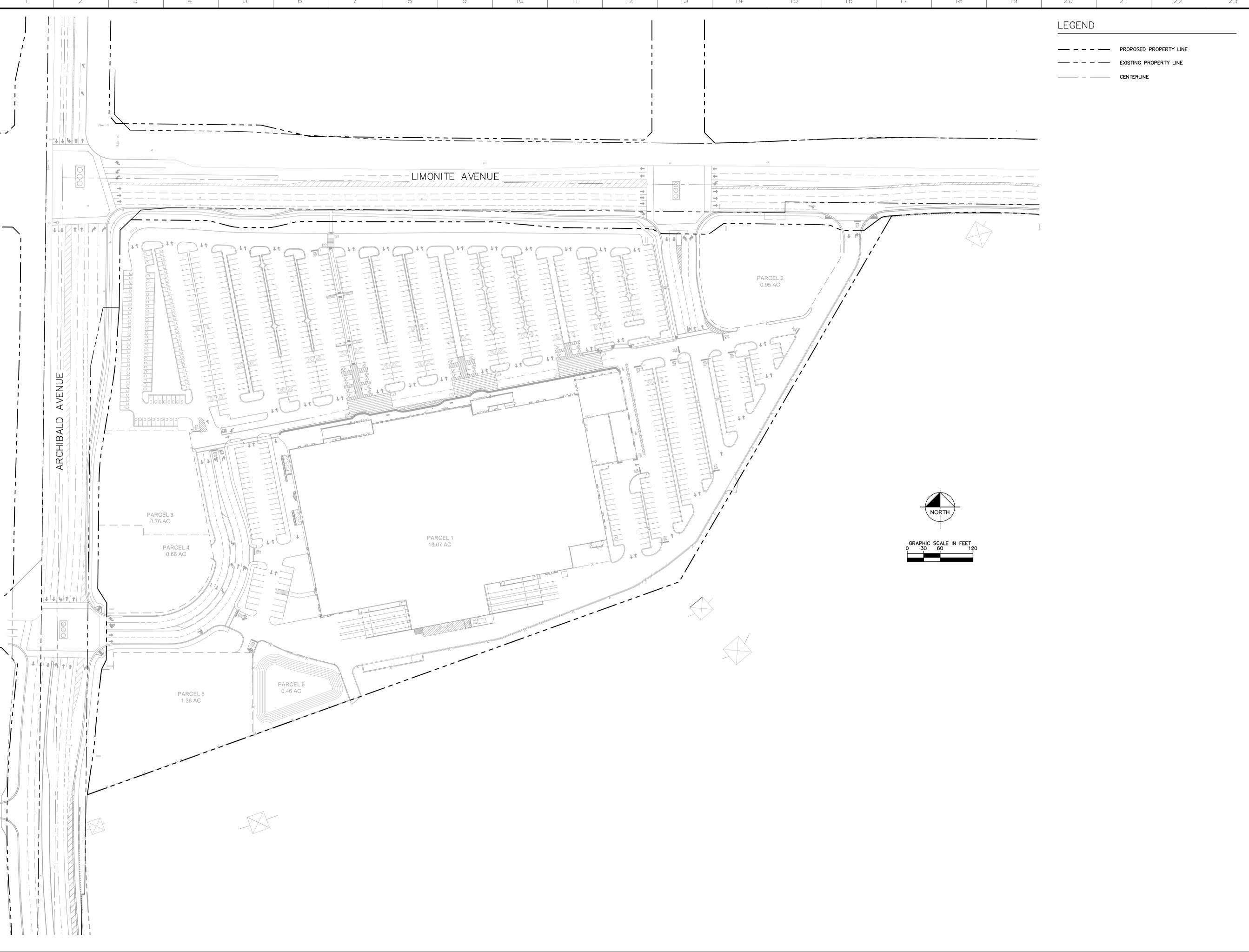


SHERWIN WILLIAMS
SW #6885 KNOCKOUT ORANGE



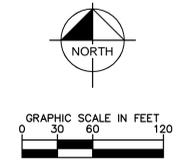
SHERWIN WILLIAMS
SW #PMS286 WALMART BLUE

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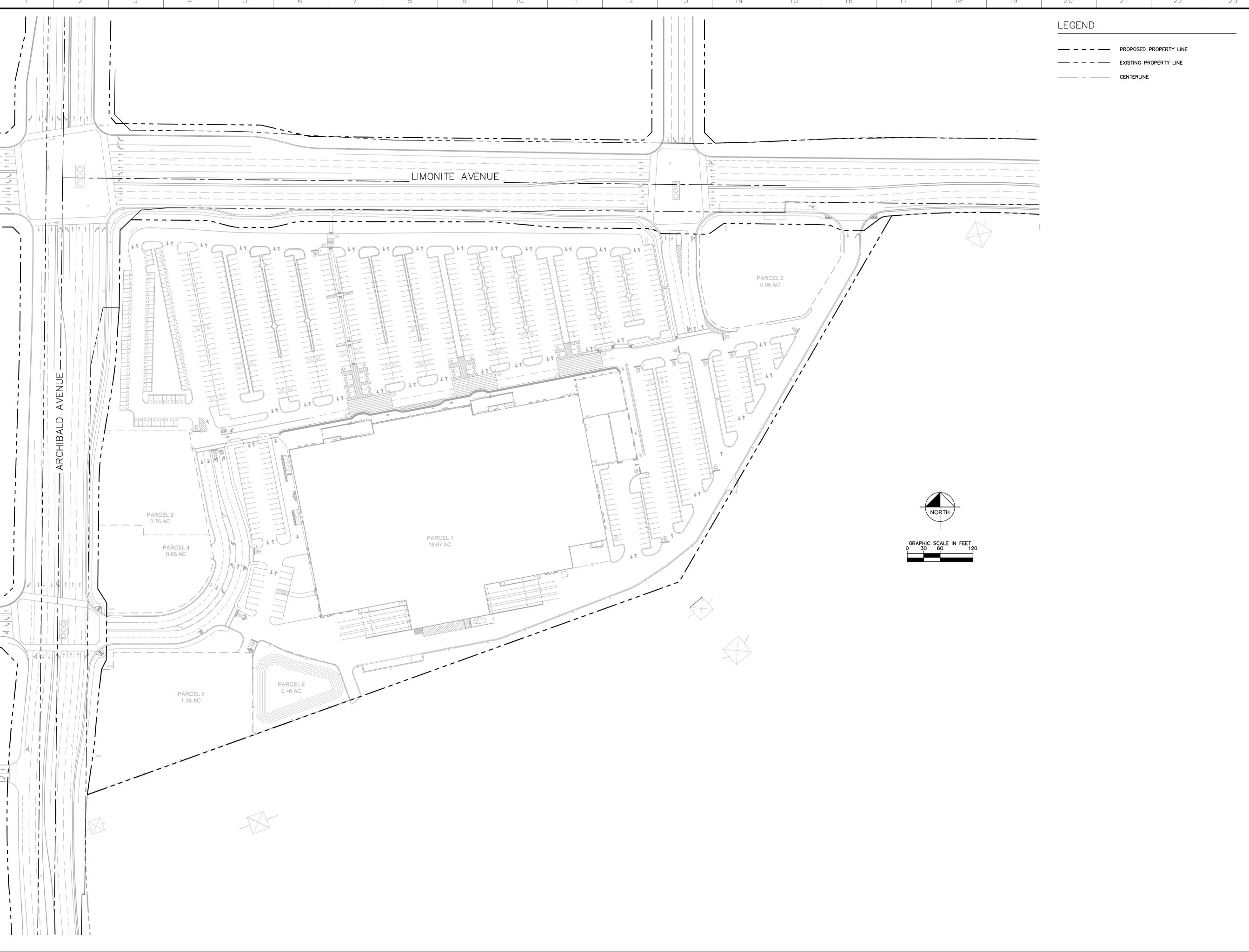
LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	CENTERLINE



<p>Walmart C-180-SGL-NO STORE No. 3129-00</p>	<p>Kimley & Horn 765 The City Drive, Suite 200 Orange, California 92668 (714) 939-1030</p>
<p>SEC OF ARCHIBALD AVE AND LIMONITE AVE PROPOSED WALMART OFFSITE INTERIM CONDITION EASTVALE, CA</p>	
<p>PROJECT No. 094507037</p>	
<p>SCALE (H): 1" = 60'</p>	
<p>SCALE (V): N/A</p>	
<p>DRAWN BY: KMC</p>	
<p>DESIGN BY: KMC</p>	
<p>CHECK BY: KMR</p>	
<p>DATE: 1/3/2017</p>	
<p>NOT FOR CONSTRUCTION</p>	
<p>C-3A</p>	

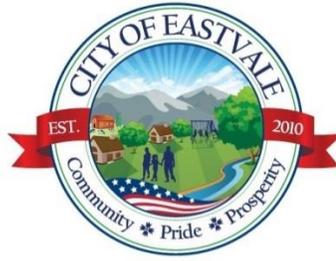
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LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	CENTERLINE

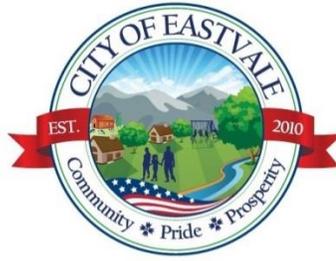
<p>Walmart C-180-SGL-NO STORE No. 3129-00</p>	<p>Kimley & Horn 765 The City Drive, Suite 200 Orange, California 92668 (714) 939-1030</p>
<p>SEC OF ARCHIBALD AVE AND LIMONITE AVE PROPOSED WALMART OFFSITE ULTIMATE CONDITION EASTVALE, CA</p>	
<p>PROJECT No. 094507037</p>	
<p>SCALE (H): 1" = 60'</p>	
<p>SCALE (V): N/A</p>	
<p>DRAWN BY: KMC</p>	
<p>DESIGN BY: KMC</p>	
<p>CHECK BY: KMR</p>	
<p>DATE: 1/3/2017</p>	
<p>NOT FOR CONSTRUCTION</p>	
<p>C-3B</p>	



Attachment 10 – Draft EIR can be viewed on the City’s website by clicking on the following link:

<http://www.eastvaleca.gov/city-hall/planning/environmental-documents/walmart-project>

If you have any questions, please contact the City Clerk’s Office at (951) 361-0900.

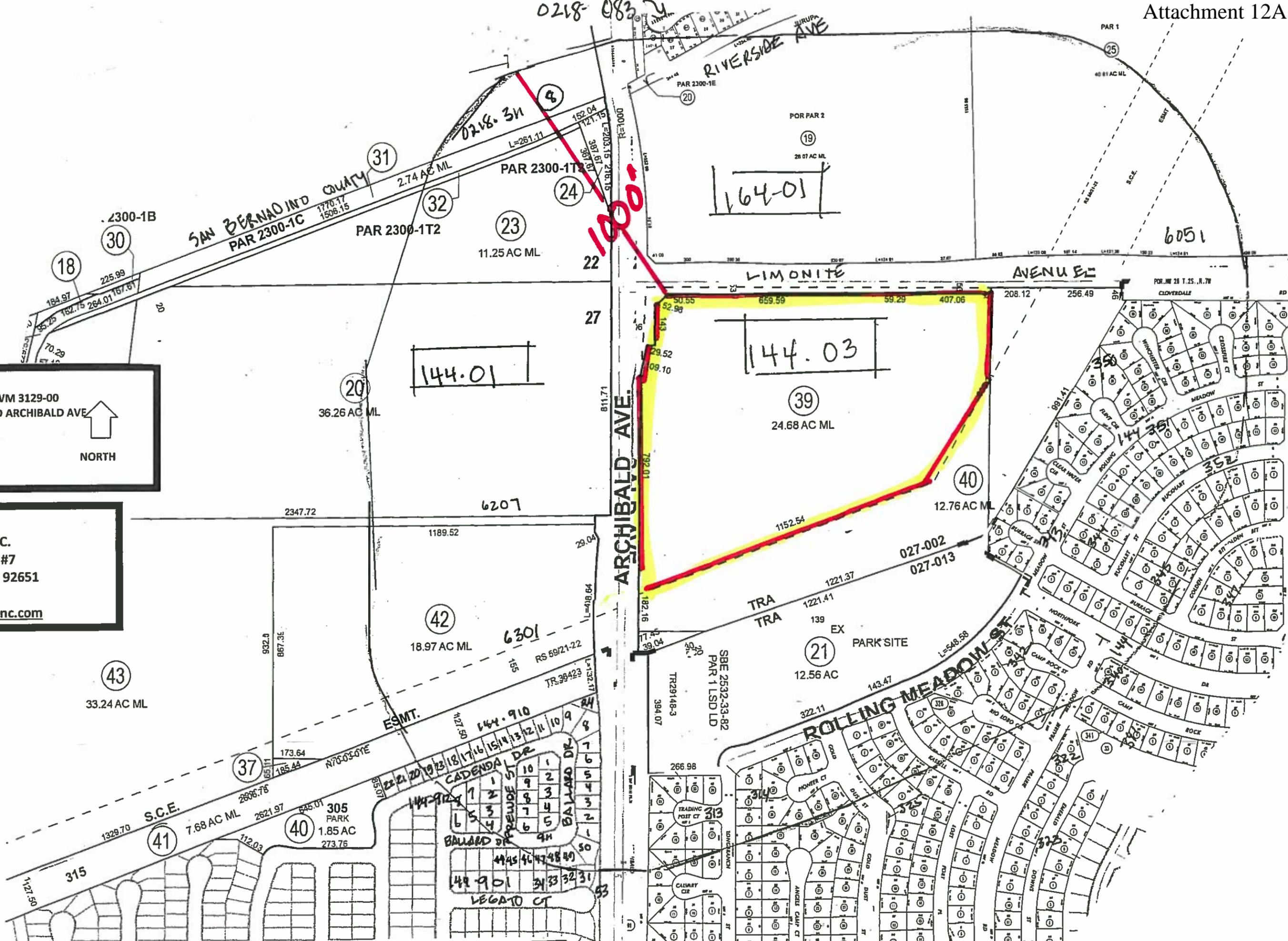


Attachment 11 – Comments on the Draft EIR, Responses to Comments, and Errata Changes can be viewed on the City’s website by clicking on the following link:

<http://www.eastvaleca.gov/city-hall/planning/environmental-documents/walmart-project>

If you have any questions, please contact the City Clerk’s Office at (951) 361-0900.

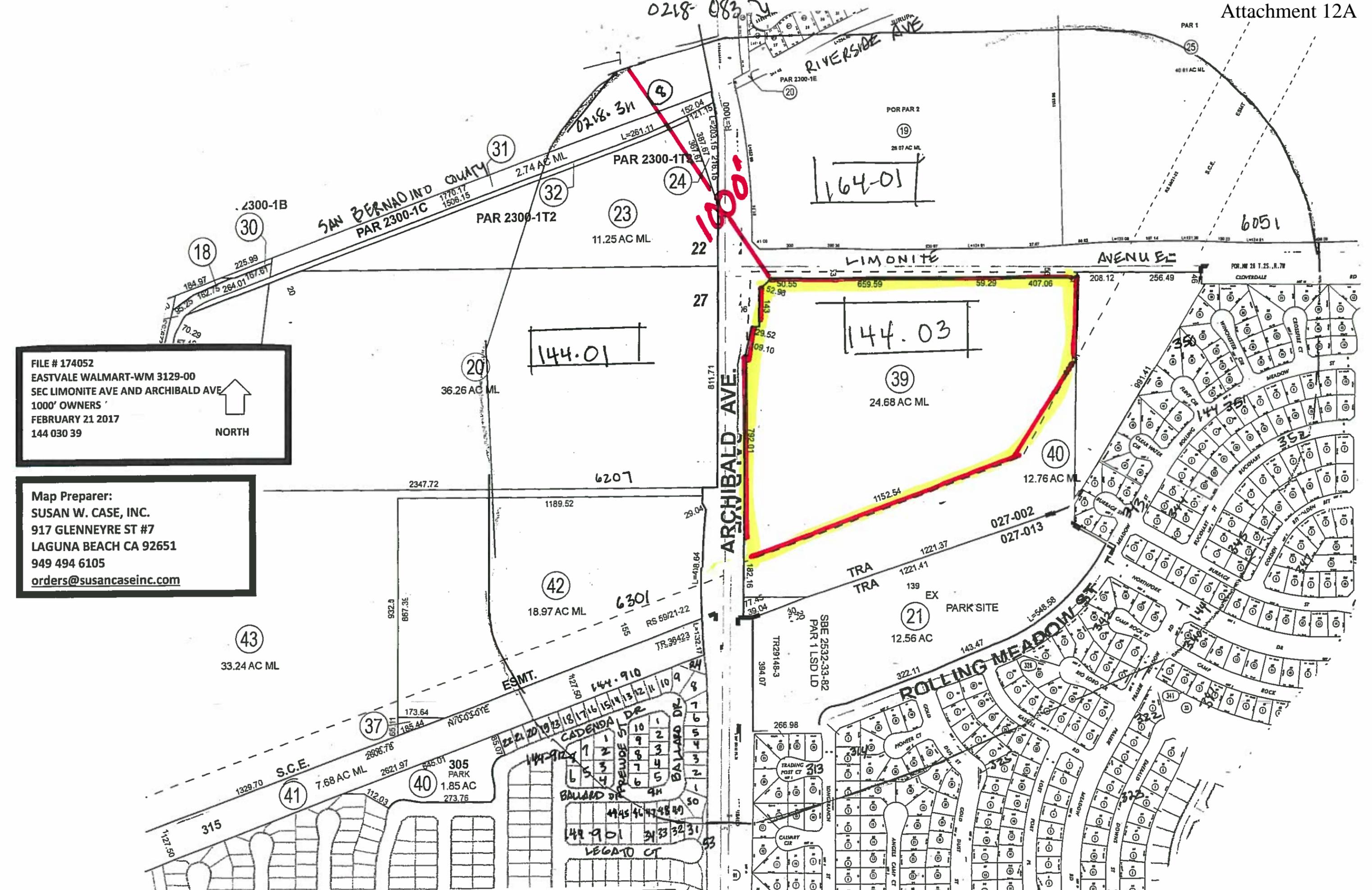
0218-0832



FILE # 174052
 EASTVALE WALMART-WM 3129-00
 SEC LIMONITE AVE AND ARCHIBALD AVE
 1000' OWNERS
 FEBRUARY 21 2017
 144 030 39

↑
NORTH

Map Preparer:
 SUSAN W. CASE, INC.
 917 GLENNEYRE ST #7
 LAGUNA BEACH CA 92651
 949 494 6105
 orders@susancaseinc.com



**CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
PROJECT NO. 12-0051**

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, March 15, 2017**, at 6:00 p.m. at Rosa Parks Elementary School located at 13830 Whispering Hills Drive, Eastvale, CA 92880, to consider the development of a new retail center with a Walmart Store on an approximately 24.68-acre site – **Project No. 12-0051**. The proposed project includes the following entitlement applications for consideration and recommendation to City Council:

- Environmental Impact Report (EIR) (SCH #2015011020) for the project pursuant to the California Environmental Quality Act (CEQA).
- General Plan Amendment to change the land use designation for the eastern half of the project site from Light Industrial to Commercial Retail.
- Change of Zone to change the zoning for the eastern half of the project site from Manufacturing-Service Commercial to General Commercial.
- Tentative Tract Map No. 35061 for the subdivision of approximately 24.68 acres into five commercial parcels and one water detention basin parcel.
- Major Development Review for the development of an approximately 192,000-square-foot Walmart store and associated improvements within the retail center.
- Variance from the parking lot landscaping and shading requirements of the Zoning Code for a portion of the parking lot in front of Walmart
- Conditional Use Permit to operate a drive-through pharmacy for Walmart
- Conditional Use Permit to allow alcohol sales in Walmart
- Conditional Use Permit to allow alcohol sales in a future gasoline service station in the retail center.
- Two Conditional Use Permits to allow two drive-through facilities on two parcels in the retail center.

The project site is located at the southeast corner of Limonite Avenue and Archibald, Assessor's Parcel Number 144-030-039. The project site is not located on a hazardous materials site that is listed under Government Code Section 65962.5. Applicant is Wal-Mart Real Estate Business Trust, c/o Matt Smith.

The City of Eastvale has completed an EIR for the proposed project in accordance with CEQA to assess the potential for any significant environmental impacts associated with the proposed project. The draft EIR was released for public and agency review on October 3, 2016, with the 45-day review period ending on November 17, 2016. The Planning Commission will review the EIR and provide a recommendation to the City Council for consideration prior to making a decision on the project.

The EIR recommends the adoption of various mitigation measures that, with three exceptions, reduce the project's environmental impacts to a less than significant level as required under CEQA. The EIR identifies three (3) environmental impacts that cannot be reduced to a less than significant level: air quality, noise, and transportation. Because of these significant and unavoidable impacts, a Statement of Overriding Considerations must be adopted by the City Council prior to any decision to approve the project.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale City Clerk located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. Any questions on the project may be directed to Eric Norris at (530) 574-4875 or via e-mail at enorris@eastvaleca.gov. **All comments made in writing or via e-mail prior to the public hearing must be submitted and received by the City of Eastvale City Clerk no later than Wednesday, March 15, 2017 at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale City Planning Commission prior to or at the public hearing.

DRAFT

**FISCAL IMPACT REPORT
FOR
LAKE ELSINORE**

December 10, 2013

Prepared for:

City of Lake Elsinore

Prepared by:

**THE NATELSON DALE GROUP, INC.
24835 E. La Palma Avenue, Suite I
Yorba Linda, California 92887
Telephone: (714) 692-9596
Fax: (714) 692-9597
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I. INTRODUCTION

This report evaluates the fiscal impacts that development of the proposed Walmart project would have on the City of Lake Elsinore. The 17.66 acre project site is bounded by Central Avenue (west), Cambern Drive (north), and Third Street (east). For purposes of this analysis, the project is assumed to include the following components:

- A 166,322 square foot Walmart store, including 39,155 square feet devoted to grocery sales/support space, in addition to a 7,888 square foot outdoor garden center.

Additional retail development totaling 16,000 square feet, with “out lots” developed with the following probable uses:

- Out lot 1: 9,200 square feet of specialty retail space¹
- Out lot 2: 3,700 square feet of drive-thru restaurant space
- Out lot 3: 3,100 square feet of drive-thru restaurant space

The fiscal analysis projects the annually recurring impact that the proposed project will have on the City’s budget. The analysis considers the following fiscal revenues:

- Sales tax revenue
- Property tax revenue
- Property tax in-lieu of Vehicle License Fee (VLF)
- Utility franchise fees
- Business license taxes

In addition to projecting fiscal revenues, the analysis also evaluates the major fiscal costs that the City would incur to provide public services to the project area. These include the following:

- Police protection costs
- Fire protection costs
- Public Works maintenance costs

¹ This out lot could alternatively be developed with a gas station/carwash with a 3,100 square foot convenience store. Given that proposed Walmart Supercenter accounts for the bulk of the proposed project's projected fiscal impacts, the difference in fiscal impacts resulting from the two potential out lot 1 components is trivial. Thus, the fiscal analysis focuses on the baseline project description as discussed above.

II. EXECUTIVE SUMMARY

This section summarizes the proposed project's direct fiscal impacts on the City of Lake Elsinore. The indicated impacts would accrue to the City on an annual basis after full buildout of the project and are expressed in 2013 dollars.

Fiscal Revenues – General Fund

Table II-1, on the following page, summarizes annual City General Fund revenues that would be directly generated by the proposed project. Total new General Fund revenue generated by the proposed project is projected at approximately \$601,583 per year at project buildout. As shown on the Table, the project will generate the following revenues: property taxes, property taxes in-lieu of VLF, utility franchise fees, business license taxes, and sales taxes.

The revenue projections provided in this analysis include only annually-recurring income sources; one-time revenues such as building permit fees are not included as they are generally assumed to represent an off-set of a corresponding City cost and thus do not represent net income to the City.

Fiscal Costs – General Fund

Table II-1 also provides a summary projection of the direct fiscal costs that the City would incur to provide public services to the project site. Total fiscal costs are projected to be approximately \$149,711 per year at project buildout.

Net Fiscal Benefit – General Fund

The proposed project would generate a net fiscal benefit to the City's General Fund of approximately \$451,872 per year at project buildout.

It should be noted that the fiscal impact analysis evaluates the proposed project as a stand-alone project. That is, the analysis does not consider fiscal impacts related to the potential closing of the existing Walmart store in the City of Lake Elsinore². Consistent with the findings of the Urban Decay study, the fiscal analysis assumes that the existing Walmart store, if were to close, would be re-tenanted with an alternative retail use. Thus, the proposed project's revenue and cost impacts are evaluated as *net* fiscal impacts to the City of Lake Elsinore.

² As noted in the Urban Decay study, the existing Lake Elsinore Walmart store, located on 31700 Grape Street, could potentially close, as it is located at the approximate midway point between two proposed Walmart Supercenters (the proposed project evaluated in this analysis and a proposed Wildomar Walmart Supercenter located at Bundy Canyon Road and Interstate 15 [I-15]).

**Table II-1
Net Fiscal Impact
Walmart Supercenter Project
City of Lake Elsinore**

General Fund Revenues	Amount
Property Tax	\$18,505
Vehicle License Fee (VLF) Triple Flip	26,859
Business License Tax	288
Utility Franchise Fees	24,696
Sales Tax	<u>531,235</u>
<i>Total Revenues</i>	\$601,583
General Fund Expenditures	
Police Department	\$89,330
Fire Department	42,322
Public Works Maintenance	<u>18,059</u>
<i>Total Expenditures</i>	\$149,711
Net Fiscal Impact - General Fund	\$451,872
Source: The Natelson Dale Group, Inc. (TNDG)	

III. FISCAL REVENUES

The proposed project would generate new City General Fund revenues in the following categories:

- Property tax revenue
- Property tax in-lieu of Vehicle License Fee (VLF)
- Sales tax revenue
- Business license taxes
- Utility franchise fees

This section describes the assumptions and factors that were used to project annual revenues in each category.

Property Tax Revenue

Table III-1, below, shows the projected development value that has been assumed for purposes of calculating the incremental property tax base. The projected value is based on a factor of \$175 per square foot of building area. The factor is based on the average of recent sales transactions of similar commercial retail facilities in the surrounding area³.

Based on information provided by the City's Finance Department, the net tax increment accruing to the City's General Fund is projected at approximately 6.1% of the incremental property tax revenue. The remaining 93.9% of the net tax increment will accrue to various County agencies, independent districts and school districts. Table III-2, on page 5, calculates the annual net property tax revenue associated with the proposed project.

³ Based on sales transaction data from Loopnet.com.

**Table III-1
Estimate of Assessed Value
Walmart Supercenter Project – Baseline Project
City of Lake Elsinore**

Assessed Value per Square Foot of Building Space		\$175.00
Project Component	Square Feet	Assessed Value
Wal-Mart Supercenter	166,322	\$29,106,350
Out lot 1: Specialty Retail Space	9,200	542,500
Out lot 2: Drive-Thru Restaurant	3,700	647,500
Out lot 3: Drive-Thru Restaurant	3,100	542,500
TOTAL	182,322	\$31,906,350
Existing Assessed Value of Parcel		\$1,570,800
Net Increase in Assessed Value		\$30,335,550
Source: Riverside County Assessor's Office; TNDG.		

**Table III-2
Property Tax Increment – General Fund
Walmart Supercenter Project
City of Lake Elsinore**

Total Increase in Assessed Value		\$30,355,550
Total Property Tax Increment @ 1.0% of Assessed Value		\$303,356
Taxing Entity	Tax Increment Share	Total Tax Increment
City of Lake Elsinore – General Fund	6.1%	\$18,505
Source: TNDG		

Property Tax In Lieu of Vehicle License Fee (VLF) Revenue

The City receives property tax payments from the State in lieu of Vehicle License Fee (VLF) revenues. This separate property tax line item accrues to the City's General Fund and is part of the "triple flip" arrangement whereby the State reduced the amount of VLF allocated to cities and replaced it with additional property tax payments. The amount of property tax in lieu of VLF that the City receives from the State increases annually based on the percentage increase in the City's total assessed valuation. As shown on Table III-3, below, the amount of property tax in lieu of VLF accruing to the City is projected to increase by 0.8%, or \$26,859 based on the incremental assessed value generated by the proposed project.

**Table III-3
Projected Revenue from Property Tax VLF Swap
Walmart Supercenter Project
City of Lake Elsinore**

Calculation Factor	Amount
Property Tax in-lieu of VLF, FY 2012-13	\$3,357,335
Lake Elsinore Valuation (AV), FY 2013-14	\$3,989,523,849
Incremental Assessed Value from Project 1/	\$30,335,550
Percentage Increase over FY 2012-13 Base	0.8%
Incremental Property Tax in Lieu of VLF Revenue	\$26,859

Source: TNDG; Riverside County Assessor, Riverside County Assessed Value for Cities 2013/14; City of Lake Elsinore Adopted Operating Budget Fiscal Years 2012-13
Notes: 1/ See Table III-1

Sales Tax Revenue

Sales tax revenue has been estimated based on the square footages of retail commercial space planned for the project and standard sales per square foot ratios for each category. The following factors have been assumed to project total taxable sales:

- Walmart general merchandise space: annual sales volumes of \$50.9 million (\$400 per square foot)
- Specialty retail out lot: annual sales volume of \$300 per square foot
- Fast food out lots: annual sales volumes of \$300 per square foot
- Total sales tax revenue of 1.0% of taxable sales totals

Table III-4
Estimate of Net New Retail Sales (\$000s)
Walmart Supercenter Project
City of Lake Elsinore

Retail Category	Sales per Sq. Ft.	Square Feet	Net Sales	Potential Diverted Sales \$000s	Adjusted Net Sales
Walmart General Merchandise	\$400	127,167	\$50,867	\$0	\$50,867
Walmart Grocery	475	39,155	18,599	18,599	0
Out lot 1 Specialty Retail	300	9,200	2,760	0	2,760
Out lot 2 Drive-Thru Restaurant	300	3,700	1,110	0	1,110
Out lot 3 Drive-Thru Restaurant	300	3,100	930	0	930
Total	\$407	182,322	\$74,265	\$18,599	\$55,667

Source: TNDG

Table III-5
Estimate of New Taxable Retail Sales
Walmart Supercenter Project
City of Lake Elsinore

Retail Category	Net Sales	% Taxable	Net New Taxable Sales
Walmart General Merchandise	\$50,866,800	95%	\$48,323,460
Walmart Grocery	0	0%	0
Out lot 1 Specialty Retail	2,760,000	100%	2,760,000
Out lot 2 Drive-Thru Restaurant	1,110,000	100%	1,110,000
Out lot 3 Drive-Thru Restaurant	930,000	100%	930,000
Total	\$58,406,800	91%	\$53,123,460
Total Sales Tax Revenue @ 1.0% of Taxable Sales			\$531,235

Source: TNDG, Table III-4.

Although the Walmart grocery space is projected to generate approximately \$18.6 million in annual sales and a portion of this sales volume would be taxable, the fiscal impact analysis conservatively assumes that the project's grocery space would generate no net increase in City sales tax revenue. This assumption is based on the possibility (as evaluated in the EIR Urban Decay Study) that the project's grocery sales would be diverted from existing grocery stores and therefore would not represent net new sales in the City.

Business License Taxes

According to the City’s Finance Department, each retail business in Lake Elsinore is charged an annual business license tax of \$72. Table III-6, below, provides the calculations to estimate new business license revenue generated by the proposed project. To remain analytically conservative, the analysis assumes that there would be one business per out lot.

**Table III-6
Business License Calculations
Walmart Supercenter Project
City of Lake Elsinore**

Project Component	Annual Fee
Walmart Supercenter	\$72
Out lot 1 Specialty Retail	72
Out lot 2 Drive-Thru Restaurant	72
Out lot 3 Drive-Thru Restaurant	72
Total	\$288

Source: City of Lake Elsinore, Finance Department; TNDG

Utility Franchise Fees

The project would collect utility franchise fees based on consumption of electricity and natural gas at the project site. Utility billings have been estimated based average expenditure levels for electricity and natural gas per 1,000 square feet of retail commercial space. The City receives franchise fee revenues equivalent to 5.0%, respectively, of utility billings for electricity and natural gas. Table III-7, on the following page, provides the detailed calculations utilized to estimate new franchise fee revenue generated by the proposed project.

**Table III-7
Utility Franchise Fee Calculations (2013 Dollars)
Walmart Supercenter Project
City of Lake Elsinore**

<u>Utility</u>	<u>Annual Expenditures Per 1,000 SF</u>	<u>Franchise Fee Rate</u>	<u>Franchise Fee Revenue Per 1,000 SF</u>
Electricity	\$2,297	5.0%	\$114.85
Gas	\$412	5.0%	\$20.60
TOTAL	\$2,709		<u>\$135.45</u>
Annual Franchise Fee Revenue			\$24,696
Source:	Department of Energy, 2003 Commercial Buildings Energy Consumption Survey (CBECS) converted to 2013 dollars; City of Lake Elsinore, Finance Department; TNDG		

IV. FISCAL COSTS

The proposed project would require ongoing City services in three major categories:

1. Police protection services;
2. Fire protection services; and
3. Infrastructure maintenance.

To calculate potential cost impacts related to these services, the analysis uses per capita cost factors derived from the City's current budget. The basic methodology for developing these cost factors, as provided on Table IV-2 on page 12, involves the following steps:

- Identify the "relevant population" for purposes of calculating per capita cost factors. Police protection, fire protection and infrastructure maintenance are all affected by both residential and non-residential development, thus the combined resident and "daytime" employee populations are considered. To err on the side of potentially overestimating (rather than underestimating) cost impacts, this analysis assumes that a typical daytime employee generates twice the cost of a full-time resident of the City. Thus, the total relevant population for these cost factor calculations is 72,151 ($53,191 + 9,480 \times 2$).
- Calculate per capita cost factors based on the total dollar amount in the City's current budget divided by the relevant Citywide population (as determined in the previous step).
- Apply these per capita cost factors to the projected employee population for the proposed project in order to forecast its cost impacts. As shown on Table IV-1, on the next page, the proposed project is projected to generate approximately 331 employees. Given the employee weighting factor described above, the effective daytime employee population is calculated at 662 (331×2).

**Table IV-1
Estimate of New Employees
Walmart Supercenter Project
City of Lake Elsinore**

<i>Walmart</i>		
Square Feet Per Employee		N/A
Total Square Feet		N/A
Employees		<u>300</u>
<i>Out lot 1 Specialty Retail</i>		
Square Feet Per Employee		500
Total Square Feet		<u>9,200</u>
Employees		18
<i>Out lot Drive-Thru Restaurant</i>		
Square Feet Per Employee		500
Total Square Feet		<u>3,700</u>
Employees		7
<i>Out lot Drive-Thru Restaurant</i>		
Square Feet Per Employee		500
Total Square Feet		<u>3,100</u>
Employees		6
<i>Total</i>		
Onsite Employees		331
Weighting Factor		<u>2</u>
Population Equivalent		662
Source: Project applicant; TNDG		

**Table IV-2
Derivation of Cost Projection Factors
Walmart Supercenter Project
City of Lake Elsinore**

City of Lake Elsinore Population	53,191
City of Lake Elsinore, Daytime Employee Population	9,480
Employee Weighting Factor	2.00

Budget Category	Adopted Budget FY 2012/13	% Subject to Per Capita Increases	Allocable Amount	Allocation Basis (1)	Relevant Population	Per Capita Cost
Police Services	\$9,735,957	100%	\$9,735,957	R+E	72,151	\$134.94
Fire Services	\$4,612,807	100%	\$4,612,807	R+E	72,151	\$63.93
Public Works (General Fund)	<u>\$1,968,083</u>	100%	\$1,968,083	R+E	72,151	\$27.28
Subtotal, Impacted Services	\$16,316,847					

Sources: City of Lake Elsinore Operating Budget, 2012-13; State Department of Finance; Southern California Council of Governments (SCAG); TNDG.

Notes: 1. Allocation basis: R - residents; R+E - residents plus two times employees.

Police Protection Services

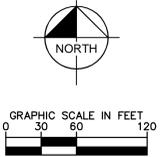
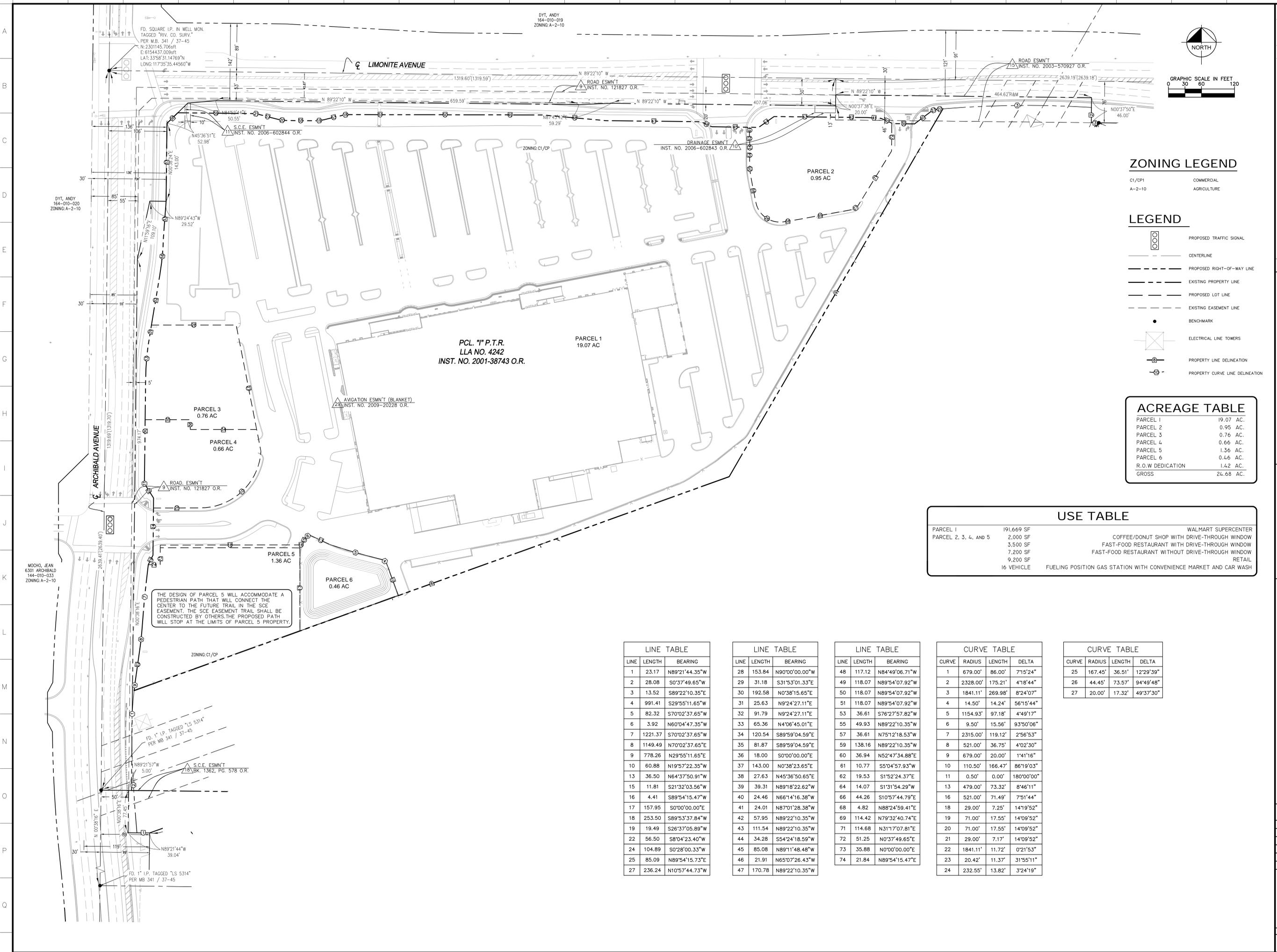
The Citywide Police budget for FY 2012-2013 is \$9,735,957. Based on a total relevant population of 72,151 persons (53,191 residents plus twice the 9,480 employees), the net Citywide budget amounts to approximately \$134.94 per capita (see Table IV-1). By applying this per capita cost factor to the projected effective daytime employee population of the proposed project (662), TNDG forecasts that the proposed project would generate approximately \$89,330 per year in Police Department costs.

Fire Protection Services

The Citywide Fire protection services budget for FY 2012-2013 is \$4,612,807. Based on a total relevant population of 72,151 persons (53,191 residents plus twice the 9,480 employees), the net Citywide budget amounts to approximately \$63.93 per capita (see Table IV-1). By applying this per capita cost factor to the projected effective daytime employee population of the proposed project (662), TNDG forecasts that the proposed project would generate approximately \$42,322 per year in Fire protection costs.

Public Works Maintenance Costs

The Citywide General Fund Public Works street maintenance budget for FY 2012-2013 is \$1,968,083. Based on a total relevant population of 72,151 persons (53,191 residents plus twice the 9,480 employees), the net Citywide General Fund street cost budget amounts to approximately \$27.28 per capita (see Table IV-2). By applying this per capita cost factor to the projected effective daytime employee population of the proposed project (662), TNDG forecasts that the proposed project would generate approximately \$18,059 per year in General Fund infrastructure maintenance costs.



ZONING LEGEND

C1/CP1 COMMERCIAL
A-2-10 AGRICULTURE

LEGEND

- PROPOSED TRAFFIC SIGNAL
- CENTERLINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- BENCHMARK
- ELECTRICAL LINE TOWERS
- PROPERTY LINE DELINEATION
- PROPERTY CURVE LINE DELINEATION

ACREAGE TABLE

PARCEL 1	19.07 AC.
PARCEL 2	0.95 AC.
PARCEL 3	0.76 AC.
PARCEL 4	0.66 AC.
PARCEL 5	1.36 AC.
PARCEL 6	0.46 AC.
R.O.W DEDICATION	1.42 AC.
GROSS	24.68 AC.

USE TABLE

PARCEL 1	191,669 SF	WALMART SUPERCENTER
PARCEL 2, 3, 4, AND 5	2,000 SF	COFFEE/DONUT SHOP WITH DRIVE-THROUGH WINDOW
	3,500 SF	FAST-FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW
	7,200 SF	FAST-FOOD RESTAURANT WITHOUT DRIVE-THROUGH WINDOW
	9,200 SF	RETAIL
	16 VEHICLE	FUELING POSITION GAS STATION WITH CONVENIENCE MARKET AND CAR WASH

LINE TABLE

LINE	LENGTH	BEARING
1	23.17	N89°21'44.35"W
2	28.08	S0°37'49.65"W
3	13.52	S89°22'10.35"E
4	991.41	S29°55'11.65"W
5	82.32	S70°02'37.65"W
6	3.92	N60°04'47.35"W
7	1221.37	S70°02'37.65"W
8	1149.49	N70°02'37.65"E
9	778.26	N29°55'11.65"E
10	60.88	N19°57'22.35"W
13	36.50	N64°37'50.91"W
15	11.81	S21°32'03.56"W
16	4.41	S89°54'15.47"W
17	157.95	S0°00'00.00"E
18	253.50	S89°53'37.84"W
19	19.49	S26°37'05.89"W
22	56.50	S8°04'23.40"W
24	104.89	S0°28'00.33"W
25	85.09	N89°54'15.73"E
27	236.24	N10°57'44.73"W

LINE TABLE

LINE	LENGTH	BEARING
28	153.84	N90°00'00.00"W
29	31.18	S31°53'01.33"E
30	192.58	N0°38'15.65"E
31	25.63	N9°24'27.11"E
32	91.79	N9°24'27.11"E
33	65.36	N4°06'45.01"E
34	120.54	S89°59'04.59"E
35	81.87	S89°59'04.59"E
36	18.00	S0°00'00.00"E
37	143.00	N0°38'23.65"E
38	27.63	N45°36'50.65"E
39	39.31	N89°18'22.62"W
40	24.46	N66°14'16.38"W
41	24.01	N87°01'28.38"W
42	57.95	N89°22'10.35"W
43	111.54	N89°22'10.35"W
44	34.28	S54°24'18.59"W
45	85.08	N89°11'48.48"W
46	21.91	N65°07'26.43"W
47	170.78	N89°22'10.35"W

LINE TABLE

LINE	LENGTH	BEARING
48	117.12	N84°49'06.71"W
49	118.07	N89°54'07.92"W
50	118.07	N89°54'07.92"W
51	118.07	N89°54'07.92"W
53	36.61	S76°27'57.82"W
55	49.93	N89°22'10.35"W
57	36.61	N75°12'18.53"W
59	138.16	N89°22'10.35"W
60	36.94	N52°47'34.88"E
61	10.77	S5°04'57.93"W
62	19.53	S1°52'24.37"E
64	14.07	S1°31'54.29"W
66	44.26	S10°57'44.79"E
68	4.82	N88°24'59.41"E
69	114.42	N79°32'40.74"E
71	114.68	N31°17'07.81"E
72	51.25	N0°37'49.65"E
73	35.88	N0°00'00.00"E
74	21.84	N89°54'15.47"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	679.00'	86.00'	7°15'24"
2	2328.00'	175.21'	4°18'44"
3	1841.11'	269.98'	8°24'07"
4	14.50'	14.24'	56°15'44"
5	1154.93'	97.18'	4°49'17"
6	9.50'	15.56'	93°50'06"
7	2315.00'	119.12'	2°56'53"
8	521.00'	36.75'	4°02'30"
9	679.00'	20.00'	1°41'16"
10	110.50'	166.47'	86°19'03"
11	0.50'	0.00'	180°00'00"
13	479.00'	73.32'	8°46'11"
16	521.00'	71.49'	7°51'44"
18	29.00'	7.25'	14°19'52"
19	71.00'	17.55'	14°09'52"
20	71.00'	17.55'	14°09'52"
21	29.00'	7.17'	14°09'52"
22	1841.11'	11.72'	0°21'53"
23	20.42'	11.37'	31°55'11"
24	232.55'	13.82'	3°24'19"

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
25	167.45'	36.51'	12°29'39"
26	44.45'	73.57'	94°49'48"
27	20.00'	17.32'	49°37'30"

PROJECT No. 094507037
 SCALE (H): 1" = 60'
 SCALE (V): N/A
 DRAWN BY: KMC
 DESIGN BY: KMC
 CHECK BY: KMR
 DATE: 4/13/2015

Walmart
 C-180-SGL-NO
 STORE No. 3129-00

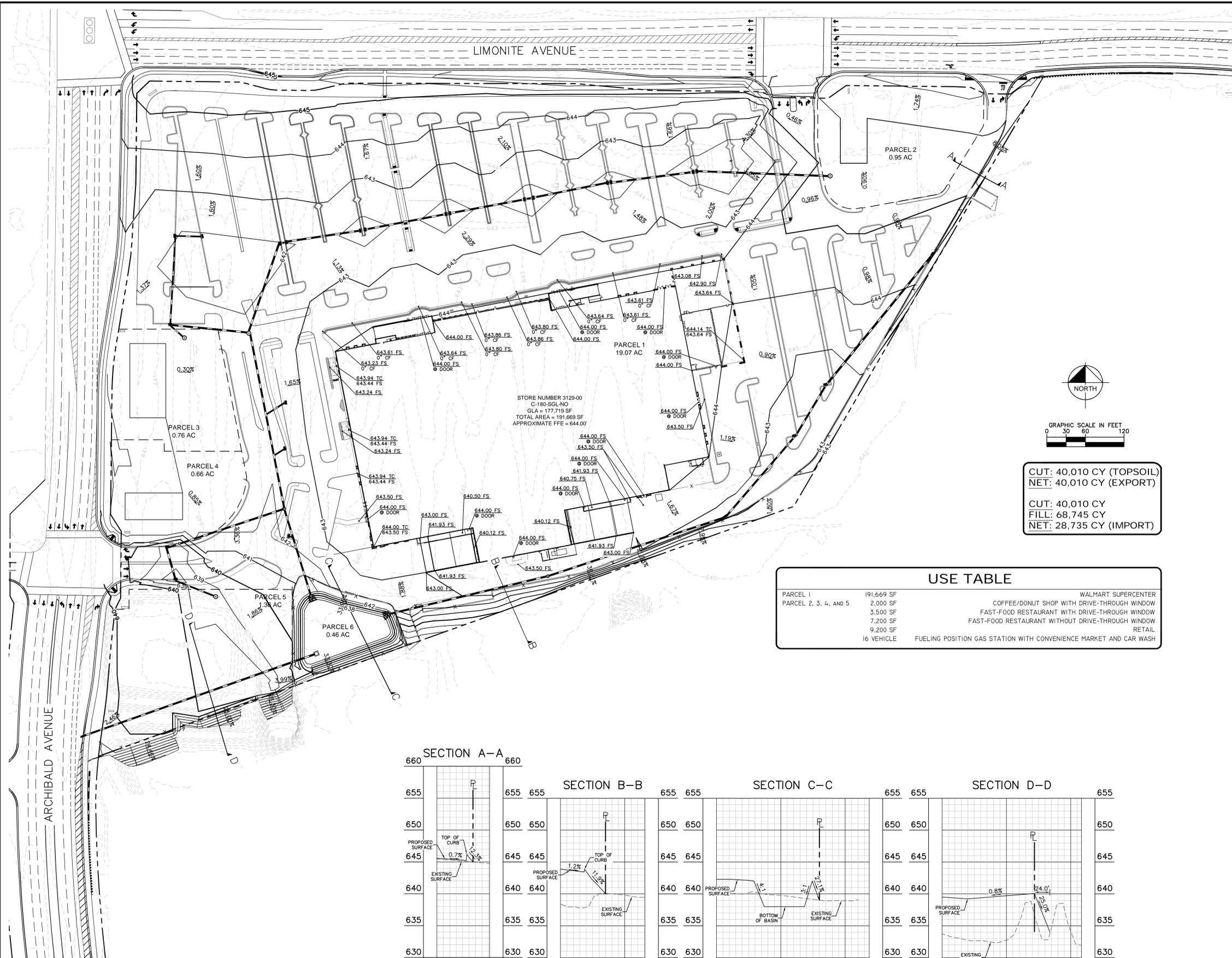
SEC OF ARCHIBALD AVE AND LIMONITE AVE
**PROPOSED WALMART
 TENTATIVE TRACT MAP**
 EASTVALE, CA

Kimley Horn
 765 The City Drive, Suite 200
 Orange, California 92668 (714) 939-1030

NOT FOR CONSTRUCTION

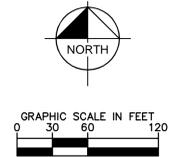
C-2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HERIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND MODIFICATIONS TO THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



SYMBOL LEGEND

- Proposed Catch Basin, Proposed Manhole, Proposed Spot Grade, Proposed Grade (Slope & Direction), Proposed Storm Drain Line, Existing Property Line, Proposed Right-of-Way, Existing Contours, Proposed Contours, TC: Top of Curb Elevation, FS: Finished Surface Elevation, FF: Finish Floor Elevation, CF: Face of Curb, Property Line

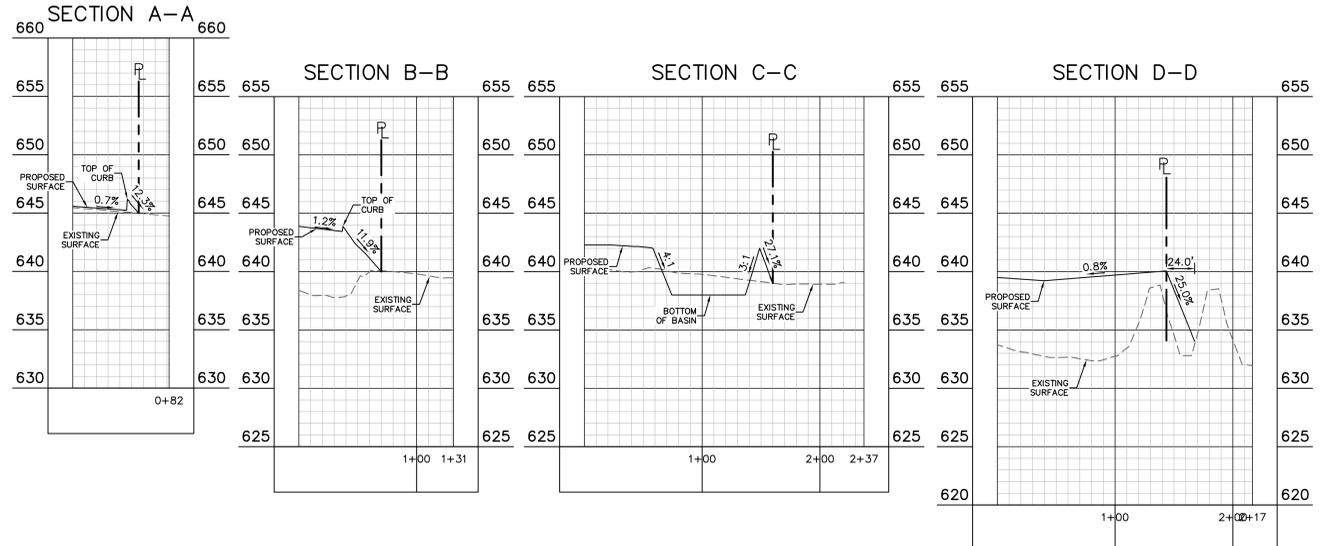


CUT: 40,010 CY (TOPSOIL)
NET: 40,010 CY (EXPORT)
CUT: 40,010 CY
FILL: 68,745 CY
NET: 28,735 CY (IMPORT)

GRADING NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES...
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: (SEE MASTER SITE SPECIFICATIONS SECTION 02030 FOR ALLOWED MATERIALS. CEC TO LIST SPECIFIC PIPE MATERIALS ON THIS PLAN IF REQUIRED.)
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.E.D.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WALMART SPECIAL CONDITIONS, SECTION 8. ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WALMART BUILT PROJECTS ONLY.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

USE TABLE
PARCEL 1 191,669 SF WALMART SUPERCENTER
PARCEL 2, 3, 4, AND 5 2,000 SF COFFEE/DONUT SHOP WITH DRIVE-THROUGH WINDOW
3,500 SF FAST-FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW
7,200 SF FAST-FOOD RESTAURANT WITHOUT DRIVE-THROUGH WINDOW
9,200 SF RETAIL
16 VEHICLE FUELING POSITION GAS STATION WITH CONVENIENCE MARKET AND CAR WASH



Kimley Horn logo, Walmart logo, PROJECT No. 094507037, SCALE (H): 1" = 60', SCALE (V): N/A, DRAWN BY: LMG, DESIGN BY: KMC, CHECK BY: KMR, DATE: 4/13/2015, NOT FOR CONSTRUCTION, C-4

CONDITIONS OF APPROVAL			
Planning Application Number and Description: Project No. 12-0051 - Major Development Review for the development of a retail center on an approximately 24.78-acre site and for the construction of an approximately 192,000-square-foot retail building (proposed to operate as Walmart) with associated access, parking, and landscape facilities located at the southeast corner of Limonite Avenue and Archibald Avenue. Specific building, parking, and landscaping for the outparcels will be reviewed and approved under a separate Major Development Review.			
Assessor's Parcel Numbers: 144-030-039			
Planning Commission Review: March 15, 2017			
City Council Approval Date:			
Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. <hr style="width: 100%;"/>	Must be completed to finalize approval	Planning Department
	Applicant Signature	Date	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees,	Ongoing	Planning Department

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>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>			
<p>3. The project shall be developed in accordance with the Major Development Review application approved by the City Council on _____, including the approved site plan, architectural elevations, conceptual landscape plan, and interim and ultimate improvements on Archibald Avenue and Limonite Avenue as shown on Sheets C-3A-Site Plan, C-3B-Interim Design, and C-3C-Ultimate Design, unless otherwise conditioned herein. The applicant may request modifications or revisions to the approved project as outlined in the Eastvale Zoning Code.</p>	Ongoing	Planning Department	
<p>4. Any approval shall not be final until and unless the applicant’s deposit account has a balance of at least \$10,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. 12-0051 on the check.</p>	Ongoing	Planning Department	
<p>5. Applicant understands and agrees that failure to comply with all Conditions of Approval may result in the City Council/Planning Commission taking action</p>	Ongoing	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
resulting in modification of Conditions of Approval and/or suspension or revocation of this approval.			
Prior to Issuance of Grading Permit			
6. A Grading Plan prepared by a licensed civil engineer shall be submitted to the City of Eastvale for review and approval. The Plan shall include, but not be limited to, the information contained in Condition No. 9.	Prior to issuance of grading permit	Public Works Department	
7. The following shall be included as a note on the grading and improvement plans for the construction contractor to implement during construction: A. During site preparation and grading construction phases, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA) Tier 4 Final off-road emissions standards. <i>(MM AIR-1a)</i> B. During site preparation and grading construction phases, all haul trucks transporting soil to or from the project site shall be covered to prevent fugitive dust emissions. <i>(MM AIR-1b)</i> C. During project construction, the following measures shall be implemented to the satisfaction of the City of Eastvale. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept on-site during construction and subject to inspection by the City of Eastvale. <i>(MM AIR-1c)</i> a) Construction equipment shall be properly maintained according to manufacturer specifications. b) All contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit on-site idling for no more than 5 minutes in any one hour. c) On-site electrical hook ups to a power grid shall be provided for	Prior to issuance of grading permit	Planning and Public Works Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators.</p> <p>d) The project shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 concerning fugitive dust and provide appropriate documentation to the City of Eastvale.</p> <p>e) Traffic speeds on all unpaved portions of the project site to be limited to 15 mph or less.</p> <p>f) Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads.</p> <p>g) Use street sweepers that comply with SCAQMD Rules 1186 and 1186.1.</p>			
<p>8. The following shall be included as a note on the grading and improvement plans for the construction contractor to implement during construction:</p> <p>A. If prehistoric or historic-period archaeological resources are encountered, all construction activities within 100 feet of the find shall halt and the City of Eastvale shall be notified. A Secretary of the Interior qualified archaeologist shall inspect the findings within 24 hours of discovery. If it is determined that the project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines) mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan in consultation with the City of</p>	<p>Prior to issuance of grading permit</p>	<p>Planning Department</p>	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>Eastvale. (MM CUL-1)</p> <p>B. If potential fossils are discovered during project implementation, all earthwork or other types of ground disturbance within 100 feet of the find shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find. The paleontologist shall report his/her findings to the City of Eastvale. Based on the scientific value or uniqueness of the find, the paleontologist shall either record the find and recommend that the City of Eastvale allow work to continue, or recommend salvage and recovery of the fossil. The paleontologist shall, if required, propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations will be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains shall include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and, if required, shall also include preparation of a report for publication describing the finds. (MM CUL-3)</p> <p>C. In the event of the discovery of any human remains, work shall immediately halt and the Riverside County Coroner and Project Archaeologist must be contacted. Pursuant to California State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code Section 5097.98.</p> <p>If buried human remains are determined to be Native American, all actions required by Public Resources Code Section 5097.98 shall take place, including:</p> <ul style="list-style-type: none"> • The Native American Heritage Commission (NAHC) must be 			

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>contacted within 24 hours to make a determination of the Most Likely Descendent (MLD). (See Public Resources Code Section 5097.98 for additional details regarding specific treatment and recourse). (<i>MM CUL-4</i>)</p>			
9.	<p>The applicant shall submit the following:</p> <p>A. Documentation showing that a Notice of Intent has been filed with the State Water Resources Control Board and a Waste Discharge Identification Number has been obtained.</p> <p>B. A Stormwater Pollution Prevention Plan (SWPPP) to the City of Eastvale that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, site restoration, contingency measures, responsible parties, and agency contacts. (<i>MM HYD-1a</i>)</p>	<p>Prior to issuance of grading permit</p>	<p>Planning and Public Works Departments</p>	
10.	<p>A Construction Traffic Control Plan prepared by a Licensed Civil Engineer/Traffic Engineer shall be submitted to the City Engineer for review and approval. The Plan shall include:</p> <p>A. Estimated day(s), time(s), and duration of any lane closures that are anticipated to be required due to project construction.</p> <p>B. Proposed traffic control measures such as, but not limited to, signage, flagmen, cones, advance community notice, or other acceptable measures to the satisfaction of the City of Eastvale Public Works Department.</p> <p>C. The purpose of the measures shall be to safely guide motorists, cyclists, and pedestrians; minimize traffic impacts; and ensure the safe and even flow of traffic consistent with City level of service standards and safety requirements.</p> <p>The Plan must stipulate that during construction, the implementing developer</p>	<p>Prior to issuance of a grading permit</p>	<p>Public Works Department</p>	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>or its general contractor are required to notify the City of Eastvale Public Works Department at least five (5) business days in advance of any planned lane closure that will be caused by project construction. If deemed necessary by the City of Eastvale Public Works Department, the project’s lane closure may be postponed or rescheduled.</p>			
<p>11. A permit for the hauling of material to and from the project site shall be submitted to the City for approval. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.</p>	<p>Prior to issuance of a grading permit</p>	<p>Public Works Department</p>	
<p>Prior to Issuance of Building Permit</p>			
<p>12. All Public Improvements Plans including but not limited to Street, Storm Drain, Street Lighting, Traffic Signals, Signing and Striping, and Landscape, prepared by a Licensed Civil Engineer/Licensed Landscape Architect, shall be submitted to and approved by the City Engineer. The plans shall include improvements shown on Sheets C-3A-Site Plan, C-3B-Interim Design, and C-3C-Ultimate Design, unless otherwise conditioned herein.</p>	<p>Prior to issuance of building permit</p>	<p>Public Works Department</p>	
<p>13. The applicant shall submit a site plan showing that at least four electrical vehicle charging stations are provided at the project site. (<i>MM AIR-1e</i>)</p>	<p>Prior to issuance of building permit</p>	<p>Planning and Building Departments</p>	
<p>14. Funding shall be provided to the City of Eastvale for the following improvements at the Scholar Way/Schleisman Road intersection:</p> <ul style="list-style-type: none"> • Adding a westbound left-turn lane • Modifying the traffic signal to implement protected left-turn phasing on the eastbound and westbound approaches <p>The applicant’s equitable fair share for this improvement is 0.3 percent (3/10ths of 1 percent) (<i>MM TRANS-1a</i>). The amount paid to the City shall be equal to 0.3 percent of the total cost of construction as determined at the time</p>	<p>Prior to issuance of building permit</p>	<p>Public Works and Building Departments</p>	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	payment is made.			
15.	Funding shall be provided to the City of Eastvale for the following improvements at the Scholar Way/Schleisman Road intersection: <ul style="list-style-type: none"> • Adding a second eastbound through lane • Adding a third eastbound through lane • Adding a second westbound through lane • Adding a third westbound through lane The applicant’s equitable fair share for this improvement is 0.3 percent (3/10ths of 1 percent) (<i>MM TRANS-3j</i>). The amount paid to the City shall be equal to 0.3 percent of the total cost of construction as determined at the time payment is made.	Prior to issuance of building permit	Public Works and Building Departments	
16.	Funding shall be provided to the City of Eastvale for the following improvements at the Archibald Avenue/Limonite Avenue intersection: <ul style="list-style-type: none"> • Adding a second northbound through lane • Adding a second southbound left-turn lane • Adding a second southbound through lane • Adding a second westbound left-turn lane The applicant’s equitable fair share for these improvements is 9.3 percent (<i>MM TRANS-2a</i>). The amount paid to the City shall be equal to 9.3 percent of the total cost of construction as determined at the time payment is made.	Prior to issuance of building permit	Public Works and Building Departments	
17.	Funding shall be provided to the City of Eastvale for the following improvements at the Archibald Avenue/Limonite Avenue intersection: <ul style="list-style-type: none"> • Adding a northbound left-turn lane 	Prior to issuance of building permit	Public Works and Building Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<ul style="list-style-type: none"> • Adding a second northbound left-turn lane • Adding a third northbound through lane • Adding a third southbound through lane • Adding a southbound right-turn lane • Adding an eastbound left-turn lane • Adding a second eastbound left-turn lane • Adding an eastbound through lane • Adding a second eastbound through lane • Adding a third eastbound through lane • Adding an eastbound right-turn lane • Adding a westbound through lane • Adding a second westbound through lane • Adding a third westbound through lane • Adding a second westbound right-turn lane • Modifying the traffic signal to accommodate a 130-second cycle length during the PM peak hour <p>The applicant's equitable fair share for this improvement is 16.2 percent (<i>MM TRANS-3b</i>). The amount paid to the City shall be equal to 16.2 percent of the total cost of construction as determined at the time payment is made.</p>			
18.	<p>Funding shall be provided to the City of Eastvale for the following improvements to the Sumner Avenue/Schleisman Road intersection:</p> <ul style="list-style-type: none"> • Adding an eastbound left-turn lane 	Prior to issuance of building permit	Public Works and Building Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<ul style="list-style-type: none"> • Adding a westbound left-turn lane • Modifying the traffic signal to accommodate overlap phasing for the southbound right-turn lane <p>The project applicant’s equitable fair share for this improvement is 0.8 percent (8/10ths of 1 percent) (<i>MM TRANS-2b</i>). The amount paid to the City shall be equal to 0.8 percent of the total cost of construction as determined at the time payment is made.</p>			
19.	<p>Funding shall be provided to the City of Eastvale for the following improvements at the Sumner Avenue/Schleisman Road intersection:</p> <ul style="list-style-type: none"> • Adding a northbound right-turn lane • Adding a southbound right-turn lane with overlap phasing • Adding a second eastbound left-turn lane • Adding a second eastbound through lane • Adding a third eastbound through lane • Adding a second westbound through lane • Adding a third westbound through lane <p>The applicant’s equitable fair share for this improvement is 0.8 percent (8/10ths of 1 percent) (<i>MM TRANS-3h</i>). The amount paid to the City shall be equal to 0.8 percent of the total cost of construction as determined at the time payment is made.</p>	Prior to issuance of building permit	Public Works and Building Departments	
20.	<p>Funding shall be provided to the City of Eastvale for the following improvements to the Hellman Avenue/Schleisman Road intersection:</p> <ul style="list-style-type: none"> • Adding a third westbound through lane • Modify the traffic signal to accommodate overlap phasing for the 	Prior to issuance of building permit	Public Works and Building Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>northbound right-turn lane</p> <p>The project applicant’s equitable fair share for this improvement is 0.7 percent (7/10ths of 1 percent) (<i>MM TRANS-3a</i>). The amount paid to the City shall be equal to 0.7 percent of the total cost of construction as determined at the time payment is made.</p>			
21.	<p>Funding shall be provided to the City of Eastvale for the following improvements at the Archibald Avenue/65th Street intersection:</p> <ul style="list-style-type: none"> • Adding a third northbound through lane • Adding a third southbound through lane <p>The applicant’s equitable fair share for this improvement is 7.9 percent (<i>MM TRANS-3c</i>). The amount paid to the City shall be equal to 7.9 percent of the total cost of construction as determined at the time payment is made.</p>	Prior to issuance of building permit	Public Works and Building Departments	
22.	<p>Funding shall be provided to the City of Eastvale for the following improvements at the Archibald Avenue/Chandler Street intersection:</p> <ul style="list-style-type: none"> • Adding a third southbound through lane • Adding a southbound right-turn lane with overlap phasing • Adding a second eastbound left-turn lane <p>The applicant’s equitable fair share for this improvement is 4.4 percent (<i>MM TRANS-3d</i>). The amount paid to the City shall be equal to 4.4 percent of the total cost of construction as determined at the time payment is made.</p>	Prior to issuance of building permit	Public Works and Building Departments	
23.	<p>Funding shall be provided to the City of Eastvale for the following improvements at the Harrison Avenue/Limonite Avenue intersection:</p> <ul style="list-style-type: none"> • Adding a second westbound left-turn lane • Adding a third westbound through lane 	Prior to issuance of building permit	Public Works and Building Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>The applicant's equitable fair share for this improvement is 9.9 percent (<i>MM TRANS-3e</i>). The amount paid to the City shall be equal to 9.9 percent of the total cost of construction as determined at the time payment is made.</p>			
24.	<p>Funding shall be provided to the City of Eastvale for the following improvements at the Harrison Avenue/Schleisman Road intersection:</p> <ul style="list-style-type: none"> • Adding a second southbound left-turn lane • Adding a third eastbound through lane • Adding a third westbound through lane <p>The applicant's equitable fair share for this improvement is 1.0 percent (<i>MM TRANS-3f</i>). The amount paid to the City shall be equal to 1.0 percent of the total cost of construction as determined at the time payment is made.</p>	<p>Prior to issuance of building permit</p>	<p>Public Works and Building Departments</p>	
25.	<p>Funding shall be provided to the City of Eastvale for the following improvements at the Sumner Avenue/Limonite Avenue intersection:</p> <ul style="list-style-type: none"> • Adding a second northbound left-turn lane • Adding a northbound right-turn lane with overlap phasing <p>The applicant's equitable fair share for this improvement is 9.5 percent (<i>MM TRANS-3g</i>). The amount paid to the City shall be equal to 9.5 percent of the total cost of construction as determined at the time payment is made.</p>	<p>Prior to issuance of building permit</p>	<p>Public Works and Building Departments</p>	
26.	<p>Funding shall be provided to the City of Eastvale for the following improvements at the Scholar Way/Limonite Avenue intersection:</p> <ul style="list-style-type: none"> • Adding a second northbound left-turn lane • Adding a southbound right-turn lane • Adding a second eastbound through lane • Adding a third eastbound through lane 	<p>Prior to issuance of building permit</p>	<p>Public Works and Building Departments</p>	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<ul style="list-style-type: none"> • Adding an eastbound right-turn lane • Adding a second westbound through lane • Adding a third westbound through lane • Adding a westbound right-turn lane <p>The applicant's equitable fair share for this improvement is 6.2 percent (<i>MM TRANS-3i</i>). The amount paid to the City shall be equal to 6.2 percent of the total cost of construction as determined at the time payment is made.</p>			
27.	<p>Funding shall be provided to the City of Eastvale for the following improvements at the I-15 Southbound Limonite Avenue on-ramp:</p> <ul style="list-style-type: none"> • Modifying the interchange by vacating the westbound left-turn lanes and provide for a westbound loop on-ramp <p>The applicant's equitable fair share for this improvement is 6.6 percent (<i>MM TRANS-3k</i>). The amount paid to the City shall be equal to 6.6 percent of the total cost of construction as determined at the time payment is made.</p>	Prior to issuance of building permit	Public Works and Building Departments	
28.	<p>Fair share costs as listed in Condition Nos. 14 through 27 inclusive are only applicable to the improvements that the applicant does not construct as part of its development.</p>	Prior to issuance of building permit	Public Works and Building Departments	
29.	<p>If (1) the City of Eastvale has an agreement that allows for the transfer of fees to fund the following traffic improvements with the jurisdictions listed below; (2) the improvement is programmed into a Capital Improvement Program or equivalent program; and (3) the improvement has not yet been constructed, the applicant shall provide its equitable share of the cost of the improvement to the City of Eastvale prior to issuance of the <i>first</i> building permit. The City of Eastvale shall transfer fees to the affected agency pursuant to the agreement(s).</p> <p>If 1-3, above, are not in place, the requirement to pay an equitable share does not apply.</p>	Prior to issuance of building permit	Public Works and Building Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<ul style="list-style-type: none"> • Euclid Avenue/Kimball Avenue (City of Chino): Add a second northbound left-turn lane, third northbound through lane, second southbound left-turn lane, third southbound through lane, second eastbound left-turn lane, an eastbound right-turn lane, a westbound right-turn lane, and modify the traffic signal to accommodate overlap phasing for the southbound right-turn lane. • Euclid Avenue/Pine Avenue (City of Chino): Restripe the westbound approach to provide two left-turn lanes and a shared through/right-turn lane; and add a third northbound through lane, a fourth northbound through lane, a second southbound left-turn lane, a third southbound through lane, a fourth southbound through lane, a southbound right-turn lane, a second eastbound left-turn lane, a second eastbound through lane, a third eastbound through lane, a third westbound left-turn lane, a second westbound through lane, a third westbound through lane, and a westbound right-turn lane. • Mill Creek Avenue/Pine Avenue (City of Chino): Add a third eastbound through lane, a third westbound through lane, and modify the traffic signal to implement protected left-turn phasing for the northbound and southbound left-turn lanes. • Grove Avenue/Kimball Avenue (City of Chino): Add a traffic signal, southbound right-turn lane, and a second westbound through lane. • Flight Avenue/Kimball Avenue (City of Chino): Add a traffic signal and a second westbound through lane. • Hellman Avenue/Kimball Avenue (City of Chino): Add a traffic signal, a northbound left-turn lane, a second northbound left-turn lane, a second northbound through lane, a third northbound through lane, a northbound right-turn lane, a southbound left-turn lane, a southbound through lane, a second southbound through lane, a third southbound 			

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>through lane, a southbound right-turn lane with overlap phasing, an eastbound left-turn lane, a second eastbound right-turn lane, an eastbound right-turn lane with overlap phasing, a second eastbound right-turn lane with overlap phasing, a westbound left-turn lane, a westbound through lane, and a second westbound through lane.</p> <ul style="list-style-type: none"> • Hellman Avenue/Edison Avenue (City of Ontario): Add a traffic signal, northbound left-turn lane, two northbound right-turn lanes, a northbound right-turn lane, dual southbound through lanes, two southbound through lanes, an eastbound left-turn lane, three eastbound through lanes, dual westbound left-turn lanes, three westbound through lanes, and a westbound right-turn lane. • Hellman Avenue/Remington Street (City of Chino): Add a traffic signal, a southbound left-turn lane, a southbound right-turn lane, an eastbound left-turn lane, an eastbound through lane, a second eastbound through lane, a westbound through lane, and a second westbound through lane. • SR-60 Westbound Ramps/Archibald Avenue (Caltrans/City of Ontario): Optimize green time split adjustments during the AM peak hour only, add a westbound left-turn lane, and add a second northbound left-turn lane. • SR-60 Eastbound Ramps/Archibald Avenue (Caltrans/City of Ontario): Optimize green time split adjustments during the AM peak hour only, add a second eastbound right-turn lane, and add a second southbound left-turn lane. • Archibald Avenue/Edison Avenue (City of Ontario): Add a second northbound left-turn lane, a third northbound through lane, a northbound right-turn lane, a second southbound left-turn lane, a third southbound through lane, a second eastbound left-turn lane, a second 			

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>eastbound through lane, a third eastbound through lane, a second westbound left-turn lane, a second westbound through lane, and a third westbound through lane; and modify the traffic signal to accommodate overlap phasing for the eastbound right-turn lane.</p> <ul style="list-style-type: none"> • Archibald Avenue/Merrill Avenue (City of Ontario): Add a traffic signal and second northbound through lane; add a second southbound through lane, eastbound left-turn lane, westbound left-turn lane, and a westbound shared through-right-turn lane; and add a second northbound left-turn lane, a third northbound through lane, a northbound right-turn lane with overlap phasing, a second southbound left-turn lane, a third southbound through lane, a southbound right-turn lane, a second eastbound left-turn lane, a second eastbound through lane, an eastbound right-turn lane with overlap phasing, a second eastbound right-turn lane with overlap phasing, a second westbound left-turn lane, a second westbound through lane, and a westbound right-turn lane. • I-15 Northbound Ramps/Limonite Avenue (Caltrans/City of Jurupa Valley): Add a third eastbound through lane and add a third westbound through lane; and modify the interchange by vacating the eastbound left-turn lanes and provide for an eastbound loop on-ramp. • Wineville Avenue/Limonite Avenue (City of Jurupa Valley): Add a southbound right-turn lane with overlap phasing, a second eastbound left-turn lane, a third eastbound through lane, and a third westbound through lane. • Etiwanda Avenue/Limonite Avenue (City of Jurupa Valley): Add an eastbound left-turn lane and a westbound left-turn lane, modify the traffic signal to implement protected left turn phasing on the eastbound and westbound approaches; and add a second eastbound left-turn lane, 			

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>a third eastbound through lane, and a third westbound through lane.</p> <ul style="list-style-type: none"> • Archibald Avenue between Edison Avenue and Merrill Avenue (City of Ontario): Widen to four lanes. • Archibald Avenue between Merrill Avenue and Limonite Avenue (City of Ontario): Widen to four lanes. • Limonite Avenue between I-15 Freeway and Wineville Avenue (Caltrans/City of Jurupa Valley): Modify the interchange by vacating the eastbound left-turn lanes and provide for an eastbound loop on-ramp, and add a southbound right-turn lane with overlap phasing, a second eastbound left-turn lane, a third eastbound through lane, and a third westbound through lane. • Pine Avenue between Euclid Avenue (SR-83) and Mill Creek Avenue (City of Chino): Widen to a six-lane divided facility. • Pine Avenue between Mill Creek Avenue and Hellman Avenue (City of Chino): Widen to a six-lane divided facility. • I-15 Northbound Off-Ramp Left Turn Lane/Limonite Avenue (Caltrans/City of Jurupa Valley): Provide additional storage. <p><i>(MM TRANS-31)</i></p>			
30.	<p>A photometric lighting plan shall be submitted to ensure that proper outdoor light is provided per City of Eastvale Zoning Code Chapter 5, Section 5.5, Outdoor Lighting.</p> <p>a. Any outdoor lighting that is installed shall be hooded or shielded as to prevent either spillage or reflection into the sky. (ALUC Condition)</p>	Prior to issuance of building permit	Planning, Building, Public Works, and Police Departments	
31.	<p>A signage plan and security plan shall be submitted to the Eastvale Police Department for review and approval to ensure compliance with the following:</p>	Prior to issuance of building permit	Building and Police Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>PROPERTY SIGN</p> <p>A. Proper display of “No Trespassing or Loitering” signs prominently around business and any exterior perimeter fencing and adhere to City of Eastvale Municipal Code.</p> <p>ADDRESS NUMBERING</p> <p>B. Prominently displayed address numbering in appropriate size and in contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (e.g., landscaping).</p> <p>SECURITY PLAN</p> <p>C. Adequate crime prevention measures, including security cameras, shall be installed to assist with identifying any suspect(s) of any potential future vandalism or theft actions or attempts. Due to the high possibility of theft/vandalism or attempts of such during construction, additional security measures should be added during the time frame of the proposed construction. All exterior access points should be properly secured and illuminated to make clearly visible any person on or about the premises during the hours of darkness.</p>			
<p>32. Plans shall be submitted showing the location and design for 36 bicycle parking spaces using “Class I lockers” or “Class II racks in an enclosed lockable employee-only area” and 28 bicycle parking racks for visitors.</p> <p>The location of bicycle parking is subject to approval by the Planning Department. Visitor bicycle parking should be as close to the main entrance as possible.</p>	<p>Prior to issuance of building permit</p>	<p>Planning Department</p>	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
33. Provide a Final Landscape Plan for review and approval by the Planning Director which shows a total number and size of trees planted on the project site as close as possible to the number and size that would have been planted had the ALUC prohibition of trees in a portion of the parking lot not been required.	Prior to issuance of building permit	Planning Department	
34. Provide a signage plan for Planning Director review and approval showing the location and details for signs indicating that overnight parking by private vehicles is prohibited in the parking lot.	Prior to issuance of building permit	Planning Department	
35. Construction plans shall demonstrate that the proposed building has been designed and will be constructed in accordance with the following design features. (<i>ALUC Condition</i>) <ul style="list-style-type: none"> • Single-Story Construction. The proposed Walmart building will be a one-story structure. • Concrete Masonry Construction. The exterior walls of the proposed Walmart building will be primarily constructed using 8-inch by 8-inch by 16-inch standard concrete masonry units (CMU). Minimum code required masonry compressive strength of CMU is 1,500 psi; however Walmart requires a minimum of 2,000 psi for its projects. The CMU will have both vertical and horizontal reinforcing steel bars set and wired within the CMU cells spaced as required by the project structural engineer and building code requirements. Each CMU cell will be filled with concrete grout mix designed to a minimum compressive strength of 2,000 psi. This assembly meets the requirements for a four-hour rated exterior wall system. • Upgraded Strength of Building Roof. The roof will be composed of structural steel decks, steel trusses, steel beams, and steel columns, which provide exceptional roof strength. The roof will be designed for a dead load of 15 psf, which is above the minimum requirement of 12 psf, and will be designed for the full 20 psf live load required by code without any 	Prior to issuance of building permit	Building, Planning, and Public Works Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>live load reductions. The roof structure will also be designed for additional ponding loads around the roof drains to account for ponded water during heavy rain events. Although the proposed Walmart building will be utilizing skylight openings. The skylights utilized are designed to carry 20 psf of the tributary roof loads and are tested to withstand a minimum of a 200-pound load dropped from 24 inches above center. Furthermore, skylights are distributed evenly across the building roof, as opposed to being clustered in specific areas which could degrade building strength.</p> <ul style="list-style-type: none"> • Limited Use of Windows. The only windows to be utilized in the proposed Walmart building face north and are located at the entrances to the store adjacent to the glass entrance doors. The total area of glass (including doors) will account for approximately only 11.6 percent of the north building face. The main focus of glass is at the entry points, which includes both vestibules and which are roughly 27 feet, 4 inches wide by 25 feet, 4 inches high. The vestibules consist of several glass panels and engineered storefront framing. There are a total of 8 low windows which are 6 feet, 8 inches high by 6 feet wide. No windows or glass will be utilized on the east, west, and south elevations. • Enhanced Fire Sprinkler System. The entire proposed Walmart building will be fully sprinklered with sprinkler densities that significantly exceed code requirements for a mercantile occupancy. Working-level fire sprinkler plans, signed and sealed by a fire protection engineer licensed in California, will be submitted at the time of construction plan submittal. Walmart uses an “owner-elected” density for the sales floor and stock room areas that exceed NFPA 13-specified densities by at least 21 percent. In addition, the fire sprinkler systems will include a minimum of 5 psi safety factor, exceeding NFPA 13 requirements. • Increased Number of Emergency Exits. The proposed Walmart building will exceed both the number of exits required by Code and the exiting 			

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>width required by Code. The building will have at least two additional exits over what is required by Code; the required overall exit width will exceed at least 5 feet distributed among all of the various emergency exits. Emergency exits will be located on all four sides of the building and will be spaced to accommodate a quick exit for all areas of the building in the event of an emergency. Skylights will not be installed in the immediate vicinity of any of the emergency exits, given that the placement of skylights is designed to allow natural light into the center of the store as opposed to the perimeter of the store where all emergency exits will be located.</p> <ul style="list-style-type: none"> • Additional Project Design Feature. The proposed Walmart building will utilize steel girders and joists which provide greater strength than a wood panelized system. 			
<p>36. The construction plan shall illustrate the installation of appropriate technology to prevent shopping carts from leaving the retail center. Location shall be to the satisfaction of the Planning Director and shall be identified on the pavement to inform customers of the boundary.</p>	<p>Prior to issuance of building permit</p>	<p>Building and Planning Departments</p>	
Prior to Issuance of Final Certificate of Occupancy			
<p>37. The store operator shall submit a Transportation Demand Management (TDM) Program to be implemented during operations. The Program shall include the following elements:</p> <ul style="list-style-type: none"> A. Secure bicycle parking for employees. B. Employee lockers and breakroom. C. Rideshare information bulletin board. D. Incentives for employee rideshare, transit use, or bicycling/walking to work. E. TDM program information in employee orientation documents and periodic company newsletters. <i>(MM AIR-1d)</i> 	<p>Prior to issuance of final certificate of occupancy</p>	<p>Planning and Public Works Departments</p>	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
38.	At least four electrical vehicle charging stations shall be in place and operational. <i>(MM AIR-1e)</i>	Prior to issuance of final certificate of occupancy	Building Department	
39.	<p>The following improvements on Archibald Avenue and Limonite Avenue shall be constructed and operational:</p> <p>A. Intersection at Archibald Avenue and Limonite Avenue:</p> <p>a) Construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: Two through lanes and one right-turn lane with overlap phasing. The right-turn lane should extend back to Driveway 1. • Southbound Approach: Two left-turn lanes with 415 feet of storage and two through lanes. • Eastbound Approach: N/A • Westbound Approach: Two left-turn lanes (one with 300 feet of storage and the other from the westbound through lane drop) and one right-turn lane with overlap phasing (lane drop from the 2nd westbound through lane). <p>B. Archibald Avenue and Driveway 1 at Archibald Avenue (between Parcel 4 and Parcel 5):</p> <p>a) Align this driveway with the driveway for the future development on the west side of Archibald Avenue.</p> <p>b) Install a traffic signal and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: Three though lanes and a right-turn lane 	Prior to issuance of certificate of occupancy	Public Works Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>with a minimum of 265 feet of storage.</p> <ul style="list-style-type: none"> • Southbound Approach: One left-turn lane with a minimum of 250 feet of storage and two through lanes. • Eastbound Approach: N/A • Westbound Approach: One left-turn lane and one right-turn lane. <p>C. Driveway 2 at Limonite Avenue (west of Parcel 2):</p> <p>a) Install a traffic signal and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: One left-turn lane and one right-turn lane. • Southbound Approach: N/A • Eastbound Approach: Three through lanes and one right-turn lane with a minimum of 150 feet of storage. • Westbound Approach: One left-turn lane with a minimum of 325 feet of storage and two through lanes. <p>D. Driveway 3 at Limonite Avenue (east of Parcel 2):</p> <p>a) Install a stop control on the northbound approach and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: One right-turn lane. • Southbound Approach: N/A • Eastbound Approach: Three through lanes and one shared through-right-turn lane. • Westbound Approach: Two through lanes. <p><i>(MM TRANS-7)</i></p>			

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
40. The applicant shall construct the following improvements to the satisfaction of the City Engineer: A. Full public improvements (*) across project frontage including Southern California Edison (SCE) easement frontages along Archibald and Limonite Avenues. B. All intersection curb returns to satisfy truck-turning requirements. (*) Full public improvements include curbs, gutters, sidewalks, streetlights, traffic signage and striping, interconnect conduit or other signal interconnect method acceptable to the City, landscaped parkways, and landscaped medians as required by this project.	Prior to issuance of final certificate of occupancy	Public Works Department	
41. The applicant shall install and/or modify the traffic signals and appurtenances to the satisfaction of the City Engineer at: A. Limonite and Archibald B. Archibald and project access/Providence Way C. Limonite and project access D. Interconnect conduit and fiber optic lines across project frontages including SCE easement frontages along Archibald and Limonite E. Provide traffic signal synchronization program along Archibald Avenue between 65 th Avenue and Limonite, and along Limonite Avenue between Harrison and Archibald	Prior to issuance of final certificate of occupancy	Public Works Department	
42. The applicant shall provide an agreement which shall include documentation showing the responsible entity for maintaining the parking areas (including landscaping) in the shopping center, and maintaining the landscaped areas along the Limonite Avenue and Archibald Avenue frontages, including the frontage of SCE easement on these roadways to the City for review and approval.	Prior to issuance of final certificate of occupancy	Public Works and Planning Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
43.	The applicant shall construct public facilities, including but not limited to storm drain facilities up to 36 inches in diameter, and sewer, water, and flood control facilities in accordance with each respective agency's requirements and specifications and to the satisfaction of the City Engineer.	Prior to issuance of final certificate of occupancy	Public Works Department	
44.	All aerial utility lines including electrical power lines at 34.5KV and under located within the public right-of-way shall be placed underground.	Prior to issuance of certificate of occupancy	Public Works Department	
45.	All required landscape planting and irrigation shall have been installed in acceptable condition to the City and consistent with the approved construction plans.	Prior to issuance of certificate of occupancy	Planning Department	
46.	The applicant shall enter into an agreement with the City for the acquisition of SCE easement parcel.	Prior to issuance of certificate of occupancy	Planning and Public Works Departments	
47.	The notice included as Exhibit 1 shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice. <i>(ALUC Condition)</i>	Prior to issuance of certificate of occupancy	Planning and Public Works Departments	
48.	The proposed on-site detention basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm, and to remain totally dry between rainfalls. <i>(ALUC Condition)</i>	Prior to issuance of certificate of occupancy	Planning and Public Works Departments	
49.	Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. <i>(ALUC Condition)</i>	Prior to issuance of certificate of occupancy	Planning and Public Works Departments	
50.	Signage prohibiting overnight parking in the parking lot (per Condition No. 34) shall be installed per the approved plan.	Prior to issuance of certificate of occupancy	Building and Planning Departments	
51.	Technology to prevent shopping carts from leaving the retail center shall be	Prior to issuance	Building and	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
operational. Markings/signage to inform customers of the boundary shall be in place.	of certificate of occupancy	Planning Departments	
<p>52. The applicant shall develop a written plan approved by the City Planning Department in coordination with the City Code Enforcement Department to prevent customers from removing shopping carts from the premises of such business without authorization of the owner and to provide for the retrieval of removed or abandoned shopping carts which have been removed from the premises of the retail establishment (the "Plan"). The Plan, at a minimum, shall include the following elements:</p> <p>A. Owner information. The name of the owner; the physical address where the retail establishment is conducted; and the name, address, and telephone number(s) of the owner and all on-site managers, including any changes of such persons.</p> <p>B. Shopping Cart inventory. The number of shopping carts to be used or located on the premises.</p> <p>C. Signs affixed to shopping carts. Every shopping cart made available for use by customers shall have a sign permanently affixed to it that identifies the owner of the shopping cart; notifies the public that the unauthorized removal of the cart from the premises of the retail establishment, or the unauthorized possession of the cart, is a violation of state law, and lists a valid telephone number and address for returning the shopping cart removed from the premises to the owner.</p> <p>D. Notice to customers. All business owners shall post a sign not less than eighteen (18) inches in width and twenty-four (24) inches in height with block lettering not less than one-half (1/2) inch in width and two (2) inches in height in a conspicuous place on the building within two (2) feet of all customer entrances and exits stating, at a minimum, the following:</p>	Prior to issuance of certificate of occupancy	Planning and Code Enforcement Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<ul style="list-style-type: none"> • REMOVAL OF SHOPPING CARTS FROM THE PREMISES IS PROHIBITED BY LAW. B & P Code Section 22435.2 <p>E. Prevention measures. A description of the specific measures that the business owner will implement to prevent removal of any cart from the business premises. Such measures may include, but are not limited to, electronic or other disabling devices on any cart so they cannot be removed from the business premises; management practices; use of courtesy clerks to accompany customers and return shopping carts to the inside of the business premises; use of security personnel to prevent removal; security deposits for cart usage; and other demonstrably effective measures acceptable to the City that are likely to prevent removal of shopping carts from the business premises.</p> <p>F. Mandatory shopping cart retrieval operations. The procedure by which the business owner or qualified shopping cart retrieval service will search, find and return shopping carts removed from the business premises. The cart retrieval operation must demonstrate that shopping carts will be actively located within one mile of the business premises and respond to complaints from the public or notifications from City enforcement personnel in a manner which results in the retrieval of shopping carts within 24 hours of receiving the notification. If a business owner contracts with a cart retrieval service, the retrieval service must have a City business registration certificate and shall not place limits on daily loads or days per week to retrieve shopping carts within the City. The owner shall provide written authorization to all retrieval personnel, which authorization shall be carried by each such person while performing cart retrieval services on behalf of the owner and shall be provided to any enforcement personnel upon request. Each vehicle used by retrieval personnel shall bear conspicuous signs on the vehicle identifying either the name of the retail establishment for which such retrieval service is being performed or, if applicable, the name of the cart retrieval service with which the retail establishment has</p>			

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>contracted for such services.</p> <p>G. Employee training. The owner of the retail establishment shall implement and maintain a periodic training program for its new and existing employees designed to educate such employees concerning the requirements of the plan and the provisions of state law prohibiting the unauthorized removal of shopping carts from the premises of the retail establishment. The plan shall expressly describe the employee training program.</p> <p>H. Daily shopping cart confinement. All shopping carts located on the premises of the retail establishment (other than an establishment open for business 24 hours per day) shall be collected at the end of each business day by employees of the retail establishment and shall be collectively confined in a secure manner in the shopping cart confinement area, as designated in the approved plan, until the commencement of the next business day. All shopping carts located on the premises of any retail establishment open for business 24 hours per day, other than shopping carts then currently in use by a customer or patron, shall be collected by employees of the retail establishment and returned to the cart confinement area, as designated in approved plan, at least once per calendar day between the hours of 9:00 p.m. and midnight on each day the retail establishment is open for business. The provisions of this subsection shall not apply to any shopping carts located within an enclosed building.</p>			

Fire Department Conditions of Approval

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

1. Provide or show there exists a water system capable of delivering a fire flow 8,000 gallons per minute for a 4-hour duration at 20 psi

Fire Department Conditions of Approval

- residual operating pressure, which must be available before any combustible material is placed on the construction site.
2. Approved accessible on-site fire hydrants shall be located no more than 200 feet apart in any direction. Any portion of the facility or of an exterior wall of the first story of the building shall not be located more than 150 feet from fire apparatus as measured by an approved route around the complex, exterior of the facility or building. No portion of a building shall be farther than 400 feet from a fire hydrant. Fire hydrants shall provide the required fire flow.
 3. Prior to building plan approval and construction, the applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
 4. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
 5. Provide “blue dot” retro-reflectors pavement markers on private and public streets and driveways to indicate location of the fire hydrant.
 6. Fire apparatus access roads shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have unobstructed vertical clearances not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access lanes will have turning radii capable of accommodating fire apparatus. Access lanes shall be constructed with surface that provide for all-weather driving capabilities.
 7. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turn-around capabilities of fire apparatus.
 8. Driveway loops, fire apparatus access lanes, and entrance curb radii should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.
 9. An approved Fire Department access key lock box (Minimum Knox Box 3200 series model) shall be installed next to the approved Fire Department access door to the building. If the buildings are protected with an alarm system, the lock box shall be required to have tamper monitoring. Required order forms and installation standards may be obtained at the Fire Department.

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10. Install a complete commercial fire sprinkler system (per NFPA 13 2013 Edition). Fire sprinkler system(s) with pipe sizes in excess of 4 inches in diameter will require the project Structural Engineer to certify with a “wet signature” that the structural system is designed to support the seismic and gravity loads to support the additional weight of the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The PIV and FCD shall be located to the front, within 25 to 50 feet of the hydrant, and a minimum of 25 feet from the building(s). The sprinkler riser room must have indicating exterior and/or interior door signs. A C-16 licensed contractor must submit plans, along with current permit fees, to the City of Eastvale for review and approval prior to installation.
11. Install an alarm monitoring or fire alarm system. A C-10 licensed contractor must submit plans along with the current permit fees to the City of Eastvale for review and approval prior to installation.
12. Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 square feet and/or 75 feet of travel distance. Fire extinguishers shall be mounted 3.5–5 feet above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
13. No hazardous materials shall be stored and/or used within the building which exceed quantities listed in the 2013 California Building Code. No class I, II, or IIIA of combustible/flammable liquid shall be used in any amount in the building.
14. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path markings shall be installed per the 2013 California Building Code.
15. Electrical room doors, FAC, fire riser, and roof access if applicable shall be labeled as per use.
16. Access shall be provided to all mechanical equipment located on the roof as per the 2013 California Mechanical Code.
17. Air handling systems supplying air in excess of 2000 cubic feet per minute to enclosed spaces within buildings shall be equipped with an automatic shutoff as per the 2013 California Mechanical Code.
18. Gate(s) shall be automatic or manually operated. Install Knox key-operated switches, mounted per recommended standard of the Knox Company. Building plans shall include mounting location/position and operating standards for Fire Department approval.
19. A survey and report by a licensed Fire Protection Engineer may be required prior to building permit issuance.

*The proposed project may have a cumulative adverse impact on the Fire Department’s ability to provide an acceptable level of service.

Fire Department Conditions of Approval

These impacts include an increase in the number of emergency and public service calls due to the increased presence of structures, traffic, and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

General Information

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

Developer, applicant, and proponent are used interchangeably below.

1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside County Clerk within five (5) County working days of certification of the Environmental Impact Report (EIR) in order for the NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to "Riverside County Clerk" in the amount of **\$3,128.25 within one (1) City working day after project approval**. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows:
 - a. California Department of Fish and Wildlife fee of \$3,078.25
 - b. Riverside County Clerk administrative fee of \$50.00.
2. Development Plan approval is not in effect until General Plan Amendment and Change of Zone approvals take effect.
3. Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer to include but not be limited to Multiple Species Habitat Conservation Plan fees and grading permit fees.
4. Transportation Uniform Mitigation Fees (TUMF) and any development impact fees that are in effect at that time shall be paid prior to the issuance of a certificate of occupancy, or as otherwise allowed per ordinance. The project may be qualified for TUMF credit through the approval process by the City of Eastvale and the Western Riverside Council of Governments (WRCOG).
5. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make

General Information

- 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.
6. Flood control facilities improvement plans, grading plans, best management practices, improvement plans, and any other necessary documentation, along with supporting hydrologic and hydraulic calculations, must receive Riverside County Flood Control and Water Conservation District approval. Proof of approvals shall be provided to the City prior to issuance of any grading permit.
 7. All connection to flood control facilities shall be reviewed by the Riverside County Flood Control and Water Conservation District and shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.
 8. Prior to the issuance of certificate of occupancy, the development shall be annexed into all applicable City of Eastvale-owned and -administered Community Facilities District and/or Landscaping Maintenance District for traffic signals, street lighting, and landscape maintenance, limited to the raised landscape median, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.
 9. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)
 10. Prior to the issuance of a building permit, final landscape plans shall be reviewed and approved by the City. Landscaping shall be installed and verified prior to issuance of certificate of occupancy.
 11. The applicant shall design and construct all improvements in accordance with City of Eastvale Road Improvement Standards & Specifications, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.
 12. No obstruction shall be placed on any existing easement. An approval document from easement holders shall be required for any easement encroachment.
 13. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries, including the maintenance of such off-site grading.
 14. The applicant shall submit a final Standard Urban Storm Water Mitigation Plan or an equivalent stormwater management plan to the City of Eastvale for review and approval. The plan shall be developed using the California Stormwater Quality Association's "New Development and Redevelopment Handbook." (MM HYD-1b)
 15. Project runoff shall be directed to a safe point of discharge. Any additional easement that may be necessary to accomplish such shall be obtained prior to issuance of grading permit. The applicant shall submit a Final Water Quality Management Plan (WQMP) in

General Information

conformance with the requirements of the Santa Ana Regional Water Quality Control Board. All stormwater quality treatment devices shall be located outside of the ultimate public right-of-way. The applicant shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring that post-construction flow rate, volumes, velocity, and duration do not exceed pre-construction levels, in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These best management practices shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.

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

CONDITIONS OF APPROVAL			
Planning Application Number and Description: Project No. 12-0051 – Conditional Use Permit to allow operation of a drive-through pharmacy for the Walmart store in the Eastvale Crossing retail center located at the southeast corner of Limonite Avenue and Archibald Avenue.			
Assessor’s Parcel Numbers: 144-030-039			
Planning Commission Review: March 15, 2017			
City Council Approval Date:			
Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. <hr/> <div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>	Must be completed to finalize approval	Planning Department
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City	Ongoing	Planning Department

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>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>			
<p>3. Any approval shall not be final until and unless the applicant’s deposit account has a balance of at least \$5,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. 12-0051 on the check.</p>	Ongoing	Planning Department	
<p>4. Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of Conditions of Approval and/or suspension or revocation of this Conditional Use Permit.</p>	Ongoing	Code Enforcement and Planning Departments	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Conditional Use Permit				
5.	The drive-through shall be operated to avoid noise nuisance complaints.	Ongoing	Code Enforcement Department	
6.	The operation of the drive-through service shall not result in stacking of vehicles in such a manner that would result in obstruction to any parking access aisle or parking space. If the drive-through operation obstructs traffic in the parking lot, design alternatives to remedy the issue, such as modifying the parking lot, shall be implemented as approved by the City.	Ongoing	Code Enforcement, Planning, and Public Works Departments	

General Compliance Items/Requirements and Information

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

Developer and applicant are used interchangeably below.

1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside County Clerk within five (5) County working days of certification of the Environmental Impact Report (EIR) in order for the NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to “Riverside County Clerk” in the amount of **\$3,128.25 within one (1) City working day after project approval**. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows:
 - a. California Department of Fish and Wildlife fee of \$3,078.25
 - b. Riverside County Clerk administrative fee of \$50.00.

2. This conditional use permit approval is not in effect until General Plan Amendment and Change of Zone approvals take effect.
3. Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer to include but not be limited to Multiple Species Habitat Conservation Plan fees and grading permit fees.
4. Should this project lie within any assessment/benefit district, the applicant 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.
5. Prior to the issuance of certificate of occupancy, the development shall be annexed into all applicable Community Service Areas and Landscaping Maintenance Districts for lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.
6. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)
7. Prior to the issuance of certificate of occupancy, the applicant shall pay the appropriate storm drain impact mitigation fee to the Riverside County Flood Control and Water Conservation District.

CONDITIONS OF APPROVAL						
Planning Application Number and Description: Project No. 12-0051 – Conditional Use Permit to allow operation of a drive-through facility on an outparcel in the Eastvale Crossing retail center located at the southeast corner of Limonite Avenue and Archibald Avenue.						
Assessor’s Parcel Numbers: 144-030-039 (proposed use will be on an outparcel pursuant to Tentative Tract Map No. 35061)						
Planning Commission Review: March 15, 2017						
City Council Approval Date:						
Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)		
General Conditions/Requirements						
1.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City.		Must be completed to finalize approval	Planning Department		
	<div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>					
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City		Ongoing	Planning Department		

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>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>			
<p>3. Any approval shall not be final until and unless the applicant's deposit account has a balance of at least \$5,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. 12-0051 on the check.</p>	Ongoing	Planning Department	
<p>4. Applicant understands and agrees that failure to comply with all Conditions of Approval may result in the City Council/Planning Commission taking action resulting in modification of Conditions of Approval and/or suspension or revocation of this Conditional Use Permit.</p>	Ongoing	Code Enforcement and Planning Departments	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Conditional Use Permit				
5.	The drive-through shall be operated to avoid noise nuisance complaints.			
6.	The operation of the drive-through service shall not result in stacking of vehicles in such a manner that would result in obstruction to any parking access aisle or parking space. If the drive-through operation obstructs traffic in the parking lot, design alternatives to remedy the issue, such as modifying the parking lot, shall be implemented as approved by the City.	Ongoing	Code Enforcement, Planning, and Public Works Departments	
Prior to Development of the Site				
7.	<p>Prior to development of the site, the applicant shall apply and receive approval of a Major Development Review from the Planning Commission. The application shall include the City's standards submittal requirements and the following:</p> <ul style="list-style-type: none"> a. A circulation and drive-through lane stacking analysis to show that the proposed stacking is adequate to ensure compliance with Condition No. 6. b. A signage plan showing installation of signs in the parking area guiding access to the drive-through lane. The signage plan shall be submitted for review and approval by the Planning Director and the City Engineer prior to issuance of any sign permit. 	Prior to issuance of building permit	Planning, Public Works, and Building Departments	
8.	All signs shall be installed prior to the issuance of a final certificate of occupancy.	Prior to issuance of final certificate of occupancy	Planning and Building Departments	

General Compliance Items/Requirements and Information

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

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1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside County Clerk within five (5) County working days of certification of the Environmental Impact Report (EIR) in order for the NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to "Riverside County Clerk" in the amount of **\$3,128.25 within one (1) City working day after project approval**. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows:
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2. This conditional use permit approval is not in effect until General Plan Amendment and Change of Zone approvals take effect.
3. 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.
4. Prior to the issuance of certificate of occupancy, the development shall be annexed into all applicable Community Service Areas and Landscaping Maintenance Districts for lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.
5. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)
6. Prior to the issuance of certificate of occupancy, the applicant shall pay the appropriate storm drain impact mitigation fee to the Riverside County Flood Control and Water Conservation District.

CONDITIONS OF APPROVAL						
Planning Application Number and Description: Project No. 12-0051 – Conditional Use Permit to allow operation of a drive-through facility on an outparcel in the Eastvale Crossing retail center located at the southeast corner of Limonite Avenue and Archibald Avenue.						
Assessor’s Parcel Numbers: 144-030-039 (proposed use will be on an outparcel pursuant to Tentative Tract Map No. 35061)						
Planning Commission Review: March 15, 2017						
City Council Approval Date:						
Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)		
General Conditions/Requirements						
1.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City.		Must be completed to finalize approval	Planning Department		
<hr/> <div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>						
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City		Ongoing	Planning Department		

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>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>			
<p>3. Any approval shall not be final until and unless the applicant's deposit account has a balance of at least \$5,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. 12-0051 on the check.</p>	Ongoing	Planning Department	
<p>4. Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of any conditional use permit.</p>	Ongoing	Code Enforcement and Planning Departments	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Conditional Use Permit				
5.	The drive-through shall be operated to avoid noise nuisance complaints.	Ongoing	Code Enforcement	
6.	The operation of the drive-through service shall not result in stacking of vehicles in such a manner that would result in obstruction to any parking access aisle or parking space. If the drive-through operation obstructs traffic in the parking lot, design alternatives to remedy the issue, such as modifying the parking lot, shall be implemented as approved by the City.	Ongoing	Code Enforcement, Planning, and Public Works Departments	
Prior to Development of the Site				
7.	<p>Prior to development of the site, the applicant shall apply and receive approval of a Major Development Review from the Planning Commission. The application shall include the City's standards submittal requirements and the following:</p> <ul style="list-style-type: none"> a. A circulation and drive-through lane stacking analysis to show that the proposed stacking is adequate to ensure compliance with Condition No. 6. b. A signage plan showing installation of signs in the parking area guiding access to the drive-through lane. The signage plan shall be submitted for review and approval by the Planning Director and the City Engineer prior to issuance of any sign permit. 	Prior to issuance of building permit	Planning, Public Works, and Building Departments	
8.	All signs shall be installed prior to the issuance of a final certificate of occupancy.	Prior to issuance of final certificate of occupancy	Planning and Building Departments	

General Compliance Items/Requirements and Information

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

Developer and applicant are used interchangeably below.

1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside County Clerk within five (5) County working days of certification of the Environmental Impact Report (EIR) in order for the NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to "Riverside County Clerk" in the amount of **\$3,128.25 within one (1) City working day after project approval**. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows:
 - a. California Department of Fish and Wildlife fee of \$3,078.25
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2. This conditional use permit approval is not in effect until General Plan Amendment and Change of Zone approvals take effect.
3. 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.
4. Prior to the issuance of certificate of occupancy, the development shall be annexed into all applicable Community Service Areas and Landscaping Maintenance Districts for lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.
5. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)
6. Prior to the issuance of certificate of occupancy, the applicant shall pay the appropriate storm drain impact mitigation fee to the Riverside County Flood Control and Water Conservation District.

CONDITIONS OF APPROVAL			
Planning Application Number and Description: Project No. 12-0051 – Conditional Use Permit to sell beer, wine, and distilled spirits for off-site consumption in the Walmart store in the Eastvale Crossing retail center located at the southeast corner of Limonite Avenue and Archibald Avenue.			
Assessor’s Parcel Numbers: 144-030-039			
Planning Commission Review: March 15, 2017			
City Council Approval Date:			
Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. <hr style="width: 100%; border: 0.5px solid black;"/> <div style="display: flex; justify-content: space-between;">Applicant SignatureDate</div>	Must be completed to finalize approval	Planning Department
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments,	Ongoing	Planning Department

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>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>			
<p>3. Any approval shall not be final until and unless the applicant's deposit account has a balance of at least \$5,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. 12-0051 on the check.</p>	Ongoing	Planning Department	
<p>4. Applicant understands and agrees that failure to comply with all Conditions of Approval may result in the City Council/Planning Commission taking action resulting in modification of Conditions of Approval and/or suspension or revocation of this Conditional Use Permit.</p>	Ongoing	Code Enforcement and Planning Departments	
Conditional Use Permit			
<p>5. Any individuals discovered loitering on the property shall</p>	Ongoing	Code	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
immediately be informed to leave from the premises by the owner. Should the owner fail to abate the problems, the Eastvale Police Department, Riverside County Sheriff’s Department, and/or other Riverside County or City of Jurupa Valley enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.		Enforcement and Police Departments	
6. The store management shall regulate the arrival and departure of all employees and restrict the “late hour” use of the exit for trash removal and unnecessary opening. Adequate security measures shall be instituted to eliminate any unauthorized access.	Ongoing	Police Department	
7. A surveillance monitoring system shall be installed to monitor the entrances and exits to prevent robbery and loitering. The system shall be maintained in a manner that would prevent any accidental/false activation. Training for the proper use of the alarm system shall be provided to all employees of the business to eliminate any accidental activation. This system would assist law enforcement in identifying subjects possibly involved in criminal activity on the premises.	Ongoing	Police Department	

General Compliance Items/Requirements and Information

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

Developer and applicant are used interchangeably below.

1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside County Clerk within five (5) County working days of certification of the Environmental Impact Report (EIR) in order for the

NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to “Riverside County Clerk” in the amount of **\$3,128.25 within one (1) City working day after project approval**. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows:

- a. California Department of Fish and Wildlife fee of \$3,078.25
 - b. Riverside County Clerk administrative fee of \$50.00.
2. This conditional use permit approval is not in effect until General Plan Amendment and Change of Zone approvals take effect.
 3. Should this project lie within any assessment/benefit district, the applicant 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.
 4. Prior to the issuance of certificate of occupancy, the development shall be annexed into all applicable Community Service Areas and Landscaping Maintenance Districts for lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.
 5. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)
 6. Prior to the issuance of certificate of occupancy, the applicant shall pay the appropriate storm drain impact mitigation fee to the Riverside County Flood Control and Water Conservation District.

CONDITIONS OF APPROVAL			
Planning Application Number and Description: Project No. 12-0051 – Conditional Use Permit for the sale of alcohol for off-site consumption at a gasoline service station in the Eastvale Crossing retail center at the southeast corner of Limonite Avenue and Archibald Avenue.			
Assessor’s Parcel Numbers: 144-030-039 (proposed use will be on an outparcel pursuant to Tentative Tract Map No. 35061)			
Planning Commission Review: March 15, 2017			
City Council Approval Date:			
Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. <hr style="width: 100%; border: 0.5px solid black;"/> <div style="display: flex; justify-content: space-between;">Applicant SignatureDate</div>	Must be completed to finalize approval	Planning Department
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City	Ongoing	Planning Department

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>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>			
<p>3. Any approval shall not be final until and unless the applicant's deposit account has a balance of at least \$5,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. 12-0051 on the check.</p>	Ongoing	Planning Department	
<p>4. Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of any conditional use permit.</p>	Ongoing	Code Enforcement and Planning Departments	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Conditional Use Permit				
5.	The sales of alcohol in the convenience store shall be limited to the hours of 7:00 a.m. to 2:00 a.m. daily. These hours of operation may be reduced in response to complaints of noise or other disturbance to the adjacent uses or community.	Ongoing	Code Enforcement and Police Departments	
6.	No single cans or bottles less than or equal to 22 ounces will be permitted to be sold on the premises. Cans or bottles less than or equal to 22 ounces must be sold in manufacturer's multipack packages.	Ongoing	Police Department	
7.	All alcohol sales cases/displays shall be located in the back of the store farthest from the exit to prevent "grab and run" thefts of alcohol. The sales cases/displays shall be located in sight of the sales counter at all times if possible.	Ongoing	Police Department	
8.	Any individuals discovered loitering on the property shall immediately be informed to leave from the premises by the owner. Should the owner fail to abate the problems, the Eastvale Police Department, Riverside County Sheriff's Department, and/or other Riverside County or City of Jurupa Valley enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.	Ongoing	Code Enforcement and Police Departments	
9.	The store management shall regulate the arrival and departure of all employees and restrict the "late hour" use of the exit for trash removal and unnecessary opening. Adequate security measures shall be instituted to eliminate any unauthorized access.	Ongoing	Police Department	
10.	A surveillance monitoring system shall be installed to monitor the entrances and exits to prevent robbery and loitering. The system	Ongoing	Police Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	shall be maintained in a manner that would prevent any accidental/false activation. Training for the proper use of the alarm system shall be provided to all employees of the business to eliminate any accidental activation. This system would assist law enforcement in identifying subjects possibly involved in criminal activity on the premises.			
Prior to Development of the Site				
11.	Prior to development of the site, the applicant shall apply and receive approval of a Major Development Review from the Planning Commission.	Prior to issuance of building permit	Planning, Public Works, and Building Departments	

General Compliance Items/Requirements and Information

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

Developer, applicant, and proponent are used interchangeably below.

1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside County Clerk within five (5) County working days of certification of the Environmental Impact Report (EIR) in order for the NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to “Riverside County Clerk” in the amount of **\$3,128.25 within one (1) City working day after project approval**. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows:
 - a. California Department of Fish and Wildlife fee of \$3,078.25

- b. Riverside County Clerk administrative fee of \$50.00.
2. This conditional use permit approval is not in effect until General Plan Amendment and Change of Zone approvals take effect.
3. 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.
4. Prior to the issuance of certificate of occupancy, the development shall be annexed into all applicable Community Service Areas and Landscaping Maintenance Districts for lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.
5. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)
6. Prior to the issuance of certificate of occupancy, the applicant shall pay the appropriate storm drain impact mitigation fee to the Riverside County Flood Control and Water Conservation District.

CONDITIONS OF APPROVAL

Planning Application Number and Description: Project No. 12-0051 – Tentative Tract Map No. 35061 to subdivide an approximately 24.78-acre site into six parcels (five commercial parcels and one water detention basin parcel) located at the southeast corner of Limonite Avenue and Archibald Avenue.

Assessor’s Parcel Numbers: 144-030-039

Planning Commission Review: March 15, 2017

City Council Approval Date:

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. <hr/> <div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>	Must be completed to finalize approval	Planning Department	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents,	Ongoing	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>			
<p>3. The project shall be developed in accordance with the approved Tentative Tract Map and Major Development Review, including the approved site plan, architectural elevations, conceptual landscape plan, and interim and ultimate improvements on Archibald Avenue and Limonite Avenue as shown on Sheets C-3A-Site Plan, C-3B-Interim Design, and C-3C-Ultimate Design, unless revised by these Conditions of Approval. The applicant may request modifications or revisions to the approved project as provided in the Eastvale Zoning Code.</p>	Ongoing	Planning Department	
<p>4. Any approval shall not be final until and unless the applicant’s deposit account has a balance of at least \$10,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. 12-0051 on the check.</p>	Ongoing	Public Works Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Prior to the Recordation of the Final Map				
5.	The applicant shall submit a proposed final tract map and all supporting documents to Public Works for review and approval.	Prior to map recordation	Public Works Department	
6.	The development shall be annexed into all applicable City of Eastvale-owned and -administered Community Facilities Districts and/or Landscaping Maintenance Districts for traffic signals, street lighting, and landscape maintenance, limited to the raised landscape median, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to map recordation	Public Works Department	
7.	The applicant shall enter into a Subdivision Improvement Agreement with the City, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval, as included in the conditions of approval for Major Development Review 12-0051 and as illustrated on the proposed off-site interim and ultimate conditions plans (Sheets C-3A-Site Plan, C-3B-Interim Design, and C-3C-Ultimate Design).	Prior to map recordation	Public Works Department	
8.	The applicant shall submit to the City Engineer for review and approval the Covenants, Conditions and Restrictions (CC&Rs) and/or a Property Owners Association document to maintain and operate common areas and/or facilities including but not limited to water quality basins.	Prior to map recordation	Public Works Department	
9.	Show on the Final Map dedication of the rights-of-way for, and design Archibald Avenue and Limonite 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, and in coordination with the adjacent agencies as applicable. A. Limonite Avenue: From Archibald Avenue to east of Southern	Prior to map recordation	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	California Edison (SCE) easement B. Archibald Avenue: From Limonite Avenue to south of SCE easement			
10.	The applicant shall provide a copy of a reciprocal access agreement and documentation showing the responsible entity for maintaining the parking areas (including landscaping) in the shopping center, and maintaining the landscaped areas along the Limonite Avenue and Archibald frontages, including the frontage of the SCE easement on these roadways, to the City Engineer for review and approval.	Prior to map recordation	Public Works Department	
11.	The applicant shall provide will-serve letters from all utility agencies.	Prior to map recordation	Public Works Department	
12.	Various blanket and specific transportation and/or water easements that are no longer in use are to be quitclaimed/abandoned on the final map.	Prior to map recordation	Public Works Department	
13.	The applicant shall record appropriate easement(s) and agreement(s) for the construction and maintenance of water quality to meet the Storm Water Permit/Water Quality Management Plan Requirements.	Prior to map recordation	Public Works Department	

General Information
<p>The following items are noted for the applicant’s information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for Eastvale and many other agencies, which may include the Jurupa Community Services District, Jurupa Area Recreation and Parks District, Riverside County Flood Control and Water Conservation District, and state and federal agencies.</p> <p>Developer and applicant are used interchangeably below.</p> <ol style="list-style-type: none"> 1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) must be filed with the Riverside

General Information

County Clerk within five (5) County working days of certification of the Environmental Impact Report (EIR) in order for the NOD to commence the 30-day statute of limitations on the EIR. The City must include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to “Riverside County Clerk” in the amount of **\$3,128.25 within one (1) City working day after project approval**. Failure to pay the required fees will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows:

- a. California Department of Fish and Wildlife fee of \$3,078.25
 - b. Riverside County Clerk administrative fee of \$50.00.
2. Tentative Tract Map approval is not in effect until General Plan Amendment and Change of Zone approvals take effect.
 3. Tentative Tract Map is subject to mitigation measures included in the EIR for Eastvale Crossing Project (SCH No. 2015011020)
 4. Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.