

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 3, 2009

SUBJECT: SPECIFIC PLAN NO. 358 / GENERAL PLAN AMENDMENT NO. 827 / CHANGE OF ZONE NO. 7345 / ENVIRONMENTAL IMPACT REPORT NO. 498 – Intent to Certify Environmental Impact Report – Applicant: Master Development Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) – Location: southerly of the San Bernardino County line (City of Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga Creek. – 119.9 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST: The Specific Plan (The Ranch at Eastvale)** proposes a land use plan, development standards, design and landscaping guidelines, and designation of nine (9) planning areas for industrial and commercial developments. The **General Plan Amendment** proposes to establish the boundaries of Specific Plan No. 358 in the Riverside County's General Plan and to change the General Plan Land Use Designation shown on the Eastvale Area Plan Land Use Map from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (CD: BP) (0.25 – 0.60 Floor Area Ratio), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio). The **Change of Zone** proposes to change the existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP), which will reflect the proposed project's land use designation and development standards. The **Environmental Impact Report** has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed Specific Plan per the California Environmental Quality Act (CEQA). – APN(s): 144-010-004, 144-010-009, 144-010-005, 144-010-008, and 144-010-013 – Related Cases: AG00971 and PM35786

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db
md

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Conference

☐ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

The Honorable Board of Supervisors

RE: Change of Zone No. 7345, General Plan Amendment No. 827, Specific Plan No. 358, Environmental Impact Report No. 498

Page 2 of 2

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 498**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **SPECIFIC PLAN NO. 358**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 827** in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors;

APPROVAL of **CHANGE OF ZONE NO. 7345** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors; and,

**PLANNING COMMISSION
MINUTE ORDER APRIL 15, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.1: SPECIFIC PLAN NO. 358 / GENERAL PLAN AMENDMENT NO. 827 / CHANGE OF ZONE NO. 7345 / ENVIRONMENTAL IMPACT REPORT NO. 498** – Intent to Certify an Environmental Impact Report – Applicant: Master Development Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) – Location: southerly of the San Bernardino County line (City of Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga Creek. – 119.9 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – APN(s): 144-010-004, 144-010-009, 144-010-005, 144-010-008, and 144-010-013. (Legislative)

II. PROJECT DESCRIPTION

The Specific Plan (The Ranch at Eastvale) proposes a land use plan, development standards, design and landscaping guidelines, and designation of nine (9) planning areas for industrial and commercial developments. The General Plan Amendment proposes to establish the boundaries of Specific Plan No. 358 in the Riverside County's General Plan and to change the General Plan Land Use Designation shown on the Eastvale Area Plan Land Use Map from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (CD: BP) (0.25 – 0.60 Floor Area Ratio), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio). The Change of Zone proposes to change the existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP), which will reflect the proposed project's land use designation and development standards. The Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed Specific Plan per the California Environmental Quality Act (CEQA).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Christian Hinojosa, Project Planner at 951-955-0972 or e-mail chinojos@rctlma.org.

The following spoke in a favor of the subject proposal:

Bruce McDonald, Applicant, Newport Beach, 92660

Ward Mace, Applicant

Richard MacHott, Applicant's Representative, 3788 McCreay Street, Riverside, California 92506

The following spoke in a neutral position of the subject proposal:

Nicholas Liguori, Other Interested Person, 13220 Central Ave., Chino, California 91710

No one spoke in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**PLANNING COMMISSION
MINUTE ORDER APRIL 15, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 4/15/09
AGENDA ITEM NO. 5.1 PAGE 2

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 498**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 358**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 827** in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7345** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors; and,

ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION** of **SPECIFIC PLAN NO. 358** and **GENERAL PLAN AMENDMENT NO. 827** to the Board of Supervisors.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.1
Area Map: Eastvale
Zoning: Prado-Mira Loma
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: April 15, 2009

Specific Plan No. 358
General Plan Amendment No. 827
Change of Zone No. 7345
Environmental Impact Report No. 498
State Clearinghouse No. 2006091105
Applicant: Master Development Corp.
Engineer/Representative: Albert A. Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 358 (The Ranch at Eastvale) proposes a land use plan, development standards, design and landscaping guidelines, and designation of nine (9) planning areas as follow: two (2) Light Industrial Planning Areas, totaling 42.9 acres; five (5) Business Park Planning Areas, totaling 47.7 acres; and two (2) Commercial Retail Planning Areas, totaling 17.5 acres. The Specific Plan also proposes 8.0 acres of non-structural uses within a Southern California Edison easement and 11.8 acres of major roads on a total 119.9 acre site.

General Plan Amendment No. 827 proposes to establish the boundaries of Specific Plan No. 358 in the Riverside County's General Plan and to change the General Plan Land Use Designation shown on the Eastvale Area Plan Land Use Map from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (CD: BP) (0.25 – 0.60 Floor Area Ratio), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio).

Change of Zone No. 7345 proposes to change the existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP), which will reflect the proposed project's land use designation and development standards.

Environmental Impact Report No. 498 has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed Specific Plan per the California Environmental Quality Act (CEQA).

The proposed Specific Plan is located in the Community of East-Vale of the Eastvale Area Plan of Western Riverside County; more specifically, southerly of the San Bernardino County line (City of Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga Creek.

ISSUES OF POTENTIAL CONCERN:

Environmental Impacts (EIR 498):

The project has been designed or conditioned to mitigate most environmental impacts to below a level of significance. However, overriding consideration will be required for the following unavoidable adverse impacts:

- a. **Agricultural Resources** (cumulative impacts: direct) – Conversion of agriculture to urban uses is a cumulative adverse impact for which no project-specific mitigation is available.

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- b. **Air Quality** (cumulative impacts: indirect) – In the long-term, the project's vehicular-related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's established significance levels for Mobile Source Emissions.
- c. **Noise** (cumulative impacts) – The project's traffic will contribute incrementally to the existing noise environment which on some affected roadway segments already exceeds County noise standards.
- d. **Transportation and Traffic** (cumulative impacts) – The increase in traffic will potentially result in significant impacts to intersections and roadway segments which are currently operating at unacceptable levels.

BACKGROUND:

General Plan Amendment No. 827 was scheduled on the August 20, 2008 Planning Commission agenda for General Plan Amendment initiation proceeding comments. The Planning Commission commented that the Board of Supervisor's should issue an order of initiation of proceedings for the Amendment as described.

On September 16, 2008 the Amendment received an adoption of an order initiating General Plan Amendment proceedings from the Board of Supervisor's.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant and Agricultural Operations |
| 2. Surrounding Land Use (Ex. #1): | The San Bernardino County line (City of Chino) with Vacant and Agricultural Operations to the north and west, the Cucamonga Creek to the east, and Vacant and Single-Family Residence to the south. |
| 3. Existing Zoning (Ex. #3): | Heavy Agriculture – 10 Acre Minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #3): | Heavy Agriculture – 10 Acre Minimum (A-2-10) to the east, Industrial Park (I-P) and One-Family Dwellings (R-1) to the south. The north and west boundaries of the site is the San Bernardino County line and the adjacent properties are within the City of Chino with zone designations of Agricultural, Light Industrial, and Airport Related. |
| 5. General Plan Land Use (Ex. #6): | Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio) and Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) |
| 6. Project Data: | Total Acreage: 119.9 Gross
Total Planning Areas: 9 |
| 7. Environmental Concerns: | See attached EIR No. 498 |

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 498**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 358**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 827** in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7345** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors; and,

ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION** of **SPECIFIC PLAN NO. 358** and **GENERAL PLAN AMENDMENT NO. 827** to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed General Plan designation Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (CD: BP) (0.25 – 0.60 Floor Area Ratio), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. Upon review of the proposed specific plan zoning ordinance text by County Counsel and adoption of such by the Board of Supervisors the proposed Specific Plan will be consistent with the proposed Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project is consistent with the provisions of the 2008 Compatibility Land Use Plan for the Chino Airport.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
7. The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the project will require the Riverside County Board of Supervisors to adopt Findings for Overriding

Considerations for the significant and unavoidable impacts to Agricultural Resources, Air Quality, Noise, and Transportation and Traffic.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is currently designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) on the Eastvale Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the south and Open Space: Water (OS: W) to the east. The north and west boundaries of the site is the San Bernardino County line and the adjacent properties are within the City of Chino with land use designations of Agricultural, Light Industrial, and Airport Related.
3. The current zoning for the subject site is Heavy Agriculture – 10 Acre Minimum (A-2-10).
4. The Change of Zone will establish Specific Plan (SP), which will reflect the proposed project's land use designation and development standards.
5. The project site is surrounded by properties which are zoned Heavy Agriculture – 10 Acre Minimum (A-2-10) to the east, Industrial Park (I-P) and One-Family Dwellings (R-1) to the south. The north and west boundaries of the site is the San Bernardino County line and the adjacent properties are within the City of Chino with zone designations of Agricultural, Light Industrial, and Airport Related.
6. Within the vicinity of the proposed project there is the San Bernardino County line (City of Chino) with Vacant and Agricultural Operations to the north and west, the Cucamonga Creek to the east, and Vacant and Single-Family Residence to the south.
7. The project site is located within the boundaries of the Chino Airport Influence Area. On January 8, 2009, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and was found to be consistent with the 2008 Chino Airport Land Use Compatibility Plan.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Impact Report No. 498 identified the following potentially significant impacts:
 - a. Agriculture Resources
 - b. Air Quality
 - c. Biological Resources
 - d. Cultural Resources
 - e. Geology/Soils
 - f. Hazards & Hazardous Materials

- g. Hydrology/Water Quality
- h. Noise
- i. Public Services
- j. Transportation/Traffic
- k. Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Agricultural Resources, Air Quality, Noise, and Transportation and Traffic could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR00498.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City of Sphere of Influence;
 - b. A Redevelopment Area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. A High Fire area;
 - e. A Flood Zone;
 - f. A Policy Area;
 - g. A WRCMSHCP Criteria Cell;
 - h. An Area drainage plan area; or,
 - i. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Eastvale Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. An Agricultural Preserve (Mira Loma 3);
 - e. Circulation Element Right-Of-Way (Urban Arterial 152' ROW);
 - f. The Jurupa Community Service District;
 - g. An Airport Influence Area (Chino Zone B1, C, and D);
 - h. An High Paleontological Potential;
 - i. An Area Very High Liquefaction Potential;
 - j. An Area Susceptible to Subsidence; and,
 - k. The boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 144-010-004, 144-010-009, 144-010-005, 144-010-008, and 144-010-013.

**RESOLUTION
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 358 AND
GENERAL PLAN AMENDMENT NO. 827**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on August 20, 2008, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County California Environmental Quality Act Implementation Procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on August 20, 2008, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION/CERTIFICATION of the environmental document, Environmental Impact Report No. 498 (State Clearinghouse No. 2006091105); and,

ADOPTION of Specific Plan No. 358 and General Plan Amendment No. 827.

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1 Waste Management Department), self-storage facilities including mini-warehouses,
2 vehicle manufacturing, warehousing and distribution as an accessory use to a permitted
3 use, the manufacturing of chemicals (excluding pesticides and fertilizers), textile (cotton,
4 wood, synthetic) mills, food products, leather tanning and finishing, machinery, metal
5 building, metal (assembly, forging, stamping), mobilehome and modular housing, and
6 paper products. In addition, the permitted uses identified under Section 10.1.b shall
7 include animal hospitals, automobile sales and rental, brewery, distillery, winery, car and
8 truck washes, gasoline service stations with concurrent sale of beer and wine for off-
9 premises consumption, liquor stores, underground bulk fuel storage equal to or less than
10 10,000 gallons, the manufacturing of acid and abrasives, fertilizer, and paints and
11 varnishes and meat packing plants (without slaughtering or rendering).

12 (2) The development standards for Planning Area 1 of Specific Plan No. 358
13 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No.
14 348, except that the development standards set forth in Article X, Section 10.4.d. shall be
15 deleted and replaced with the following:

16 A. Where the front, side, or rear yard adjoins a street, the minimum
17 setback shall be twelve feet (12") from the existing street line or from any future
18 street line as shown on any specific plan of highways, whichever is nearer the
19 proposed structure.

20 B. A minimum seven foot (7") strip adjacent to the street line shall be
21 appropriately landscaped and maintained, except for designated pedestrian and
22 vehicular access ways. The remainder of the setback may be used for off-street
23 automobile parking driveways or landscaping.

24 (3) Except as provided above, all other zoning requirements shall be the same
25 as those requirements identified in Article X of Ordinance No. 348.

26 b. Planning Areas 2 and 5.

27 (1) The uses permitted in Planning Areas 2 and 5 of Specific Plan No. 358
28 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348,

except that the uses permitted pursuant to Section 9.50.a.(23), (28), (30), (32), and (52) shall not be permitted. In addition, the use permitted pursuant to Section 9.50.a.(100) shall not be permitted in Planning Area 2. The permitted use identified under Section 9.50.a.(5) shall be replaced with auditoriums and conference rooms with a maximum occupancy capacity of 1,500 persons. In addition, the permitted uses identified under Section 9.50.a. shall also include appliance manufacture and repair, offices, professional sales and service, including law, medical, dental, chiropractic, architectural and engineering, health clubs, and pharmacies. In addition, the permitted uses identified under Section 9.50.b. shall also include self-storage facilities including mini-warehouses.

(2) The development standards for Planning Areas 2 and 5 of Specific Plan No. 358 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those identified in Article IXb of Ordinance No. 348.

c. Planning Areas 3, 4, and 6.

(1) The uses permitted in Planning Areas 3, 4, and 6 of Specific Plan No. 358 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7., m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52), (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of appliances, chemicals and related projects manufacturing, not including pesticides and fertilizers, manufacturing of coils, semiconductor and similar components, communication devices, engineering and mechanical instruments, leather goods stores, manufacture of radar and other sensory equipment, and warehousing and distribution as an accessory use

1 to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall
2 also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10),
4 (15) and (17) shall not be permitted.

5 (2) The development standards for Planning Areas 3, 4, and 6 of Specific Plan
6 No. 358 shall be the same as those standards identified in Article XI, Section 11.4 of
7 Ordinance No. 348, except that the development standards set forth in Article X, Sections
8 11.4.b.(3) and e.(2) shall be deleted and replaced with the following:

9 A. Where the front, side, or rear yard adjoins a street, the minimum
10 setback shall be twelve feet (12") from the existing street line or from any future
11 street line as shown on any specific plan of highways, whichever is nearer the
12 proposed structure.

13 B. A minimum seven foot (7") strip adjacent to street right-of-way line
14 shall be appropriately landscaped and maintained, except for the designated
15 pedestrian and vehicular access ways. Said landscaped strip shall not include
16 landscaping located within the street right-of-way.

17 (3) Except as provided above, all other zoning requirements shall be the same
18 as those requirements identified in Article XI of Ordinance No. 348.

19 d. Planning Area 7.

20 (1) The uses permitted in Planning Area 7 of Specific Plan No. 358 shall be
21 the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348. No
22 use, other than an agricultural use and any use incidental thereto permitted in Article XIV,
23 Section 14.1 of Ordinance No. 348 shall be permitted within Planning Area 7 of Specific
24 Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has
25 been diminished or disestablished in this planning area and any corresponding Williamson
26 Act contract is no longer in effect for this planning area.

27 Thereafter, the uses permitted in Planning Area 7 of Specific Plan No. 358 shall be the
28 same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, except that

1 the uses permitted pursuant to Section 10.1.a.(1)e)1.,g)2., (2)e), g), i), j), o), and p); and
2 Section 10.1.b. (1) and (2) shall not be permitted. In addition, the permitted uses
3 identified under Section 10.1.a. shall also include ambulance services, automobile repair
4 garages with or without body and fender shops or spray painting, bakery good distributor,
5 building material sales yard, building movers and storage yard, catering services, feed and
6 grain sales, golf cart sales and service, household goods sales and repair including but not
7 limited to new and used appliances, furniture, carpets, draperies, lamps, radios and
8 television sets, lumber yards, mail order businesses, markets, food wholesalers, photo
9 shops and studios and photo engraving, plumbing shops, recycling processing facilities
10 (of bottles, cans, plastics, paper, wood, and metal per the approval of the Riverside
11 County Waste Management Department), self-storage facilities including mini-
12 warehouses, vehicle manufacturing, warehousing and distribution as an accessory use to a
13 permitted use, the manufacturing of chemicals (excluding pesticides and fertilizers),
14 textile (cotton, wood, synthetic) mills, food products, leather tanning and finishing,
15 machinery, metal building, metal (assembly, forging, stamping), mobilehome and
16 modular housing, and paper products. In addition, the permitted uses identified under
17 Section 10.1.b shall include animal hospitals, automobile sales and rental, brewery,
18 distillery, winery, car and truck washes, gasoline service stations with concurrent sale of
19 beer and wine for off-premises consumption, liquor stores, underground bulk fuel storage
20 equal to or less than 10,000 gallons, the manufacturing of acid and abrasives, fertilizer,
21 and paints and varnishes and meat packing plants (without slaughtering or rendering).

22 (2) The development standards for agricultural uses and incidental uses thereto
23 within Planning Area 7 of Specific Plan No. 358 shall be the same as those standards
24 identified in Article XIV, Section 14.2 of Ordinance No. 348.

25 (3) The development standards for Planning Areas 7 of Specific Plan No. 358
26 shall be the same as those standards identified in Article X Section 10.4 of Ordinance No.
27 348, except that the development standards set forth in Article X, Section 10.4.d. shall be
28 deleted and replaced with the following:

1 A. Where the front, side, or rear yard adjoins a street, the minimum
2 setback shall be twelve feet (12") from the existing street line or from any future
3 street line as shown on any specific plan of highways, whichever is nearer the
4 proposed structure.

5 B. A minimum seven foot (7") strip adjacent to the street line shall be
6 appropriately landscaped and maintained, except for designated pedestrian and
7 vehicular access ways. The remainder of the setback may be used for off-street
8 automobile parking driveways or landscaping.

9 (4) Except as provided above, all other zoning requirements shall be the same
10 as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses
11 and incidental uses thereto and Article X of Ordinance No. 348 for all other uses.

12 e. Planning Areas 8 and 9.

13 (1) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358
14 shall be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No.
15 348. No use, other than an agricultural use and any use incidental thereto permitted in
16 Article XIV, Section 14.1 of Ordinance No. 348 shall be permitted within Planning Areas
17 8 and 9 of Specific Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural
18 Preserve No. 3 has been diminished or disestablished in this planning area and any
19 corresponding Williamson Act contract is no longer in effect for this planning area.

20 (2) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358
21 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348
22 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7.,
23 m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and
24 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall
25 also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348,
26 except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52),
27 (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified
28 under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of

1 appliances, chemicals and related projects manufacturing, not including pesticides and
2 fertilizers, manufacturing of coils, semiconductor and similar components, communication
3 devices, engineering and mechanical instruments, leather goods stores, manufacture of
4 radar and other sensory equipment, and warehousing and distribution as an accessory use
5 to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall
6 also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348,
7 except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10),
8 (15) and (17) shall not be permitted.

9 (3) The development standards for agricultural uses and incidental uses thereto
10 within Planning Areas 8 and 9 of Specific Plan No. 358 shall be the same as those
11 standards identified in Article XIV, Section 14.2 of Ordinance No. 348.

12 (4) The development standards for uses other than agricultural uses and
13 incidental uses thereto within Planning Area 8 and 9 of Specific Plan No. 358 shall be the
14 same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348,
15 except that the development standards set forth in Article X, Sections 11.4.b.(3) and e.(2)
16 shall be deleted and replaced with the following:

17 A. Where the front, side, or rear yard adjoins a street, the minimum
18 setback shall be twelve feet (12") from the existing street line or from any future
19 street line as shown on any specific plan of highways, whichever is nearer the
20 proposed structure.

21 B. A minimum seven foot (7") strip adjacent to street right-of-way line
22 shall be appropriately landscaped and maintained, except for the designated
23 pedestrian and vehicular access ways. Said landscaped strip shall not include
24 landscaping located with the street right-of-way.

25 (5) Except as provided above, all other zoning requirements shall be the same
26 as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses
27 and incidental uses thereto and Article XI of Ordinance No. 348 for all other uses.
28

1 Section 3. This ordinance shall take affect 30 days after its adoption.

2
3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

5
6 By: _____
7 Chairman, Board of Supervisors

8 ATTEST:

9 CLERK OF THE BOARD

10
11 By: _____
12 Deputy

13 (Seal)

14
15 APPROVED AS TO FORM
16 April 7 , 2009

17 By: 
18 LARISA REITHMEIER-MCKENNA
19 Deputy County Counsel

20 LRM:md
21 04/09/09

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2
3 **RESOLUTION NO. 2009-171**
4 **ADOPTING**
5 **SPECIFIC PLAN NO. 358**
6 **(THE RANCH AT EASTVALE)**
7 **AND CERTIFYING**
8 **ENVIRONMENTAL IMPACT REPORT NO. 498**

9 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public
10 hearing was held before the Riverside County Board of Supervisors in Riverside, California on
11 _____, 2009 and before the Riverside County Planning Commission in Riverside, California on April
12 15, 2009 to consider Specific Plan No. 358 (The Ranch at Eastvale); and,

13 **WHEREAS**, all the procedures of the California Environmental Quality Act ("CEQA"), the
14 CEQA Guidelines, and Riverside County CEQA implementing procedures have been satisfied, and
15 Environmental Impact Report (EIR) No. 498, prepared in connection with Specific Plan No. 358, General
16 Plan Amendment No. 827, and Change of Zone No. 7345 (collectively referred to alternatively herein as
17 "the Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the
18 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
19 accordance with the above-referenced Act and Procedures; and,

20 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
21 public and affected government agencies; now, therefore,

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
23 of the County of Riverside, in regular session assembled on _____, 2009 that:

- 24 A. Specific Plan No. 358 is a 119.9-acre mixed use master-planned project located north of
25 Prairie Smoke Road, south of the Riverside County/San Bernardino County boundary
26 (City of Chino), east of Hellman Avenue, and west of the Cucamonga Creek channel. It
27 proposes the construction of approximately 267,200 square feet of commercial/retail
28 development on 17.5 acres, approximately 801,500 square feet of light industrial
development on 42.9 acres, approximately 1,121,100 square feet of business park

development on 47.7 acres; the remaining area would be devoted to approximately 11.8 acres for major roads.

B. General Plan Amendment No. 827 proposes to establish the boundaries of Specific Plan No. 358 in Riverside County's General Plan and to change the General Plan Land Use Designation shown on the Eastvale Area Plan Land Use Map from "Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)" and "Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre)" to "Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio)", "Business Park (BP) (0.25 – 0.60 Floor Area Ratio)", and "Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)".

C. Change of Zone No. 7345 proposes to change the existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP). The Specific Plan (SP) zoning designation would establish those development standards required to implement the Specific Plan.

BE IT FURTHER RESOLVED by the Board of Supervisors that the following environmental impacts associated with the Project are potentially significant unless otherwise indicated, but each of these impacts will be avoided or substantially lessened with the construction of the proposed Project design features; mandatory compliance with federal, state, and local regulations; and by the identified mitigation measures:

A. Airports

1. Impacts:

The proposed Project consists of commercial/retail, light industrial, and business park land uses and is consistent with the provisions of the Riverside Airport Land Use Commission's 2008 Compatibility Plan for the Chino Airport. Due to the Project site's proximity to Chino Airport, the Project site is subject to potential noise impacts due to high single-event noise levels from airplanes flying over the Project site. However, commercial/retail, business park, and light industrial land uses are not

1 considered to be sensitive receivers and the impacts from these single-event
2 noise levels are below the level of significance. The Project site is subject
3 to Part 77 height limitations and use restrictions that have been incorporated
4 into the proposed Project. Outdoor lighting could adversely affect pilots
5 utilizing Chino Airport at night. This would be a significant impact which
6 can be mitigated to less than significant with mitigation.

7 2. Mitigation:

8 The proposed Project has been modified to mitigate or avoid the potentially
9 significant impacts by the following mitigation measure, which is hereby
10 adopted and will be implemented as provided in the Mitigation, Monitoring,
11 and Reporting Program.

- 12 a. Mitigation Measure Airport 1: All street lights and other outdoor
13 lighting shall be hooded or shielded to prevent either the spillage of
14 lumens or reflection into the sky or above the horizontal plane.

15 B. Biological Resources

16 1. Impacts:

17 The proposed Project was reviewed for consistency with the Western
18 Riverside County Multiple Species Habitat Conservation Plan (MSHCP)
19 and it has been determined that the proposed Project is consistent with the
20 provisions of the MSHCP. Two special-status wildlife species were
21 observed foraging on the property, the white-faced ibis (*Plegadis chihi*), a
22 California Species of Concern, and the tricolored blackbird (*Agelaius*
23 *tricolor*), both a California Species of Concern and 2002 USFWS Birds of
24 Conservation Concern. Indirect impacts to the white-faced ibis and the
25 tricolored blackbird from the loss of agricultural and ranch land used for
26 foraging would be considered less than significant due to the low value of
27 artificially created habitat onsite and the fact that higher quality habitat is
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1 located nearby at the Santa Ana River and Prado Basin. Sensitive bird
2 species that were directly observed on site, or those that have a moderate or
3 high potential to occur on-site are protected under the federal Migratory
4 Bird Treaty Act (MBTA) and the California Fish and Game Code. If prior
5 to Project construction any of these species establishes an active nest on the
6 Project site, loss of that nest during construction could result in a conflict
7 with these regulations. This would be a significant impact which can be
8 mitigated to less than significant with mitigation. Additionally, these
9 species are Western Riverside County Multiple Species Habitat
10 Conservation Plan (MSHCP) Covered Species. In its MSHCP Biological
11 Opinion (FWS-WRIV-870.19) the United States Fish and Wildlife Service
12 determined that these species are adequately conserved through
13 implementation of the MSHCP. The project is required to comply with the
14 regulatory requirements of the MSHCP and Riverside County Ordinance
15 No. 810.2 which was adopted to implement the MSHCP.

16 Due to the migratory nature of the burrowing owl, it is possible that
17 burrowing owls could occupy the site prior to commencement of Project
18 grading and construction. Because it will be a number of months before
19 construction begins and because construction is phased, owls could colonize
20 a portion of the site in the intervening months or years and would then be
21 adversely impacted by the proposed Project construction. This would be a
22 significant impact which can be mitigated to less than significant with
23 mitigation.

24 2. Mitigation:

25 The Project has been modified to mitigate or avoid the potentially
26 significant impacts by the following mitigation measures, which are hereby
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1 adopted and will be implemented as provided in the Mitigation, Monitoring,
2 and Reporting Program.

- 3 a. Mitigation Measure Bio 1: A pre-construction survey for resident
4 burrowing owls will be conducted by a qualified biologist within 30
5 days prior to commencement of grading and construction activities
6 within those portions of the Project site containing suitable
7 burrowing owl habitat. If ground disturbing activities in these areas
8 are delayed or suspended for more than 30 days after the pre-
9 construction survey, the area shall be resurveyed for owls. The pre-
10 construction survey and any relocation activity will be conducted in
11 accordance with the CDFG Report on Burrowing Owl Mitigation,
12 1995.

13 If active nests are identified on site during the pre-construction
14 survey, they shall be avoided or the owls actively or passively
15 relocated. To adequately avoid active nests, no grading or heavy
16 equipment activity shall take place within at least 250 feet of an
17 active nest during the breeding season (February 1 through August
18 31), and 160 feet during the non-breeding season.

19 If burrowing owls occupy the site and cannot be avoided, active or
20 passive relocation shall be used to exclude owls from their burrows,
21 as agreed to by the Riverside County Environmental Programs
22 Department. Relocation shall be conducted outside the breeding
23 season or once the young are able to leave the nest and fly. Passive
24 relocation is the exclusion of owls from their burrows (outside the
25 breeding season or once the young are able to leave the nest and fly)
26 by installing one-way doors in burrow entrances. These one-way
27 doors allow the owl to exit the burrow, but not enter it. These doors
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1 shall be left in place 48 hours to ensure owls have left the burrow.
2 Artificial burrows shall be provided nearby. The Project area shall
3 be monitored daily for one week to confirm owl use of burrows
4 before excavating burrows in the impact area. Burrows shall be
5 excavated using hand tools and refilled to prevent reoccupation.
6 Sections of flexible pipe shall be inserted into the tunnels during
7 excavation to maintain an escape route for any animals inside the
8 burrow. The CDFG shall be consulted prior to any active relocation
9 to determine acceptable receiving sites available where this species
10 has a greater chance of successful long-term relocation.

- 11 b. Mitigation Measure Bio 2: In order to avoid violation of the MBTA
12 and California Fish and Game Code site-preparation activities
13 (removal of trees and vegetation) shall be avoided, to the greatest
14 extent possible, during the nesting season (generally February 1 to
15 August 31) of potentially occurring native and migratory bird
16 species.

17 If site-preparation activities are proposed during the
18 nesting/breeding season (February 1 to August 31), a pre-activity
19 field survey shall be conducted by a qualified biologist prior to the
20 issuance of grading permits, to determine if active nests of species
21 protected by the Migratory Bird Treaty Act (MBTA) or the
22 California Fish and Game Code are present in the construction zone.
23 If active nests are not located within the Project area and appropriate
24 buffer (500 feet of an active listed species or raptor nest, 300 feet of
25 other sensitive or protected bird nests (non-listed), or within 100 feet
26 of sensitive or protected songbird nests), construction may be
27 conducted during the nesting/breeding season. However, if active
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1 nests are located during the pre-activity field survey, no grading or
2 heavy equipment activity shall take place within at least 500 feet of
3 an active listed species or raptor nest, 300 feet of other sensitive or
4 protected (under MBTA or California Fish and Game Code) bird
5 nests (non-listed), or within 100 feet of sensitive or protected
6 songbird nests until the nest is no longer active.

7 C. Cultural Resources

8 1. Impacts:

9 Historic, archaeological and/or paleontological resources may be
10 accidentally discovered during grading and construction activities on the
11 Project site. This would be a significant impact which can be reduced to less
12 than significant with mitigation.

13 2. Mitigation:

14 The Project has been modified to mitigate or avoid the potentially
15 significant impacts by the following mitigation measures, which are hereby
16 adopted and will be implemented as provided in the Mitigation, Monitoring,
17 and Reporting Program.

- 18 a. Mitigation Measure Cultural 1: Prior to the issuance of rough
19 grading permits, a qualified archaeologist (pursuant to the
20 Secretary of the Interior's standards and guidelines) shall be
21 retained by the implementing Project developer for limited
22 archaeological monitoring of the clearing, grubbing, grading and
23 utility trenching with respect to potential impacts to potential
24 subsurface archaeological and/or cultural resources. A pre-
25 grading meeting between the archaeologist and the excavation and
26 grading contractor shall take place to discuss appropriate grading
27 and ground disturbing methods within and around those
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1 archaeologically and culturally sensitive areas within the Project.
2 During grading operations, when deemed necessary in the
3 professional opinion of the retained archaeologist (and/or as
4 determined by the Planning Director), the archaeologist, the
5 archaeologist's on-site representative(s), and any the Native
6 American tribal representative(s) (if any Native American cultural
7 or burial deposits are uncovered) shall actively monitor all Project-
8 related grading and shall have the authority to temporarily divert,
9 redirect, or halt grading activity to allow recovery of
10 archaeological and/or cultural resources. Prior to the issuance of
11 grading permits, a copy of a fully executed archaeological services
12 contract including the NAME, ADDRESS and TELEPHONE
13 NUMBER of the retained archaeologist shall be submitted to the
14 Planning Department and the B&S Grading Division. If the
15 retained archaeologist finds no potential for impacts to
16 archaeological and/or cultural resources after a reasonable amount
17 of monitoring of initial clearing, grubbing, and cuts have been
18 conducted, a detailed letter shall be submitted to the Planning
19 Department certifying this finding by the retained qualified
20 archaeologist.

- 21 b. Mitigation Measure Cultural 2: If during ground disturbance
22 activities, unique cultural resources are discovered that were not
23 assessed by the archaeological report conducted prior to Project
24 approval, the following procedures shall be followed. Unique
25 cultural resources are defined, for this condition, as being multiple
26 artifacts in close association with each other, but may include
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fewer artifacts if the area of the find is determined to be of significance due to its sacred, cultural, or historical importance.

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3) Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

c. Mitigation Measure Cultural 3: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant."

1 The most likely descendant shall then make recommendations and
2 engage in consultation concerning the treatment of the remains as
3 provided in Public Resources Code Section 5097.98.

4 d. Mitigation Measure Cultural 4: The implementing Project
5 developer shall retain a qualified paleontologist for paleontology
6 monitoring services. The developer shall submit a copy of a fully
7 executed contract including the name, telephone number and
8 address of the retained, qualified paleontologist to the Planning
9 Department and the Department of Building and Safety. Prior to
10 site grading, a pre-grading meeting between the paleontologist and
11 the excavation and grading contractor shall be held to outline the
12 procedures to be followed when buried materials of potentially
13 significant paleontological resources have been accidentally
14 discovered during earth-moving operations and to discuss
15 appropriate means to implement mitigation measure MM Cultural
16 5. When necessary, in the professional opinion of the retained
17 paleontologist (and/or as determined by the Planning Director), the
18 paleontologist or representative shall have the authority to monitor
19 actively all Project related grading and construction and shall have
20 the authority to temporarily divert, redirect, or halt grading activity
21 to allow recovery of paleontological resources.

22 e. Mitigation Measure Cultural 5: Prior to the issuance of grading
23 permits, a qualified paleontologist shall be retained to develop a
24 Paleontological Resources Monitoring and Treatment Plan
25 (PRMTP) for approval by the Riverside County Planning
26 Department. Following Riverside County Planning Department
27 approval of the PRMTP, grading and construction activities may
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1 proceed in compliance with the provisions of the approved
2 PRMTP. The PRMTP shall include the following measures:

- 3 1) A monitoring program specifying the procedures for the
4 monitoring of all grading activities which will reach below a
5 depth of three feet below surface area by a qualified
6 paleontologist or qualified designee.
- 7 2) If fossil remains large enough to be seen are uncovered by
8 earth-moving activities, the qualified paleontologist or
9 qualified designee shall temporarily divert earth-moving
10 activities around the fossil site until the remains have been
11 evaluated for significance and, if appropriate, have been
12 recovered; and the paleontologist or qualified designee
13 allows earth-moving activities to proceed through the site. If
14 potentially significant resources are encountered, a letter of
15 notification shall be provided in a timely manner to the
16 Riverside County Planning Department, in addition to the
17 report (described below) that is filed at completion of
18 grading.
- 19 3) If a qualified paleontologist or qualified designee is not
20 present when fossil remains are uncovered by earth-moving
21 activities, these activities in the immediate vicinity of the
22 find shall be stopped and a qualified paleontologist or
23 qualified designee shall be called to the site immediately to
24 evaluate the significance of the fossil remains.
- 25 4) At the discretion of a qualified paleontologist or qualified
26 designee and to reduce any construction delay, a construction
27 worker shall assist in removing fossiliferous rock samples to
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1 an adjacent location for temporary stockpiling pending
2 eventual transport to a laboratory facility for processing.

3 5) A qualified paleontologist or qualified designee shall collect
4 all significant identifiable fossil remains. All fossil sites shall
5 be plotted on a topographic map of the Project site.

6 6) If the qualified paleontologist or qualified designee
7 determines that insufficient fossil remains have been found
8 after fifty percent of earthmoving activities have been
9 completed, monitoring can be reduced or discontinued.

10 7) Any significant fossil remains recovered in the field as a
11 result of monitoring or by processing rock samples shall be
12 prepared, identified, catalogued, curated, and accessioned
13 into the fossil collections of the San Bernardino County
14 Museum, or another museum repository complying with the
15 Society of Vertebrate Paleontology standard guidelines.
16 Accompanying specimen and site data, notes, maps, and
17 photographs also shall be archived at the repository.

18 8) Prior to issuance of certificate of occupancy, a qualified
19 paleontologist or qualified designee shall prepare a final
20 report summarizing the results of the mitigation program and
21 presenting an inventory and describing the scientific
22 significance of any fossil remains accessioned into the
23 museum repository. The report shall be submitted to the
24 Riverside County Planning Department, the Riverside
25 County Regional Park and Open Space District and the
26 museum repository. The report shall comply with the Society
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28

of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources.

D. Fire Services

1. Impacts:

Development of the proposed project will contribute to the need for new fire facilities, however, existing fire stations will be able to provide timely fire services to the proposed project and potential impacts are less than significant.

2. Mitigation

None required.

E. Geology and Soils

1. Impacts:

The Project will not be subject to seismic-related ground failure, including liquefaction, and is not located on a geologic unit or soil that is unstable or that would become unstable as a result of the Project. Organic materials on the Project site and within soils located on the Project site create the potential that methane will develop in the soils following grading of the Project site. Methane represents a potential hazard on the Project site. The County of Riverside Health Services Agency, Department of Environmental Health has requirements for methane mitigation protocol to address new developments on former dairy sites in the Eastvale area. The County Protocol allows proponents to choose one of two options for testing and mitigation, but to also comply with the General Requirements of the Protocol. Option 1 includes sampling and monitoring no sooner than 30 days after grading for a minimum of four weeks. Option 2 allows for no sampling and automatic incorporation of mitigation measures. Mitigation measures MM Geo 6 through MM Geo 10 and MM Geo 12 through MM

1 **Geo 13**, as set forth below, will need to be adhered to should methane levels
2 exceed 5,000 ppm during post-grading sampling, per Riverside County
3 Department of Environmental Health Methane Mitigation Protocol, except
4 as may be modified in the engineer's methane design guidelines and as
5 approved by the Department of Building and Safety. In order to mitigate
6 this potentially significant impact to less than significant, commercial
7 development of the Project site will comply with either Option 1
8 (Mitigation Measures Geo 5 and Geo 6 through Geo 10) or Option 2
9 (Mitigation Measures Geo 5 and Geo 11). Business park and light
10 industrial uses will comply with either Option 1 (Mitigation Measures Geo
11 5, Geo 12 and Geo 13) or Option 2 (Mitigation Measure Geo 5 and Geo 14)

12 2. Mitigation:

13 The Project has been modified to mitigate or avoid the potentially
14 significant impacts by the following mitigation measures, which are hereby
15 adopted and will be implemented as provided in the Mitigation, Monitoring,
16 and Reporting Program.

- 17 a. Mitigation Measure Geo 1: Prior to overexcavation and
18 recompaction of the onsite alluvial soil, all organic-rich soil (organic
19 content greater than three percent, including manure) shall be
20 removed from the site.
- 21 b. Mitigation Measure Geo 2: Organics in compacted fill shall not
22 exceed one percent of total volume.
- 23 c. Mitigation Measure Geo 3: In areas where structures are planned,
24 alluvial soil will be overexcavated and recompacted to depths
25 ranging from 3 to 5 feet below the existing or finish grade,
26 whichever is deeper.

1 d. Mitigation Measure Geo 4: In conjunction with any implementing
2 development, a design-level geotechnical study shall be prepared by
3 a registered civil or geotechnical engineer. This report shall include
4 a soils report and an analysis of the potential of the development site
5 for seismic-related ground failure, including but not limited to
6 liquefaction and settlement. If a particular development site is
7 confirmed to be prone to seismic-related ground failure, appropriate
8 methods to minimize seismic-related ground failure potential shall
9 be described. Prior to issuance of a grading permit, the developer of
10 the implementing development shall incorporate the
11 recommendations of the design-level geotechnical report into the
12 implementing development's improvement plans. The methods for
13 minimizing seismic-related ground failure may include, but are not
14 limited to the following measures:

- 15 1) Removal and recompaction of any liquefaction susceptible
16 soils within the upper 10± feet.
- 17 2) Strengthening of foundations and floor slabs to resist
18 excessive differential settlement associated with seismically-
19 induced liquefaction by using additional reinforcement and
20 thickness.

21 The specific design requirements as identified by the implementing
22 development geotechnical engineer and approved by the Department
23 of Building and Safety, shall be incorporated into all construction
24 documents.

25 e. Mitigation Measure Geo 5: Prior to the issuance of building permits,
26 the Project developer shall comply with one of the following two
27 procedures in order to address potential methane-related hazards:
28

1 1) Option 1: Testing shall be conducted for subsurface methane
2 concentrations on every lot no sooner than thirty (30) days
3 after the completion of rough grading, in accordance with the
4 procedures set forth in the County Methane Mitigation
5 Protocol (version 7/27/01-Final). Testing results shall be
6 submitted to the Department of Building and Safety and the
7 Department of Environmental Health for their review and
8 approval. Mitigation measures MM Geo 6 through MM Geo
9 10 and/or MM Geo 12 through MM Geo 13, as set forth
10 below, shall be adhered to should methane levels exceed
11 5,000 ppm during post-grading sampling, per Riverside
12 County Department of Environmental Health Methane
13 Mitigation Protocol.

14 2) In lieu of testing for subsurface methane concentrations, the
15 Project developer shall comply with mitigation measures
16 MM Geo 11 and/or MM Geo 14, as set forth below.

17 f. Mitigation Measure Geo 6: On lots where methane is detected above
18 5,000 ppm and a two-pour slab is utilized, mitigation shall include:
19 1) installation of a minimum 60-mil high density polyethylene
20 (HDPE) membrane barrier (or equivalent), 2) installation of a
21 subslab passive venting system, 3) sealing of utility or other
22 penetrations through the membrane, 4) sealing of utility conduits
23 where they enter a structure, and 5) construction of a utility “dam” at
24 the point where a “dry” utility trench approaches a structure. “Liquid
25 Boot,” applied to a minimum 60-mil dry thickness per
26 manufacturer’s recommendations, may be substituted for the high
27 density polyethylene (HDPE) membrane.
28

- 1 g. Mitigation Measure Geo 7: If a post-tensioned slab is utilized and
2 methane is detected above 5,000 ppm, all of the measures set forth
3 in MM Geo 5 shall be complied with, except that a visqueen vapor
4 barrier shall suffice for the membrane.
- 5 h. Mitigation Measure Geo 8: On lots where methane is detected above
6 12,500 ppm, mitigation shall include all the measures set forth in
7 MM Geo 5 and the HDPE membrane (or equivalent) shall be
8 installed regardless of the slab type.
- 9 i. Mitigation Measure Geo 9: On lots, regardless of slab types, where
10 methane is detected below 5,000 ppm, and which are adjacent to lots
11 (including corner to corner contact, but not including lots across
12 streets) where methane is detected higher than 12,500 ppm,
13 mitigation shall include: 1) installation of a visqueen vapor barrier,
14 2) installation of a subslab passive venting system, 3) sealing of
15 utility conduits where they enter a structure, and 4) construction of a
16 utility "dam" at the point where a "dry" utility trench approaches a
17 structure.
- 18 j. Mitigation Measure Geo 10: On all lots, regardless of methane
19 levels, electric and communication conduits shall be sealed where
20 they enter a structure.
- 21 k. Mitigation Measure Geo 11: All commercial lots on which testing is
22 not conducted shall, 1) install a minimum 60-mil high density
23 polyethylene (HDPE) membrane barrier (or equivalent), 2) install a
24 subslab passive venting system, 3) seal utility or other penetrations
25 through the membrane, 4) seal utility conduits where they enter a
26 structure, and 5) construct a utility "dam" at the point where a "dry"
27 utility trench approaches a structure. "Liquid Boot," applied to a
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1 minimum 60-mil dry thickness per manufacturer's
2 recommendations, may be substituted for the HDPE membrane.

- 3 l. Mitigation Measure Geo 12: If the maximum methane reading is
4 above 5,000 ppm anywhere within the building footprint, then
5 mitigation within the offices and those portions of the building with
6 conditioned air shall consist of 1) installation of a minimum 60-mil
7 high density polyethylene (HDPE) membrane barrier (or
8 equivalent), 2) installation of a subslab passive venting system, 3)
9 sealing of utility or other penetrations through the membrane, 4)
10 sealing of utility conduits where they enter a structure, and 5)
11 construction of a utility "dam" at the point where a "dry" utility
12 trench approaches a structure. "Liquid Boot," applied to a minimum
13 60-mil dry thickness per manufacturer's recommendations, may be
14 substituted for the high density polyethylene (HDPE) membrane. If
15 a post-tensioned slab is utilized, a visqueen vapor barrier may be
16 substituted for the membrane, unless the maximum methane reading
17 is above 12,500 ppm.

- 18 m. Mitigation Measure Geo 13: If the maximum methane reading is
19 above 5,000 ppm anywhere within the building footprint, mitigation
20 within portions of the building without conditioned air shall consist
21 of 1) a visqueen vapor barrier, 2) subslab passive venting system, 3)
22 sealing of utility conduits where they enter structure, and 4)
23 construction of a utility "dam" at any point where a "dry" utility
24 trench approaches the structure.

- 25 n. Mitigation Measure Geo 14: For large warehouse and industrial
26 structures (or portions thereof) without conditioned air shall: 1)
27 install a visqueen vapor barrier, 2) install a subslab passive venting
28

1 system, 3) seal utility conduits where they enter structure, and 4)
2 construct a utility "dam" at any point where a "dry" utility trench
3 approaches the structure. For portions of the building with
4 conditioned air, substitute a minimum 60-mil HDPE membrane
5 barrier (or equivalent, e.g., "Liquid Boot" applied to minimum 60-
6 mil dry thickness per manufacturer's recommendations).

7 F. Hazards and Hazardous Materials

8 1. Impacts:

9 Phase I Environmental Site Assessment of the project site was conducted
10 and found that there are no hazardous materials on the project site. The
11 project will not create a risk to the public from hazardous materials.
12 Although it is not anticipated that the Project site will exhibit significant
13 levels of pesticides and herbicides in the soil, compliance with the
14 following mitigation measure, requiring testing of the Project site for soil
15 contamination prior to grading of the Project site will be required. Impacts
16 will be lessened to below a level of significance with the application of the
17 mitigation measures listed below.

18 2. Mitigation:

19 The Project has been modified to mitigate or avoid the potentially
20 significant impacts by the following mitigation measure, which is hereby
21 adopted and will be implemented as provided in the Mitigation, Monitoring,
22 and Reporting Program.

- 23 a. Mitigation Measure Hazards 1: Prior to the issuance of a grading
24 permit involving the initial ground disturbance and excavation
25 with each Planning Area, a limited environmental study will be
26 performed to determine the possible presence of organochlorine
27 pesticides and arsenic in the on-site soils in accordance with the
28

1 California Department of Toxic Substance Control (DTSC)
2 "Interim Guidelines for Sampling Agricultural Soils (3rd revision),
3 dated August 2008". Since this site is greater than 50 acres in size,
4 the DTSC will be consulted on the sampling pattern and
5 frequency. If no pollutants of concern are detected, further
6 mitigation is not necessary. If the assessment finds soil
7 contamination or concentrations of a pesticide or herbicide that
8 meet action levels for hazardous waste pursuant to applicable
9 federal, state or local standards, the appropriate response/remedial
10 measures will be implemented, as directed by County of Riverside
11 Department of Environmental Health, or other applicable
12 oversight agency, until all specified requirements of the oversight
13 agencies are satisfied and a no-further-action status is attained.

14 G. Hydrology and Water Quality

15 1. Impacts:

16 Project construction would have the potential to result in substantial
17 additional sources of polluted runoff which could have short-term impacts
18 on surface water quality through activities such as demolition, clearing and
19 grading, stockpiling of soils and materials, concrete pouring, painting, and
20 asphalt surfacing. In order to reduce the discharge of expected pollutants,
21 the Project proponent will be required to prepare and implement a site-
22 specific Storm Water Pollution Prevention Plan (SWPPP) in accordance
23 with the State Water Resources Control Board's (SWRCB) General Permit
24 for Construction Activities.

25 Development of the site will increase the amount of impervious surfaces,
26 thereby reducing the amount of rain water that would be subject to
27 infiltration and the amount of nitrates and other salts that would potentially
28

1 migrate into ground water due to the previous use of the Project site for
2 dairy operations. However, pollutants such as oil and grease, heavy metals,
3 sediment, fertilizers, and pesticides can be expected to be present in surface
4 water runoff once Project development occurs. In order to reduce the
5 discharge of expected pollutants, individual Project proponents will be
6 required to be in compliance with the latest version of the County's WQMP
7 requirements for new development and redevelopment. This would be a
8 significant impact which can be mitigated to less than significant with
9 mitigation.

10 2. Mitigation:

11 The Project has been modified to mitigate or avoid the potentially
12 significant impacts by the following mitigation measures, which are hereby
13 adopted and will be implemented as provided in the Mitigation, Monitoring,
14 and Reporting Program.

15 a. Mitigation Measure Hydro 1: In order to mitigate impacts related to
16 water quality resulting from construction of the Project, the
17 individual Project proponents proposing development that
18 implements The Ranch at Eastvale Specific Plan shall obtain
19 coverage under the appropriate NPDES General Construction Permit
20 for Storm Water Discharges Associated with Construction
21 Activities, Order No. 99-08-DWQ, NPDES No. CAS000002 prior to
22 obtaining a grading permit.

23 b. Mitigation Measure Hydro 2: Prior to issuance of grading permits
24 and in order to mitigate impacts related to pollutant loading to
25 receiving waters and/or increased erosion/siltation resulting from the
26 long term operation of the Project, the individual Project proponents
27 proposing development that implements The Ranch at Eastvale
28

Specific Plan shall develop and implement a Final Water Quality Management Plan (WQMP). The Riverside County Flood Control and Water Conservation District will accept and approve the Final WQMP and ensure that it gets implemented. The Final WQMP will contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, which are consistent with the approved WQMP developed in compliance with their MS4 permit.

- c. Mitigation Measure Hydro 3: To mitigate impacts related to water quality following development, the building occupants will determine if coverage under the State's General Permit for Industrial Activities is necessary. This permit requires implementation of a SWPPP for certain types of industrial activities. The future building occupants of the structures proposed in this document may warrant coverage under the General Permit for Industrial Activities. Therefore, prior to issuance of the certificate of occupancy, building occupants shall determine whether or not coverage under the Industrial permit is warranted for their operations, and submit their Industrial SWPPP to the Riverside County Engineering Department.

H. Land Use and Planning

1. Impacts:

The Project will allow land uses that are similar in nature and intensity as the existing "Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)" designation; therefore it can be determined that the proposed project is consistent with the project site's existing General Plan Land Use Designation and applicable General Plan Land Use Policies and policies set forth in the Eastvale Area Plan. The proposed project's zoning and site specific development standards are consistent with those found in either of

1 the County's current or proposed zoning ordinances. The type and range of
2 businesses found within the proposed commercial/retail, business park, and
3 light industrial designations are compatible with one another and have no
4 greater impact to surrounding uses than light industrial alone. The project
5 does not have a significant land use impact.

6 2. Mitigation:

7 None required.

8 I. Sheriff Services

9 1. Impacts:

10 Development of the proposed project will incrementally increase the
11 demand for sheriff services in the Eastvale area. Due to project-generated
12 surpluses in General Fund revenues which off-set anticipated project-related
13 Sheriff Department expenses, impacts to sheriff services are considered less
14 than significant.

15 2. Mitigation:

16 None required.

17 J. Solid Waste

18 1. Impacts:

19 Construction-related solid waste is estimated to constitute approximately
20 0.017% of annual capacity of county landfills and is therefore not
21 considered significant. Operational-generated solid waste is expected to
22 constitute approximately 0.084% of annual county landfill capacity. Given
23 the limited contribution of solid waste anticipated to be generated by the
24 proposed project development of the project site will not substantially
25 contribute to the exceedance of the permitted capacity of the designated
26 landfills.

27 2. Mitigation:

1 The Project has been modified to mitigate or avoid the potentially
2 significant impacts by the following mitigation measures, which are hereby
3 adopted and will be implemented as provided in the Mitigation, Monitoring,
4 and Reporting Program.

- 5 a. Mitigation Measure Solid Waste 1: The implementing Project
6 developer shall submit a Recyclables Collection and Loading Area
7 plot plan to the Riverside County Waste Management Department
8 for each implementing development. The plans are required to
9 conform to the Waste Management Department's Design Guidelines
10 for Recyclables Collection and Loading Areas. Prior to final
11 building inspection, the applicant is required to construct the
12 recyclables collection and loading area in compliance with the
13 Recyclables Collection and Loading Area plot plan, as approved and
14 stamped by the Riverside County Waste Management Department,
15 and verified by the Riverside County Building and Safety
16 Department through site inspection.
- 17 b. Mitigation Measure Solid Waste 2: The implementing Project
18 developer shall recycle construction and demolition (C&D) waste
19 generated during construction activities.
- 20 c. Mitigation Measure Solid Waste 3: The property owner shall require
21 landscaping contractors to practice grass recycling and/or grass
22 composting to reduce the amounts of grass material in the waste
23 stream.
- 24 d. Mitigation Measure Solid Waste 4: The property owner shall require
25 landscaping contractors to use mulch and/or compost for the
26 development and maintenance of Project site landscaped areas.
27
28

1 K. Water and Sewer

2 1. Impacts:

3 The proposed project will create a demand for an estimated 157 acre-feet of
4 water annually and will generate approximately 105,124 gallons of sewage
5 daily. These services will be provided by the Jurupa Community Services
6 District (JCSD) whose Water Supply Assessment (approved by JCSD on
7 July 23, 2007) determined that there will be sufficient water available to
8 supply the project. JCSD has sufficient wastewater treatment capacity to
9 serve the project.

10 2. Mitigation:

11 None required.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that all applicable regulatory
13 requirements and feasible mitigation measures to reduce environmental impacts have been considered and
14 are applied as conditions of the Project approval, yet the following impacts resulting from the adoption of
15 Specific Plan No. 358 cannot be fully mitigated and will be only partially avoided or lessened by the
16 mitigation measures hereinafter specified; a statement of overriding considerations is therefore included
17 herein:

18 A. Agricultural Resources

19 1. Impact.:

20 Proposed Project site development will convert approximately 82 acres of
21 Prime Farmland and 24 acres of Farmland of Local Importance into non-
22 agricultural use. Although the Project site is located within an area that is
23 converting from agriculture to non-agricultural uses and has characteristics
24 that contribute to water resource contamination; it is the existence of
25 accessible groundwater, favorable soil types and surrounding agriculture
26 that makes the Project site farmland conversion considered significant.

1 2. Mitigation:

2 The EIR evaluated several mitigation measures to address potential
3 significant adverse impacts upon agricultural resources; however, no
4 feasible mitigation measures were identified in EIR No. 498 that could be
5 implemented that would reduce the impacts from loss of agricultural lands
6 to below the level of significance. These impacts were also considered
7 when the County adopted the Riverside County Integrated Project (RCIP)
8 General Plan. At that time the County found that the loss of agricultural
9 lands, such as the project site, would be a significant and unmitigable
10 impact and adopted a statement of overriding considerations. The Ranch at
11 Eastvale project is consistent with the land use designation placed upon the
12 property by the RCIP General Plan, and this impact would remain
13 significant and unavoidable.

14 B. Air Quality

15 1. Impacts:

16 The existing 2007 AQMP was developed based on SCAG population
17 projections for the region. The population projections made by SCAG are
18 based on existing and planned land uses as set forth in the various general
19 plans of local governmental jurisdictions within the region. Although the
20 commercial/retail and business park uses within The Ranch at Eastvale
21 Specific Plan are similar in scope and intensity as those permitted within the
22 “Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)” designation and the
23 Project will be developed with land uses that are the same scope and
24 intensity as those allowed by the approved general plan land use
25 designation; the Project could result in a substantially higher level of traffic
26 traveling to and from the site than was planned for in the 2007 AQMP.

1 Thus the proposed Project may conflict with or obstruct implementation of
2 the AQMP and therefore, impacts are considered to be significant.

3 The short-term emissions during 2009 through 2013 will be higher than the
4 construction emissions alone. Emissions of ROG, NO_x, CO, PM-10, and
5 PM-2.5 will exceed SCAQMD's regional significance thresholds in one or
6 more years. Long-term summer and winter operational emissions of ROG,
7 NO_x, CO, PM-10, and PM-2.5 will exceed SCAQMD operational
8 thresholds. Short-term construction emissions and long-term operational
9 emissions (both direct and cumulative) would be significant impacts for
10 which mitigation measures have been identified, but mitigation to below a
11 level of significance is not feasible and therefore, these impacts would be
12 considered unavoidable and adverse, even after mitigation.

13 Recognizing the short-term duration and quantity of emissions in the
14 Project area and the limited outdoor exposure of persons to outdoor odors,
15 the Project will not expose substantial numbers of people to objectionable
16 odors.

17 Given the global nature of greenhouse gases and their ability to alter the
18 Earth's climate, it is not anticipated that a single development project, even
19 one this size, would have an effect on global climate conditions. It is,
20 however, reasonably foreseeable that emissions resulting from this Project
21 in combination with statewide, national, and international emissions could
22 cumulatively contribute to a change in Earth's climate, i.e., global warming.
23 Cumulative greenhouse gases emissions would be significant impacts for
24 which mitigation measures have been identified, but mitigation to below a
25 level of significance is not feasible and therefore, these impacts would be
26 considered unavoidable and adverse, even after mitigation.

2. Mitigation:

The Project has been modified to mitigate or avoid these potentially significant impacts by the following mitigation measures, which are hereby adopted and will be implemented as provided in the Mitigation, Monitoring, and Reporting Program.

- a. Mitigation Measure Air 1: During construction, mobile construction equipment will be properly maintained at an offsite location, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.
- b. Mitigation Measure Air 2: All vehicles shall be prohibited from idling in excess of five minutes, both on-site and off-site.
- c. Mitigation Measure Air 3: Temporary traffic controls (e.g., flag person) shall be provided to ensure smooth traffic flows.
- d. Mitigation Measure Air 4: Construction deliveries shall be consolidated and scheduled to occur during off-peak hours.
- e. Mitigation Measure Air 5: Construction trucks shall be routed away from congested streets.
- f. Mitigation Measure Air 6: Construction parking shall be configured to minimize traffic interference.
- g. Mitigation Measure Air 7: In order to reduce the energy consumption of the proposed Project, each applicant of future implementing development Projects shall select at least three of the following for inclusion in their final designs. Proof of incorporation of at least three of these applicant-selected items will be required prior to the issuance of Certificates of Occupancy:

- 1) The sealing of duct systems, which reduces energy loss by eliminating air leaks into non-habitable spaces.
- 2) Use of Photovoltaic Cells for Solar Electric Power to generate electricity from the sun to supplement use of traditional, non-renewable sources.
- 3) Use of fluorescent lighting, which generates approximately 66 percent less heat and which will last up to ten times longer; instead of incandescent lighting.
- 4) Installation of Energy Star-rated appliances such as heating and AC units, office equipment and/or refrigerators.
- 5) Use of light-colored roofing and building materials to deflect heat and reduce energy consumption.
- 6) Installation of skylights with roof coverage of a minimum of 2½% of the roof area.
- 7) Use of timers or photocells to control outdoor lighting order to automatically turn off outdoor lighting during daylight hours.
- 8) Use of automatic controls to turn off all non-emergency interior lighting during non-business hours, with manual override capability for after hours use.
- 9) Provision of preferred parking for low-emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site.
- 10) Provision of preferred parking for carpools or vanpools, marked as such, for 5% of total provided parking spaces.
- 11) Implementation of a stormwater management plan that reduces impervious cover, promotes infiltration, and captures

1 and treats the stormwater runoff from 90% of the average
2 annual rainfall¹ using acceptable best management practices
3 (BMPs).

4 12) Provision of an easily accessible area that serves the entire
5 building and is dedicated to the collection and storage of
6 non-hazardous materials for recycling, including (at a
7 minimum) paper, corrugated cardboard, glass, plastics and
8 metals.

9 13) Provision of any combination of the following strategies for
10 50% of the site hardscape (including roads, sidewalks,
11 courtyards and parking lots):

12 1. Shade (within 5 years of occupancy)

13 2. Paving materials with a Solar Reflectance Index
14 (SRI)² of at least 29

15 3. Open grid pavement system

16 14) Design HVAC systems and the building envelope to meet
17 the requirements of ASHRAE Standard 55-2004, Thermal
18 Comfort Conditions for Human Occupancy.

19 h. Mitigation Measure Air 8: In order to conserve resources, the
20 applicant of future implementing projects shall incorporate at least
21 one of the recycled or sustainable materials described below. The
22 County of Riverside, shall determine that at least one of the
23 applicant-selected items will be used in each development Project
24 prior to issuance of Certificates of Occupancy.

25 1) Engineered and Certified Wood products grown in a manner
26 that protects forests in the long term.
27
28

- 2) Tankless water heaters which minimize the amount of water needed.
- 3) Cellulose attic insulation made from recycled newspaper and sprayed in for superior sealing with little waste.
- 4) Flooring made from sustainable and recycled materials such as bamboo, cork and carpet made from recycled soda bottles.
- 5) All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program. All carpet adhesive shall meet the requirements of EQ Credit 4.1: VOC limit of 50 g/L.
- 6) Composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins.
- 7) Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the Project, based on cost.

- i. Mitigation Measure Air 9: In order to reduce energy consumption from proposed Project development, applicable plans (e.g., electrical plans, improvement maps) submitted to the County of Riverside shall include the installation of energy-efficient street lighting throughout the Project site.

- 1 j. Mitigation Measure Air 10: Where buildings service food products
2 and transport refrigeration units (TRUs), electrical hookups will be
3 installed at all loading and unloading stalls in order to allow TRUs
4 with electric standby capabilities to use them.
- 5 k. Mitigation Measure Air 11: In order to reduce energy consumption
6 from the proposed project development, construction of the
7 proposed project shall exceed the energy standards of the 2008
8 Building Efficiency Standards as set forth in the 2008 California
9 Energy Code (Title 24, Part 6 of the California Code of Regulations)
10 by a minimum of five percent (5%) in aggregate. Submission of a
11 Title 24 worksheet with building plans for each implementing
12 development project shall be required by the Department of
13 Building and Safety in order to obtain a building permit. The
14 worksheet shall include both the calculations showing the minimum
15 Title 24 compliance requirements and calculations for the
16 implementing development project. Compliance is determined by
17 comparing the energy use of the proposed development to a
18 minimally Title 24 compliant development. The calculations must
19 be from an energy analysis computer program approved by the
20 California Energy Commission in accordance with Title 24, Part 6,
21 Article 1, Section 10-109.

22 Any remaining significant adverse air quality impacts of the Project are
23 determined to be acceptable due to the overriding social, economic,
24 environmental and other benefits of the Project, as more fully set forth in
25 the Statement of Overriding Considerations set forth below.

26 C. Noise

27 1. Impacts:
28

1 Due to the project site's proximity to Chino Airport, the project site is
2 subject to potential noise impacts due to high single-event noise levels from
3 airplanes flying over the project site. However, commercial/retail, business
4 park, and light industrial land uses are not considered to be sensitive
5 receivers and the impacts from these single-event noise levels are below the
6 level of significance.

7 Sensitive receptors that may be affected by construction noise associated
8 with the proposed project include new residences under construction located
9 to the southeast, southwest, and south of the project boundary.

10 The increased traffic on some roadways surrounding the project site will
11 contribute to an overall increase in ambient noise levels in excess of 5dB
12 which is considered significant. Additionally, because the existing noise
13 environment on some affected roadway segments already exceeds County
14 noise standards, and the project's traffic will contribute incrementally to the
15 existing noise environment, project impacts associated with noise are
16 considered cumulatively significant. These increases in noise levels would
17 be significant impacts for which mitigation measures have been identified,
18 but mitigation to below a level of significance is not feasible and therefore,
19 these impacts would be considered unavoidable and adverse, even after
20 mitigation.

21 Sensitive receptors that may be affected by construction-related vibration
22 associated with the proposed project include new residences located to the
23 south of the project boundary. The nearest sensitive receptor is a residential
24 subdivision which is currently being constructed, is located 150 feet from
25 the project boundary. Vibration levels at these receptors would not exceed
26 the potential building damage threshold of 0.5 PPV.

27 2. Mitigation:
28

1 The Project has been modified to mitigate or avoid these potentially
2 significant impacts by the following mitigation measures, which are hereby
3 adopted and will be implemented as provided in the Mitigation, Monitoring,
4 and Reporting Program.

- 5 a. Mitigation Measure Noise 1: During construction, stationary
6 construction equipment, stockpiling and vehicle staging areas will
7 be placed a minimum of 446 feet away from the closest sensitive
8 receptor.
- 9 b. Mitigation Measure Noise 2: To reduce construction-related noise,
10 site preparation, grading and construction activities within one-
11 quarter mile of occupied residences shall be limited to those hours as
12 set forth in Section 1.G.1 of Riverside County Ordinance No. 457.
- 13 c. Mitigation Measure Noise 3: All construction equipment, fixed or
14 mobile, shall be equipped with properly operating and maintained
15 mufflers.
- 16 d. Mitigation Measure Noise 4: No combustion powered equipment,
17 such as pumps or generators, shall be allowed to operate within 446
18 feet of any occupied residence unless the equipment is surrounded
19 by a noise protection barrier.
- 20 e. Mitigation Measure Noise 5: Facility-related noise, as projected to
21 any portion of any surrounding property containing a "sensitive
22 receiver, habitable dwelling, hospital, school, library or nursing
23 home" must not exceed the following worst-case noise levels
24 45dB(A) – 10 minute noise equivalent level ("leq"), between the
25 hours of 10 p.m. to 7 a.m. (nighttime standard) and 65 dB(A) – 10
26 minute leq, between 7 a.m. and 10 p.m. (daytime standard).

27 D. Transportation and Traffic
28

1. Impacts:

The Project's traffic impacts were considered at intervals of the completion of the Project's first two phases and completion of all four of the Project's phases as well as the General Plan build-out year to provide an analysis of the project's direct and cumulative impacts on transportation and circulation. After the completion of Traffic Study Phase A (Phase 1 and Phase 2 of The Ranch at Eastvale Specific Plan), the proposed Project is estimated to generate approximately 15,030 new daily trip-ends, including 836 new trip-ends during the AM Peak hour and 1,604 new trip-ends during the PM Peak hour. After Project completion of (Phases 1 through 4 of The Ranch at Eastvale Specific Plan), the proposed Project is estimated to generate approximately 30,749 new daily trip-ends, including 2,852 new trip-ends during the AM Peak hour and 3,340 new trip-ends during the PM Peak hour. Direct and cumulative off-site impacts as a result of the Project traffic would occur where the Project takes access from the existing public roads resulting in levels of service (LOS) at area intersections ranging from LOS A to LOS F. Following implementation of area-wide offsite improvements as required by identified mitigation measures, delays at area-wide intersections will be substantially reduced and all of the intersections within the study area will operate at LOS D or better at an interim year and following project completion. At the Buildout Year (2037) intersections within the study area will operate at LOS D or better following implementation of area-wide offsite improvements.

Although the development will pay fees to mitigate its "fair share" of the cumulative impacts, timing of road improvements needed to improve level of service on a regional basis will be determined by the County of Riverside and the cities of Chino and Ontario based upon need and the availability of

1 funding. Thus, it is possible that the required improvements will not be
2 constructed in time to mitigate the Project's cumulative impacts to below
3 the level of significance. Additionally, required improvements to the
4 Archibald Avenue/ Limonite Avenue, Hamner Avenue/Limonite Avenue
5 and Archibald Avenue/ Edison Avenue intersections are beyond the
6 existing roadway classification identified in the applicable general plan; and
7 may not be viable due to right-of-way restrictions in County of Riverside
8 and City of Ontario. Therefore, after mitigation, the project's direct and
9 cumulative impacts will remain significant based upon the inability of the
10 proposed Project to regulate the expected timing of regional improvements.
11 However, any remaining significant adverse transportation and traffic
12 impacts of the Project are determined to be acceptable due to the overriding
13 social, economic, environmental and other benefits of the Project, as more
14 fully set forth in the Statement of Overriding Considerations set forth
15 below.

16 2. Mitigation:

17 The Project has been modified to mitigate or avoid the potentially
18 significant impacts by the following mitigation measures, which are hereby
19 adopted and will be implemented as provided in the Mitigation, Monitoring,
20 and Reporting Program.

- 21 a. Mitigation Measure Trans 1: Sight distance at the Project driveways
22 shall be reviewed with respect to Riverside County sight distance
23 standards at the time of preparation of final grading, landscape, and
24 street improvement plans.
- 25 b. Mitigation Measure Trans 2: Signing/striping shall be implemented
26 in conjunction with detailed construction plans for the Project site.
27
28

- 1 c. Mitigation Measure Trans 3: Bus turnouts shall be provided along
2 the westbound Limonite Avenue, approximately 500 feet prior to its
3 intersection with Hellman Avenue, depending on the placement of
4 driveway entrances into commercial parcels, and along eastbound
5 Limonite Avenue, just east of its intersection with Hellman Avenue.
6 Prior to the issuance of building permits within Planning Area 2 and
7 Planning Area 5, the Riverside Transit Agency (RTA) shall be
8 contacted to determine the precise placement of bus turnouts on
9 Limonite Avenue. RTA shall be responsible for the construction and
10 maintenance of the bus stop facilities. The area set aside for bus
11 turnouts shall conform to RTA design standards, including the
12 design of the contact between sidewalk and curb and gutter at bus
13 stops and the use of ADA-compliant paths to the major building
14 entrances in the Project.
- 15 d. Mitigation Measure Trans 4: Bike racks shall be installed in all
16 parking lots in compliance with County of Riverside standards.
- 17 e. Mitigation Measure Trans 5: Construct full width improvements on
18 Limonite Avenue at its ultimate cross-section as an urban arterial
19 highway (152' right-of-way) within Project boundary line.
- 20 f. Mitigation Measure Trans 6: Construct partial width improvements
21 on the easterly side of Hellman Avenue at its ultimate cross-section
22 as a modified secondary highway (half width right-of-way of 56')
23 adjacent to Project boundary line, plus 12' of pavement on the west.
- 24 g. Mitigation Measure Trans 7: Construct the intersection of Hellman
25 Avenue and Project Driveway to include the following geometrics:
26 Northbound: One through lane. One shared through and right turn
27 lane. Southbound: One shared left turn and through lane.
28

1 Eastbound: Not applicable. Westbound: One shared left turn and
2 right turn lane. Stop controlled.

3 h. Mitigation Measure Trans 8: Construct the signalized intersection of
4 Hellman Avenue and Kimball Avenue-Limonite Avenue to include
5 the following geometrics (based on practical intersection design):
6 Northbound: One left turn lane. One shared through and right turn
7 lane. Southbound: One left turn lane. One shared through and right
8 turn lane. Eastbound: One left turn lane. One shared through and
9 right turn lane. Westbound: One left turn lane. One through lane.
10 One right turn lane.

11 i. Mitigation Measure Trans 9: Construct the intersection of Project
12 Driveway and Limonite Avenue to include the following
13 geometrics: Northbound: One left turn lane. One shared through
14 and right turn lane. Stop controlled. Southbound: One left turn lane.
15 One shared through and right turn lane. Stop controlled. Eastbound:
16 One left turn lane. One shared through and right turn lane. Stop
17 controlled. Westbound: One left turn lane. One shared through and
18 right turn lane. Stop controlled.

19 j. Mitigation Measure Trans 10: Construct the intersection of Hellman
20 Avenue and Project Driveway to include the following geometrics:
21 Northbound: One shared through and right turn lane. Southbound:
22 One shared left turn and through lane. Eastbound: Not Applicable.
23 Westbound: One shared left turn and right turn lane. Stop
24 Controlled.

25 k. Mitigation Measure Trans 11: Construct the signalized intersection
26 of Hellman Avenue and Kimball Avenue-Limonite Avenue to
27 include the following geometrics: Northbound: One shared left turn,
28

1 through, and right turn lane. Southbound: One shared left turn,
2 through, and right turn lane. Eastbound: One shared left turn,
3 through, and right turn lane. Westbound: One shared left turn,
4 through, and right turn lane.

5 l. Mitigation Measure Trans 12: Construct the intersection of Project
6 Driveway and Limonite Avenue to include the following
7 geometrics: Northbound: One left turn lane. One shared through
8 and right turn lane. Stop controlled. Southbound: One left turn lane.
9 One shared through and right turn lane. Stop controlled. Eastbound:
10 One left turn lane. One shared through and right turn lane. Stop
11 controlled. Westbound: One left turn lane. One shared through and
12 right turn lane. Stop controlled.

13 m. Mitigation Measure Trans 13: Construct the intersection of Hellman
14 Avenue and Project Driveway to include the following geometrics
15 (based on practical intersection design): Northbound: One through
16 lane. One shared through and right turn lane. Southbound: One
17 shared left turn and through lane. Eastbound: Not applicable.
18 Westbound: One shared left turn and right turn lane. Stop
19 controlled.

20 n. Mitigation Measure Trans 14: Construct the signalized intersection
21 of Hellman Avenue and Kimball Avenue-Limonite Avenue to
22 include the following geometrics (based on practical intersection
23 design): Northbound: One left turn lane. One shared through and
24 right turn lane. Southbound: One left turn lane. One shared through
25 and right turn lane. Eastbound: One left turn lane. One shared
26 through and right turn lane. Westbound: One left turn lane. One
27 through lane. One right turn lane.
28

- 1 o. Mitigation Measure Trans 15: Construct the signalized intersection
2 of Project Driveway and Limonite Avenue to include the following
3 geometrics (based on practical intersection design): Northbound:
4 One left turn lane. One shared through and right turn lane.
5 Southbound: One left turn lane. One shared through and right turn
6 lane. Eastbound: One left turn lane. One shared through and right
7 turn lane. Westbound: One left turn lane. One shared through and
8 right turn lane.
- 9 p. Mitigation Measure Trans 16: Install a signal at the intersection of
10 Main Street and Kimball Avenue to include the following
11 geometrics: Northbound: One left turn lane. One right turn lane.
12 Southbound: Not applicable. Eastbound: One through lane. One
13 right turn lane. Westbound: One left turn lane. One right turn lane.
- 14 q. Mitigation Measure Trans 17: Install a signal at the intersection of
15 Carpenter Avenue and Merrill Avenue to include the following
16 geometrics: Northbound: One left turn lane. One shared through
17 and right turn lane. Southbound: One shared left turn, through and
18 right turn lane. Eastbound: One left turn lane. One shared through
19 and right turn lane. Westbound: One left turn lane. One shared
20 through and right turn lane.
- 21 r. Mitigation Measure Trans 18: Install a signal at the intersection of
22 Archibald Avenue and Eucalyptus Avenue to include the following
23 geometrics: Northbound: One shared through and right turn lane.
24 Southbound: One left turn lane. One through lane. Eastbound: Not
25 applicable. Westbound: One shared left turn and right turn lane.
- 26 s. Mitigation Measure Trans 19: Modify the intersection of Harrison
27 Avenue and Schleisman Road to include the following geometrics:
28

1 Northbound: One left turn lane. One through lane. One right turn
2 lane. Stop controlled. Southbound: One left turn lane. One shared
3 through and right turn lane. Stop controlled. Eastbound: One shared
4 left turn and through lane. One right turn lane. Stop controlled.
5 Westbound: One left turn lane. One shared through and right turn
6 lane. Stop controlled.

7 t. Mitigation Measure Trans 20: Modify the intersection of Sumner
8 Avenue and 65th Street to include the following geometrics:
9 Northbound: One left turn lane. One through lane. One right turn
10 lane. Stop controlled. Southbound: One left turn lane. One shared
11 through and right turn lane. Stop controlled. Eastbound: One shared
12 left turn and through lane. One right turn lane. Stop controlled.
13 Westbound: One shared left turn and through lane. One free-flow
14 right turn lane. Stop controlled.

15 u. Mitigation Measure Trans 21: Modify the intersection of Sumner
16 Avenue and Schleisman Road to include the following geometrics:
17 Northbound: One left turn lane. One through lane. Stop controlled.
18 Southbound: One shared through and right turn lane. Stop
19 controlled. Eastbound: One left turn lane. One right turn lane. Stop
20 controlled. Westbound: Not applicable.

21 v. Mitigation Measure Trans 22: Construct the signalized intersection
22 of Hellman Avenue and Project Driveway to include the following
23 geometrics: Northbound: One through lane. One right turn lane.
24 Southbound: One left turn lane. One through lane. Eastbound: Not
25 applicable. Westbound: One left turn lane. One right turn lane.

26 w. Mitigation Measure Trans 23: Construct the signalized intersection
27 of Hellman Avenue and Kimball Avenue-Limonite Avenue to
28

1 include the following geometrics: Northbound: One left turn lane.
2 One through lane. One right turn lane. Southbound: One left turn
3 lane. One through lane. One right turn lane. Eastbound: One left
4 turn lane. One through lane. One right turn lane. Westbound: One
5 left turn lane. One through lane. One right turn lane.

6 x. Mitigation Measure Trans 24: Construct the signalized intersection
7 of Project Driveway and Limonite Avenue to include the following
8 geometrics: Northbound: One left turn lane. One shared through
9 and right turn lane. Southbound: One shared left turn and through
10 lane. One right turn lane. Eastbound: One left turn lane. One shared
11 through and right turn lane. Westbound: One left turn lane. One
12 through lane. One shared through and right turn lane.

13 y. Mitigation Measure Trans 25: Construct the signalized intersection
14 of Hellman Avenue and Kimball Avenue-Limonite Avenue to
15 include the following geometrics: Northbound: One left turn lane.
16 Two through lanes. One right turn lane with overlap phasing.
17 Southbound: One left turn lane. Two through lanes. One right turn
18 lane. Eastbound: Two left turn lanes. Two through lanes. One right
19 turn lane. Westbound: Two left turn lanes (no U-turn movements
20 allowed). Three through lanes. One right turn lane.

21 z. Mitigation Measure Trans 26: Participate in the phased construction
22 of off-site traffic signals through payment of Project's fair share of
23 traffic signal mitigation fees.

24 aa. Mitigation Measure Trans 27: In addition to the requirements of
25 mitigation measures MM Trans 1 through MM Trans 26, the Project
26 will participate in the cost of off-site improvements through
27 payment of the following "fair share" mitigation fees:
28

- 1) Transportation Uniform Mitigation Fee (TUMF), current at time of construction.
- 2) Riverside County Traffic Signal Systems Fee Program.
- 3) Mira Loma Road and Bridge Benefit District (RBBD), Zone D.

These fees shall be collected by the County at the time of issuance of building permits and utilized as needed by Riverside County to construct off-site area-wide improvements necessary to maintain the required level of service in the Project area.

- bb. Mitigation Measure Trans 28: Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 358 as approved by the Transportation Department. These subsequent traffic studies shall identify specific Project impacts and needed roadway improvements to be constructed in conjunction with each Project. All intersection spacing for individual tracts or maps shall conform to the minimum County intersection spacing standards. All turn pocket lengths shall conform at least to the minimum County turn pocket length standards. If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has considered the following alternatives identified in EIR No. 498 in light of the environmental impacts which cannot be fully mitigated, avoided or substantially lessened and has rejected those alternatives as infeasible for the reasons hereinafter stated:

A. No Project - Existing Land Use Alternative

1. The No Project – Existing Land Use Alternative would remain in agricultural use. There would be no loss of agricultural land and no contribution to the cumulative loss of agricultural land that is ongoing within vicinity of the Project site.
2. The No Project – Existing Land Use Alternative would eliminate or reduce agriculture, airports, air quality, biological resources, cultural resources, fire services, geology and soils, noise, sheriff services, solid waste, transportation and traffic and water and sewer impacts associated with the project.
3. Because the No Project – Existing Land Use Alternative would eliminate or reduce the above-referenced environmental impacts, it is considered to be “Environmentally Superior” to the project.
4. The No Project – Existing Land Use Alternative would be inconsistent with the Riverside County General Plan land use designations and policies. The County's General Plan Land Use Element Policies LU 7.1 and LU 7.2 promote a balance of land uses and stable employment uses that enhance fiscal viability. Policy LU 7.12 encourages the maintenance of a balance between jobs and housing within the County and the County's jobs/housing balance is addressed through implementation of the land use designations assigned by the County's General Plan and Area Plan land use maps. The No Project – Existing Land Use Alternative would not implement the site's Light Industrial (LI) land use designation and, therefore, would not meet the County's objectives to enhance fiscal viability and improve the County's jobs/housing balance.
5. The No Project – Existing Land Use Alternative would have greater hydrology and water quality impacts than the proposed project due to the

1 lack of storm drainage facility construction and continued degradation of
2 the groundwater basin.

3 6. The No Project – Existing Land Use Alternative would not generate any
4 jobs to improve the job/housing ratio within vicinity of the project.

5 7. The No Project – Existing Land Use Alternative would not achieve any of
6 the Project Objectives.

7 B. The No Project – Existing General Plan Land Use Designation Alternative

8 1. The No Project – Existing General Plan Land Use Designation Alternative
9 would result in development of the Project's site with approximately
10 1,789,358 square feet of light industrial uses, in accordance with its current
11 general plan designation of "Light Industrial (LI) (0.25 – 0.60 Floor Area
12 Ratio)."

13 2. The No Project – Existing General Plan Land Use Designation Alternative
14 would reduce air quality, noise, solid waste, transportation and traffic and
15 water and sewer impacts associated with the project.

16 3. The No Project – Existing General Plan Land Use Designation Alternative
17 would have the same or similar degree of impacts as the proposed project
18 with respect to agriculture, airports, biological resources, cultural resources,
19 fire services, geology and soils, hydrology and water quality, land use and
20 planning and sheriff services.

21 4. The No Project – Existing General Plan Land Use Designation Alternative
22 would be consistent with the Riverside County General Plan land use
23 designations and policies.

24 5. The No Project – Existing General Plan Land Use Designation Alternative
25 would have a lesser positive impact upon the job/housing ratio within
26 vicinity of the project than the proposed project due to the generation of
27 fewer jobs.
28

6. The No Project – Existing General Plan Land Use Designation Alternative would not meet the basic goals and objectives of the project, in that it is not a master-planned project with unifying design elements, does not meet the objective to provide for commercial//retail development and does not satisfy the objectives relating to a community oriented center or those concerning the diversity of businesses and employment opportunities.
7. Because the No Project – Existing General Plan Land Use Designation Alternative would reduce the above-referenced environmental impacts, although it would not eliminate the significant project-related and cumulative agricultural resources, air quality impacts, noise impacts and transportation and traffic impacts associated with the project, it is considered to be “Environmentally Superior” to the project.

C. Probable Mixed-Use Alternative

1. The Probable Mixed-Use Alternative will retain 17.5 acres of commercial retail, 42.9 acres of light industrial and 47.9 acres of business park land use designations, but will reduce total building square footage that will be constructed on the Project site from 267,200 square feet of commercial retail development, 801,500 square feet of light industrial development, and 1,121,100 square feet of business park development to 175,329 square feet of commercial development, 710,115 square feet of light industrial development and 623,334 square feet of business park development.
2. The Probable Mixed-Use Alternative would reduce air quality, noise, solid waste, transportation and traffic and water and sewer impacts associated with the project.
3. The Probable Mixed-Use Alternative would have the same or similar degree of impacts as the proposed project with respect to agricultural resources, airports, biological resources, cultural resources, fire services, geology and

1 soils, hydrology and water quality, land use and planning and sheriff
2 services.

- 3 4. The Probable Mixed-Use Alternative would not be consistent with the
4 Riverside County General Plan land use designations and policies.
- 5 5. The Probable Mixed-Use Alternative would have a lesser positive impact
6 upon the job/housing ratio within the vicinity of the project than the
7 proposed project due to the generation of fewer jobs.
- 8 6. The Probable Mixed-Use Alternative would meet the basic goals and
9 objectives of the project.
- 10 7. Because the Probable Mixed-Use Alternative would reduce the above-
11 referenced environmental impacts, although it would not eliminate the
12 significant project-related and cumulative agricultural resources, air quality
13 impacts, noise impacts and transportation and traffic impacts associated
14 with the project, it is considered to be "Environmentally Superior" to the
15 project.

16 D. Medium Density Residential Alternative

- 17 1. The Medium Density Residential Alternative would result in the
18 development of 113 acres with 440 single-family residences and 6.9 acres
19 for parks on the Project site.
- 20 2. The Medium Density Residential Alternative would reduce air quality,
21 noise, solid waste, transportation and traffic and water and sewer impacts
22 associated with the project.
- 23 3. The Medium Density Residential Alternative would have the same or
24 similar degree of impacts as the proposed project with respect to
25 agricultural resources, biological resources, cultural resources, fire services,
26 geology and soils, and hydrology and water quality.

4. The Medium Density Residential Alternative would have greater airport impacts than the proposed project since single-family residential homes would be placed in proximity to the Chino Airport and would not be compatible with operations of the Chino Airport.
5. The Medium Density Residential Alternative would have greater impacts to sheriff services because it would result in a need for two additional officers due to increased area population.
6. The Medium Density Residential Alternative would create additional housing without creating new jobs and therefore will have a negative impact upon the job/housing ratio within vicinity of the project.
7. The Medium Density Residential Alternative would not be consistent with the Riverside County General Plan land use designations and policies.
8. The Medium Density Residential Alternative would not meet the basic goals and objectives of the project, due to the lack of commercial, business park, light industrial land uses, which do not provide a variety of employment opportunities.
9. Because the Medium Density Residential Alternative would reduce the above-referenced environmental impacts, although it would not eliminate the significant project-related and cumulative agricultural resources, air quality impacts, noise impacts and transportation and traffic impacts associated with the project, it is considered to be "Environmentally Superior" to the project.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has balanced the benefits of the Project against the unavoidable adverse environmental effects thereof, and has determined that the following benefits outweigh and render acceptable those environmental effect in accordance with CEQA Section 21081(b):

- 1 A. The proposed Project will provide for the development of a master-planned Project
2 consisting of a mix of commercial, business park, and light industrial land uses.
- 3 B. The proposed Project will promote the development of a variety of stable employment and
4 business uses that provide a diversity of employment opportunities for those that live and
5 work in the community.
- 6 C. The proposed Project will improve the relationship and ratio between jobs and housing so
7 that residents in the surrounding community have an opportunity to live and work within
8 Riverside County.
- 9 D. The proposed Project will accommodate the development of a more community-oriented
10 center with substantial opportunities for commercial and retail uses that will service
11 existing and future residents and businesses in the vicinity of the Project and, thereby,
12 reduce reliance on the automobile and help improve air quality.
- 13 E. The proposed Project will encourage non-vehicular travel throughout The Ranch at
14 Eastvale with pedestrian connections to sidewalk and walkways from one business area to
15 another.
- 16 F. The proposed Project will create a development that is unified through the incorporation of
17 design elements taken from the historic land uses in the area to maintain a connection to the
18 area's past.
- 19 G. The proposed Project will offer the opportunity for a mix of businesses in proximity to
20 transportation facilities and utilities, and along transit corridors.
- 21 H. The proposed Project will accommodate the development of a balance of land uses that
22 maintains and enhances the county's fiscal viability, economic diversity, and
23 environmental integrity.
- 24 I. The proposed Project will improve water quality by removing manure and manure-rich soil
25 from the project site, thereby substantially reducing the risk that rain water will carry
26 nitrates into the underlying groundwater and through the provision of drainage facilities
27 that will better contain and direct stormwater flows.
- 28

1 J. The proposed Project will provide traffic mitigation measures to address local and regional
2 cumulative circulation impacts, thereby contributing to improvements at critical
3 intersections and roadways.

4 K. The proposed Project will provide funding for various elements of regional infrastructure
5 through the County's mitigation fee programs.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
7 the Project against the unavoidable adverse environmental effects in regards to agricultural resources, air
8 quality, noise, and transportation and traffic. While these unavoidable impacts are significant under
9 CEQA thresholds, the Board of Supervisors has determined and finds that in balancing the Project's
10 benefits against these adverse impacts, certain factors diminish the importance of the adverse impacts.
11 Nevertheless, the Board of Supervisors recognizes that the agricultural resources, air quality, noise, and
12 transportation and traffic impacts are significant under CEQA thresholds, and the Board of Supervisors
13 finds that for each of the significant impacts which are subject to a finding under CEQA Section
14 21081(a)(3), that the following specific overriding economic, legal, social, technological, or other
15 benefits, independent of the other benefits, outweigh the significant effects on the environment and render
16 acceptable each and every one of those unavoidable adverse environmental effects:

17 A. The agricultural resources, air quality, noise, and transportation and traffic impacts are
18 outweighed and rendered acceptable because the Project has the potential to foster
19 economic growth in the surrounding environment. Development of the proposed Project is
20 consistent with planned growth identified in the Riverside County General Plan and the
21 Eastvale Area Plan and by the Southern California Association of Governments (SCAG).
22 An extensive analysis of the balance of jobs and housing was conducted as part of the
23 Housing Element of the County's General Plan. Because the proposed Project is generally
24 consistent with the General Plan Land Use Plan and the land use designations assigned to
25 the property by the Eastvale Area Plan, implementation of the proposed Project will be
26 consistent with growth forecasts and will not create an imbalance between jobs and
27 housing within the Project vicinity. The property primarily consists of a vacant former
28

1 dairy and vacant undeveloped land previously for the production of agricultural crops. A
2 plant nursery is located in the northeast portion of the Project site. The surrounding area is
3 developing in accordance with the Eastvale Area Plan, the City of Chino's adopted The
4 Preserve Specific Plan and the City of Ontario's New Model Colony and in a phased
5 manner with a logical extension of utility and infrastructure improvements.
6 Implementation of the proposed Project will not stimulate growth in the area beyond that
7 anticipated by the General Plan and the Eastvale Area Plan.

8 B. The agricultural resources, air quality, noise, and transportation and traffic impacts are
9 outweighed and rendered acceptable because the Project will implement the Riverside
10 County General Plan's land use designation of the Project site through the creation of a
11 well-designed master-planned business park in proximity to existing and future supporting
12 office and commercial uses. Development of the Project will provide necessary
13 infrastructure, desired amenities, and common landscape and design elements for the site
14 that would not otherwise be possible if the property were developed in accordance with the
15 existing agricultural zoning, which includes Heavy Agriculture – 10 acre minimum (A-2-
16 10).

17 C. The agricultural resources, air quality, noise, and transportation and traffic impacts are
18 outweighed and rendered acceptable because the Project will implement the objectives and
19 development goals of the County's General Plan for the Project site and surrounding area.
20 The Board of Supervisors has determined and finds that: the site is designated as Light
21 Industrial (LI) within the Eastvale Area Plan; the designation for the Project site was
22 adopted as part of the Riverside County Integrated Project ("RCIP"); the process of
23 adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive
24 review and input from multiple agencies within the County, multiple regional
25 governmental agencies, and the public; and that the subject property's historic use, which
26 is agricultural, is not consistent or compatible with the General Plan's land use designation,
27 objectives and development goals for the Project site.
28

1 D. The agricultural resources, air quality, noise, and transportation and traffic impacts are
2 outweighed and rendered acceptable because the Project will create an aesthetically
3 pleasing and distinct business park community identity (sense of place) through the
4 establishment of design criteria for architecture, landscaping, walls, street improvements,
5 signs, entry monuments, and other planning and design features. The Board of Supervisors
6 has determined and finds that it is more important in this case to obtain the benefit of the
7 Project's aesthetic enhancement for the community than to forego the Project out of regard
8 for the agricultural resources, air quality, noise, and transportation and traffic impacts.

9 E. The agricultural resources, air quality, noise, and transportation and traffic impacts are
10 outweighed and rendered acceptable because the Project will provide traffic mitigation
11 measures to address Project-specific and cumulative circulation impacts, thereby
12 contributing to improvements to various existing intersections. Additionally, the Project
13 will provide funding for various elements of regional infrastructure through TUMF and
14 R&BBD fee programs. The Board of Supervisors has determined and finds that it is more
15 important in this case to obtain the benefit of the Project's contribution to the traffic and
16 circulation improvements of the community than to forego the Project out of regard for the
17 agricultural resources, air quality, noise, and transportation and traffic impacts.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
19 (Section 15126 (d)) require an EIR to discuss how a proposed Project could directly or indirectly lead to
20 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to
21 growth, taxes community service facilities or encourages other activities which cause significant
22 environmental effects. The discussion is as follows:

23 A. Economic, Population, or Housing Growth

24 The Project would add approximately 3,181 jobs to the project area.

25 B. Removal of An Impediment to Growth

26 The Project could potentially influence continued development within adjacent properties
27 by providing or extending roadways, extending water and sewer service, utility and energy
28

1 services to the immediate area. However, the project site is already served by or in close
2 proximity to existing paved roads, potable water, wastewater and storm drain facilities.
3 Although additional improvements are required to extend these services through the
4 project site, these facilities have been included and evaluated as part of local agency
5 service plans. Although the Project could influence growth in the immediate area, growth
6 is already occurring or planned for within the area. Therefore, the Project will not induce
7 growth through the removal of impediments to growth.

8 C. Precedent - Setting Effects

9 There are no precedent-setting effects of the proposed Project in that the project site has
10 been planned for light industrial development and development of the surrounding area is
11 reflected in adopted general plans and master plans.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project will implement
13 applicable elements of the Riverside County General Plan as follows:

14 A. Land Use Element

15 The Project sets forth a comprehensive development plan that will implement the
16 objectives and development goals of the General Plan Land Use Element for the
17 project site and surrounding area. Factors pertaining to circulation, hazards,
18 nuisances, aesthetics, design, sewer and water availability, and utilities have been
19 addressed pursuant to General Plan Policies through project design, mitigation
20 measures and/or the conditions of approval.

21 B. Circulation Element

22 Development of the Project will complete some improvements necessary for
23 completion of the County's General Plan buildout traffic model, and the Project
24 will contribute a fair-share basis to the cost of other necessary improvements.
25 Specifically, the Project will construct or contribute its fair share of the costs
26 associated with the construction of signalization intersections, the widening of
27 certain roads, the improvement of certain intersections and the construction of
28

1 additional turn lanes. All of these improvements are necessary for the roadway
2 infrastructure contemplated by the buildout of the County's General Plan. As
3 described above, the Project will implement mitigation measures that address
4 project-specific and cumulative transportation and traffic impacts, and based
5 thereon, the Board of Supervisors finds that the Project is consistent with the
6 General Plan Circulation Element.

7 C. Multipurpose Open Space Element

8 The proposed Project is not identified for open space preservation by the General
9 Plan or the MSHCP. The General Plan designates the site as a Community
10 Development area for Light Industrial (LI) (0.25-0.60 Floor Area Ratio) uses.
11 Vegetation on the Project site is highly disturbed due to past agricultural uses and
12 is dominated by non-native and invasive plant species. No state or federally listed
13 plant or wildlife species exist on the site. The State Farmland Mapping and
14 Monitoring Program (FMMP) identifies the site as containing Prime Farmland and
15 Farmland of Local Importance. As such, site has been completely disturbed by
16 past agricultural activities and, as such, is not environmentally sensitive. No known
17 archaeological or paleontological resources are present; however, the potential
18 exists for the discovery of archaeological or paleontological resources during
19 grading and construction and mitigation measures, as described above, reduce
20 impacts to below a level of significance. Additionally, the Project site is not
21 located within or adjacent to any identified scenic corridors nor is it mapped within
22 a valuable mineral resource area. Therefore, the Board of Supervisors finds that
23 the Project is consistent with the General Plan Multipurpose Open Space Element.

24 D. Safety Element

25 Any structures designated for development subsequent to the approval of Specific
26 Plan No. 358 would be constructed in accordance with the California Building
27 Code (CBC) and any site-specific conditions imposed by the County Geologist;
28

1 thus insuring geologic safety. The Project site is not located within a blowsand
2 area, is not located within a dam inundation area, and will not conflict with any
3 disaster preparedness plan. Compliance with the requirements of the Riverside
4 County Fire Department, and the required payment of mitigation fees pursuant to
5 Ordinance 659.7 will insure fire safety. Lastly, the Project does not include the use
6 of or creation of hazardous materials with the exception of building materials and
7 products that are not hazardous in small concentrations.

8 E. Noise Element

9 EIR No. 498 assesses the full range of concerns with regards to the projected noise
10 impacts associated with the Project. As described above, the Project will
11 implement mitigation measures that address project-specific and cumulative noise
12 impacts, and based thereon, the Board of Supervisors finds that the Project is
13 consistent with the General Plan Noise Element.

14 F. Housing Element

15 The Project site is not designated by the General Plan for residential development,
16 and the Project does not propose housing; therefore, the provisions of the Housing
17 Element are not applicable to the Project site. The proposed Project will not
18 displace substantial numbers of existing residents, which would require the
19 construction of replacement housing. The properties are a former dairy and an
20 existing plant nursery, which contained only a few single-family homes. These
21 existing homes will be demolished as part of Project development. However, at that
22 time, the homes will be vacant as the current residents will have already moved.
23 Removal of these few homes is not substantial in relationship to the total housing
24 inventory within the surrounding community. The Project also would not disrupt
25 or divide any established community and is planned to be developed in generally
26 accord with the land use designations assigned to the site by the General Plan.

27 G. Administration Element
28

1 The Administration Element contains information regarding the structure of the
2 General Plan as well as general planning principles and a statement regarding the
3 vision for Riverside County. No policy directives are included in this Element.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project is in conformance
5 with the conservation requirements of the Western Riverside County Multiple Species Conservation Plan
6 (MSHCP) in that:

- 7 A. The Project site is not located within the MSHCP Criteria Area and as such is not
8 designated for open space conservation by the MSHCP. Thus, the Project would not
9 conflict with Reserve Assembly, because the Project site is not identified for conservation.
- 10 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant effects
11 on Riparian/Riverine Areas and Vernal Pools, which includes identification and mapping
12 of such areas located on the Project site, is required if such resources are identified on the
13 Project site. The Project site has been reviewed and assessed as indicated in the General
14 Biological Resources Assessment and Focused Burrowing Owl Survey performed by
15 AMEC Earth & Environmental, Inc. in October 2006 and it has been determined that no
16 springs, seeps, federal or state definable wetlands or riparian areas, or other water sources
17 exist on the site. Two man-made settling ponds exist near the center of the project site, but
18 these are not riparian/riverine area or vernal pools. Furthermore, these ponds do not
19 contain clay soils associated with potential habitat for Riverside fairy shrimp
20 (*Streptocephalus wootoni*); and no crustaceans were observed within the ponds. The
21 settling ponds are located on mapped Delhi fine loamy sand and due to the lack of
22 appropriate fairy shrimp habitat characteristics are not suitable for fairy shrimp habitation.
23 Therefore, no impacts to vernal pool or riparian/riverine habitats are anticipated. The
24 proposed Project complies with the policies of Section 6.1.2 of the MSHCP.
- 25 C. Pursuant to Section 6.1.3 of the MSHCP, site-specific focused surveys for narrow endemic
26 plant species are required where appropriate or suitable habitat is present within the
27 Narrow Endemic Plant Species Survey Area. The project site is not located within the
28

1 Narrow Endemic Plant Species Survey Area and no narrow endemic plant species were
2 observed on site. As the project is highly and routinely disturbed, no natural soils remain;
3 therefore, no habitat for narrow endemic plant species exists. No additional surveys or
4 conservation are required. The proposed project is in compliance with Section 6.1.3 of the
5 MSHCP.

6 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP
7 Conservation Area are required to incorporate mechanisms to address indirect effects to the
8 MSHCP Conservation Area. The project site does not occur within any existing cores or
9 linkages within the MSHCP Conservation Area and is located more than two miles
10 northwest from the closest Criteria Cell; therefore, the project will not have edge effects on
11 any existing or future MSHCP conservation area. The proposed project is in compliance
12 with Section 6.1.4 of the MSHCP.

13 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for
14 certain additional plant and animal species are required for properties within mapped
15 survey areas. The survey area maps have been reviewed and the project is within mapped
16 survey areas for the Burrowing Owl. The General Biological Resources Assessment and
17 Focused Burrowing Owl Survey performed by AMEC Earth & Environmental, Inc. in
18 October 2006 surveyed for burrowing owls, but did not observe any on-site during the
19 survey and determined that burrowing owls are not expected to occur within the burrowing
20 owl study area. Accordingly, no further surveys or conservation measures are required at
21 this time. However, a small portion of burrowing owl habitat was identified and the
22 possibility of owl occupation in the future could not be eliminated. Pursuant to burrowing
23 owl Objective 6 in Section B of the MSHCP Reference Document, a 30-day pre-
24 construction presence/absence survey for burrowing owl is required where suitable habitat
25 is present. If it is determined that burrowing owls are present, then relocation will be
26 allowed at the time as indicated in the MSHCP. As described above, the Project will
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28

1 implement mitigation measures requiring this pre-construction survey. The project is
2 consistent with the Database Updated/Additional Surveys requirements of the MSHCP.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 358 is
4 consistent with the General Plan.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
6 EIR No. 498 in evaluating the Project, that EIR No. 498 is an accurate and objective statement that
7 complies with the California Environmental Quality Act and reflects the County's independent judgment,
8 and that EIR No. 498 is incorporated herein by this reference.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 498
10 and **ADOPTS** the Mitigation Monitoring Plan specified herein and **ADOPTS** the Statement of Overriding
11 Considerations.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 358, on file
13 with the Clerk of the Board of Supervisors, including the final conditions of approval and exhibits, are
14 hereby adopted as the Specific Plan Land Use for the real property described and shown in the plan, and
15 said real property shall be developed substantially in accordance with the plan, unless the plan is amended
16 by the Board.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
18 358 shall placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director, and
19 in the Office of the Building and Safety Director, and that no applications for development approvals shall
20 be accepted for the real property described and shown in the plan, unless such applications are
21 substantially in accordance herewith.

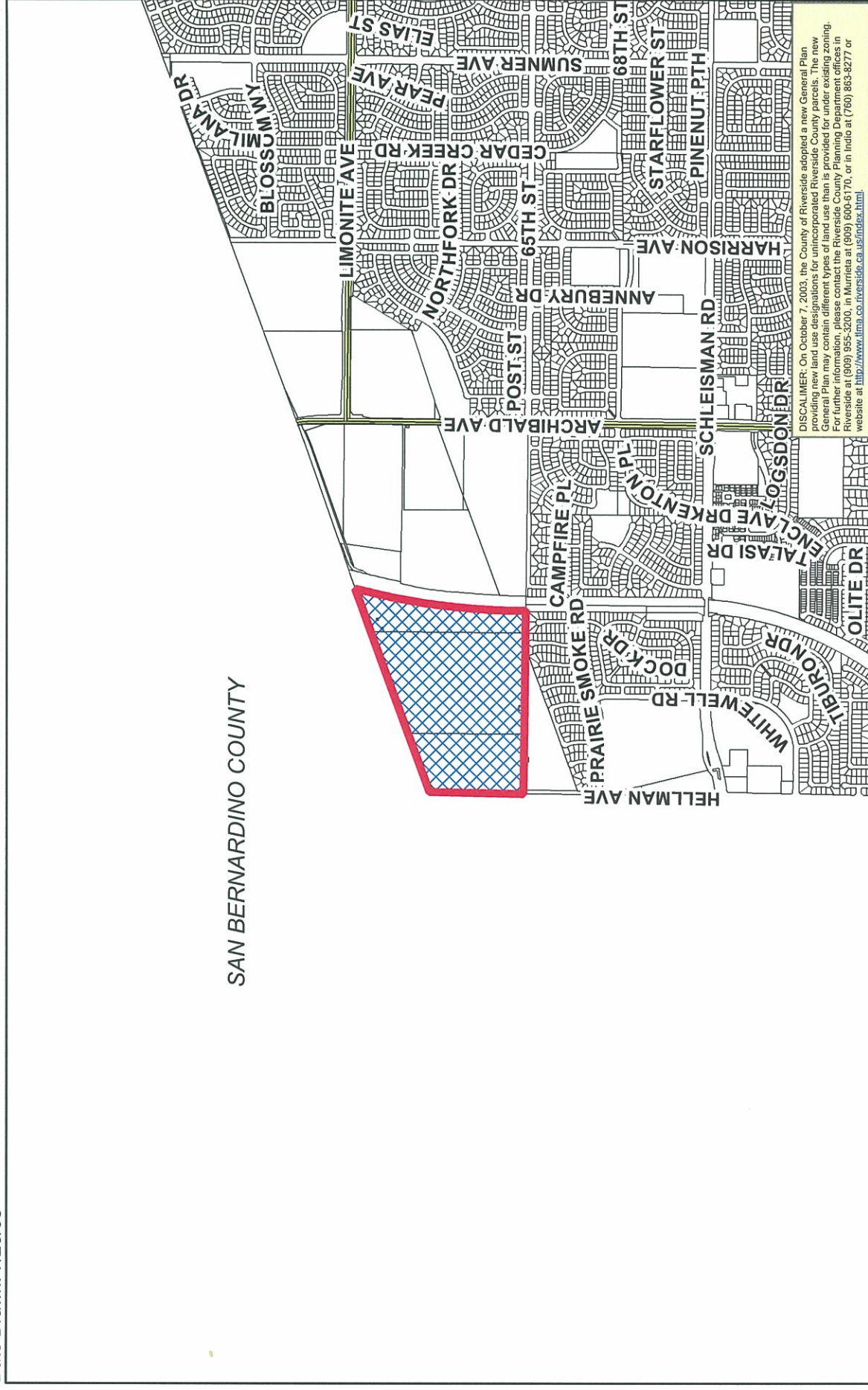
22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
23 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
24 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.

GPA00827 CZ07345 SP00358

VICINITY MAP

Planner: Christina Hinojos
Date: 4/15/09
VICINITY MAP

Supervisor Tavaglione
District 2
Date Drawn: 7/25/08



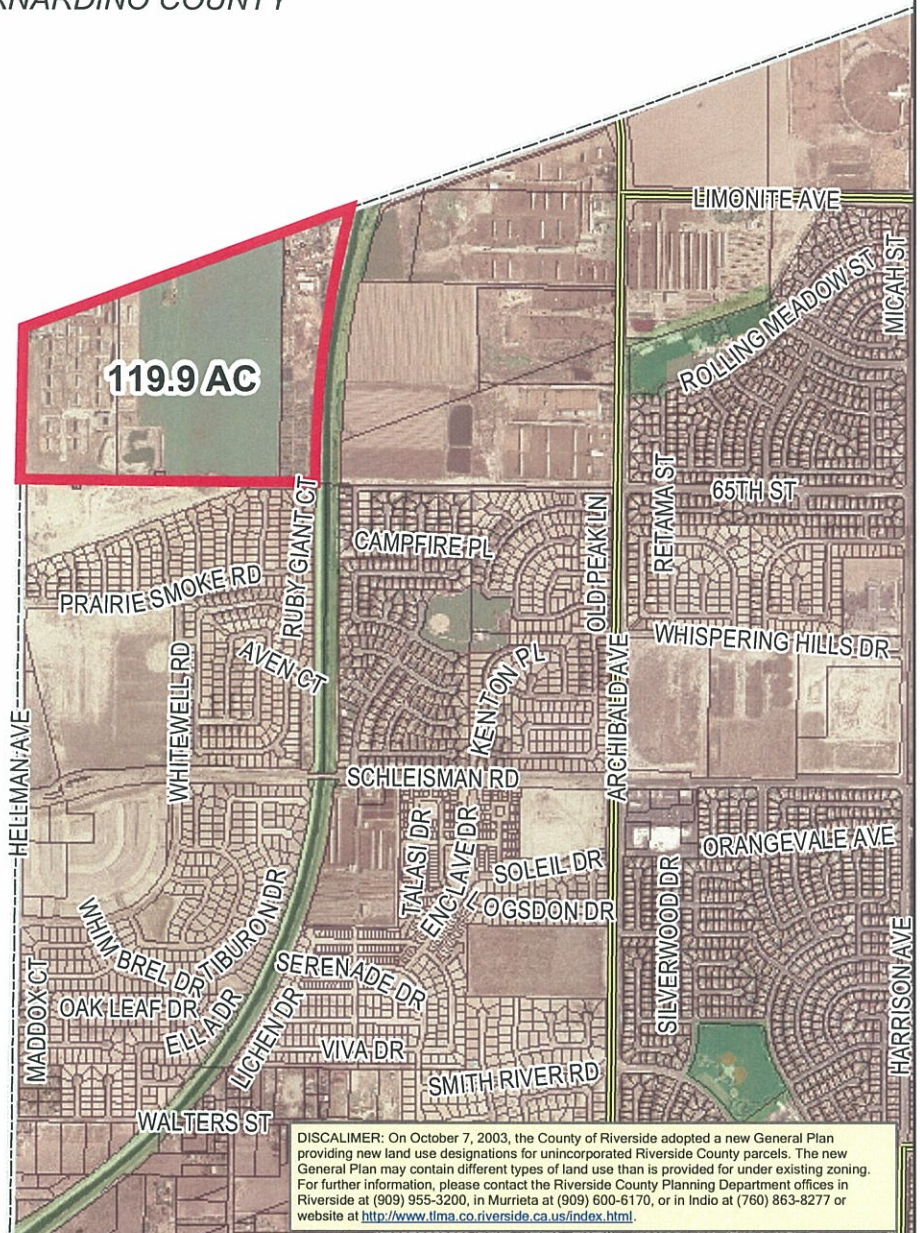
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 27

Assessors
Bk. Pg. 144-01
Thomas
13,200 Bros. Pg. 388 H5



SAN BERNARDINO COUNTY

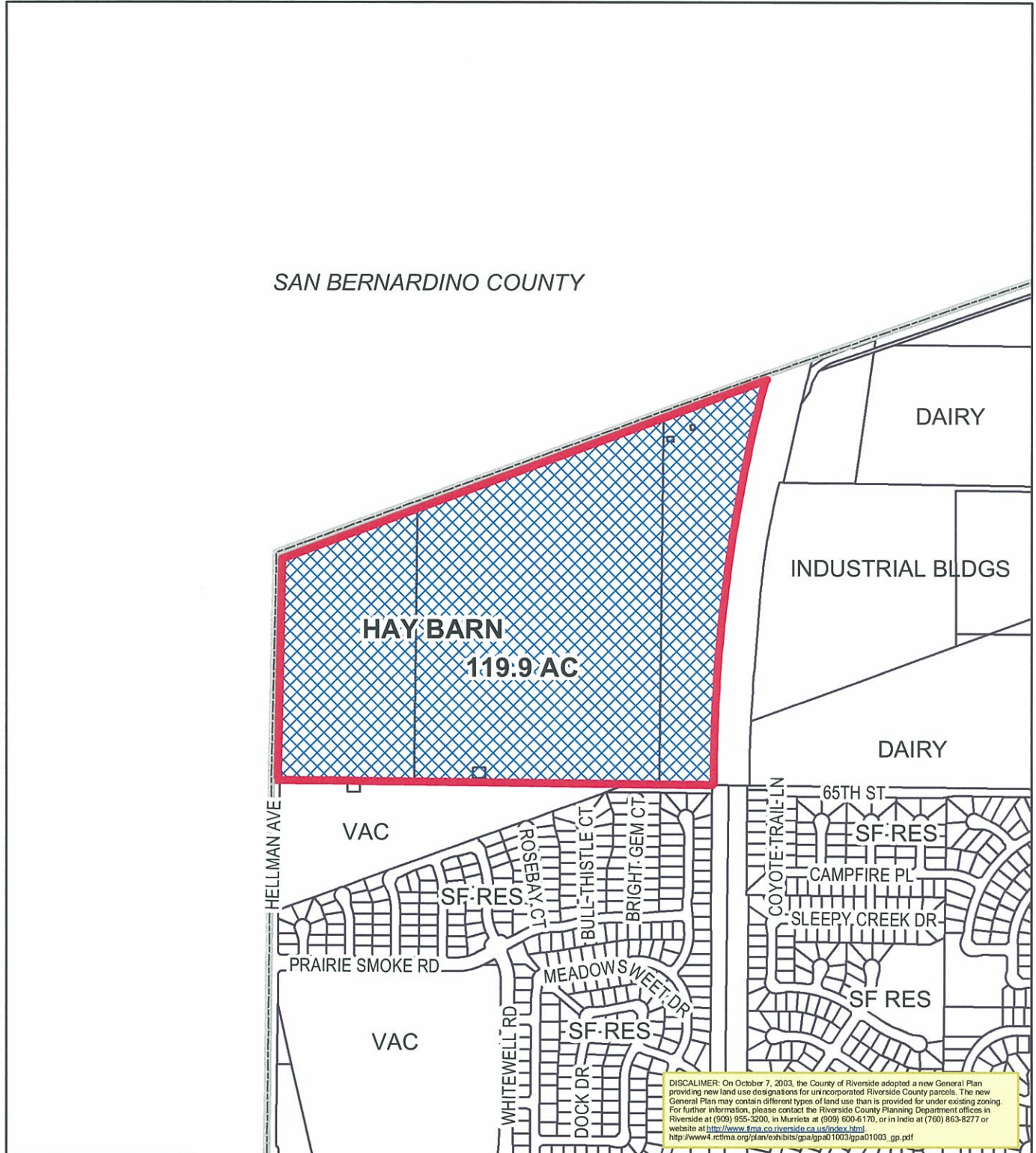


RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27



Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. 388 H5



Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27

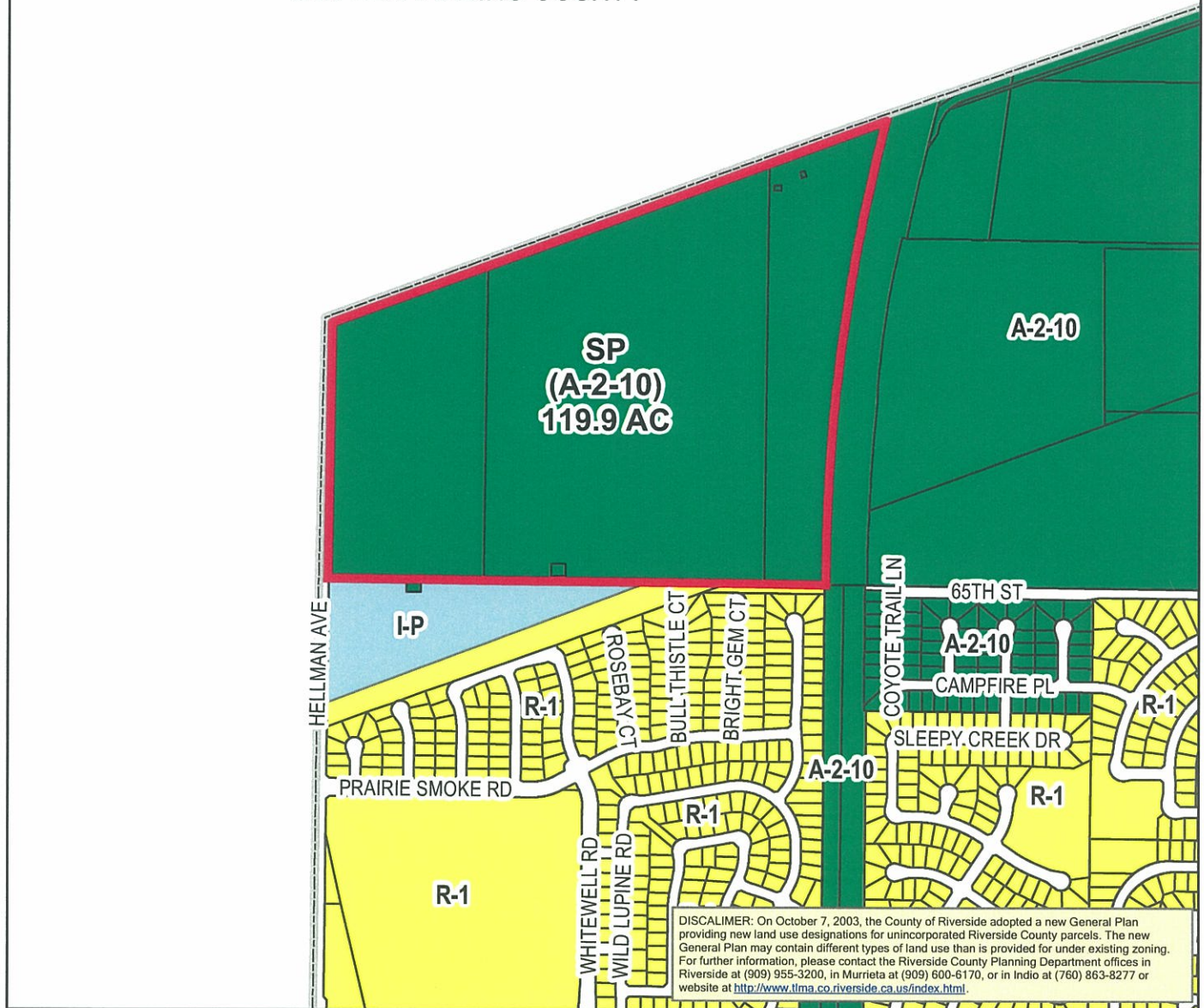
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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PROPOSED ZONING

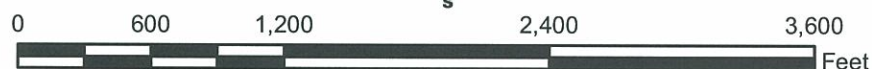
SAN BERNARDINO COUNTY

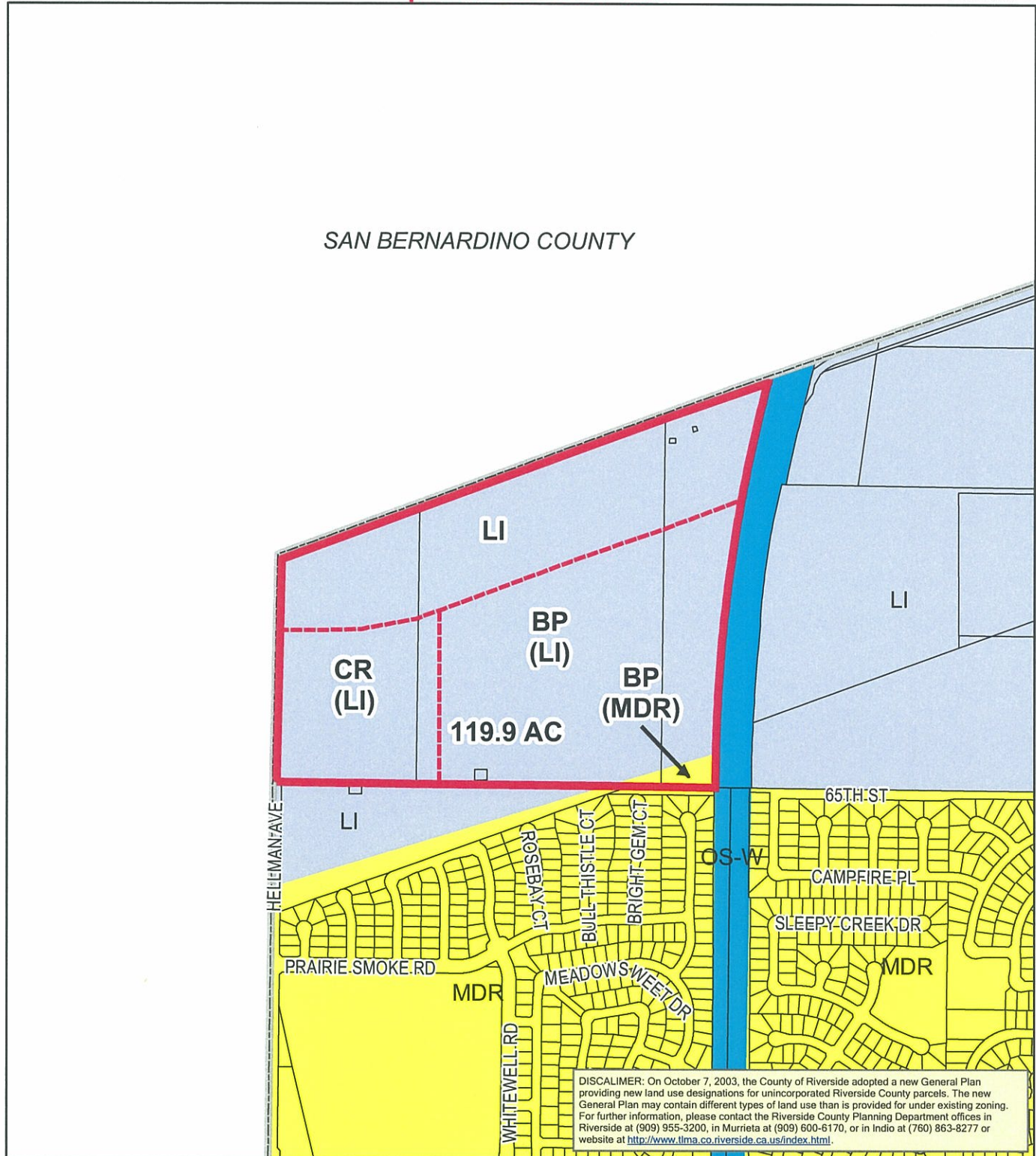


Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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Bros. Pg. 388 H5



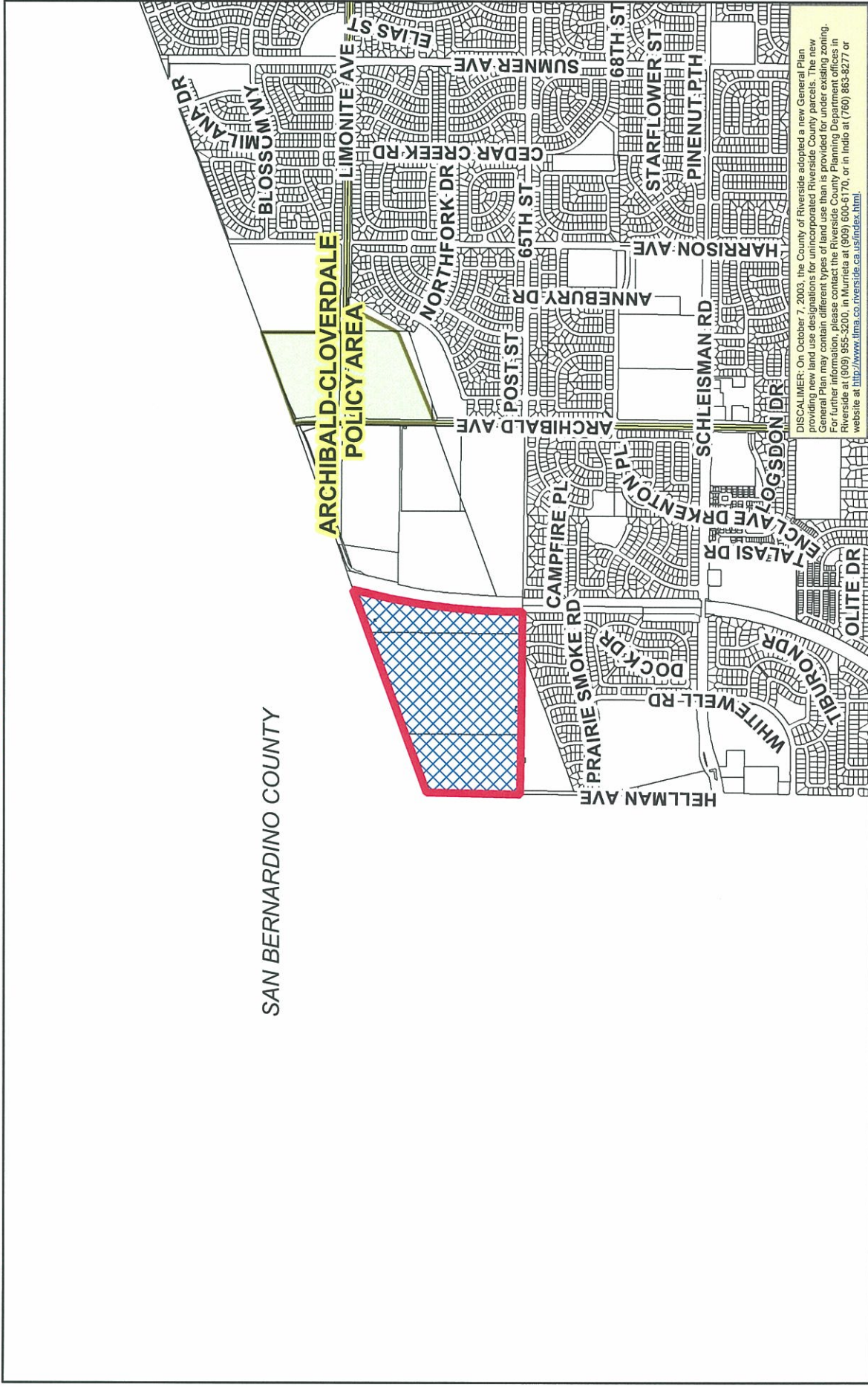


Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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Thomas
Bros. Pg. 388 H5





Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 144-01
Thomas
388 H5

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8,800

4,400

2,200

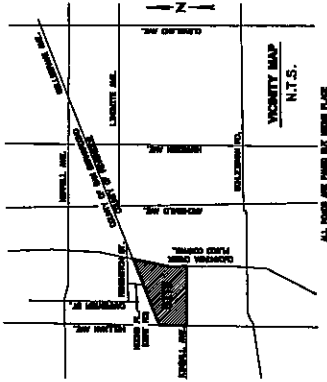
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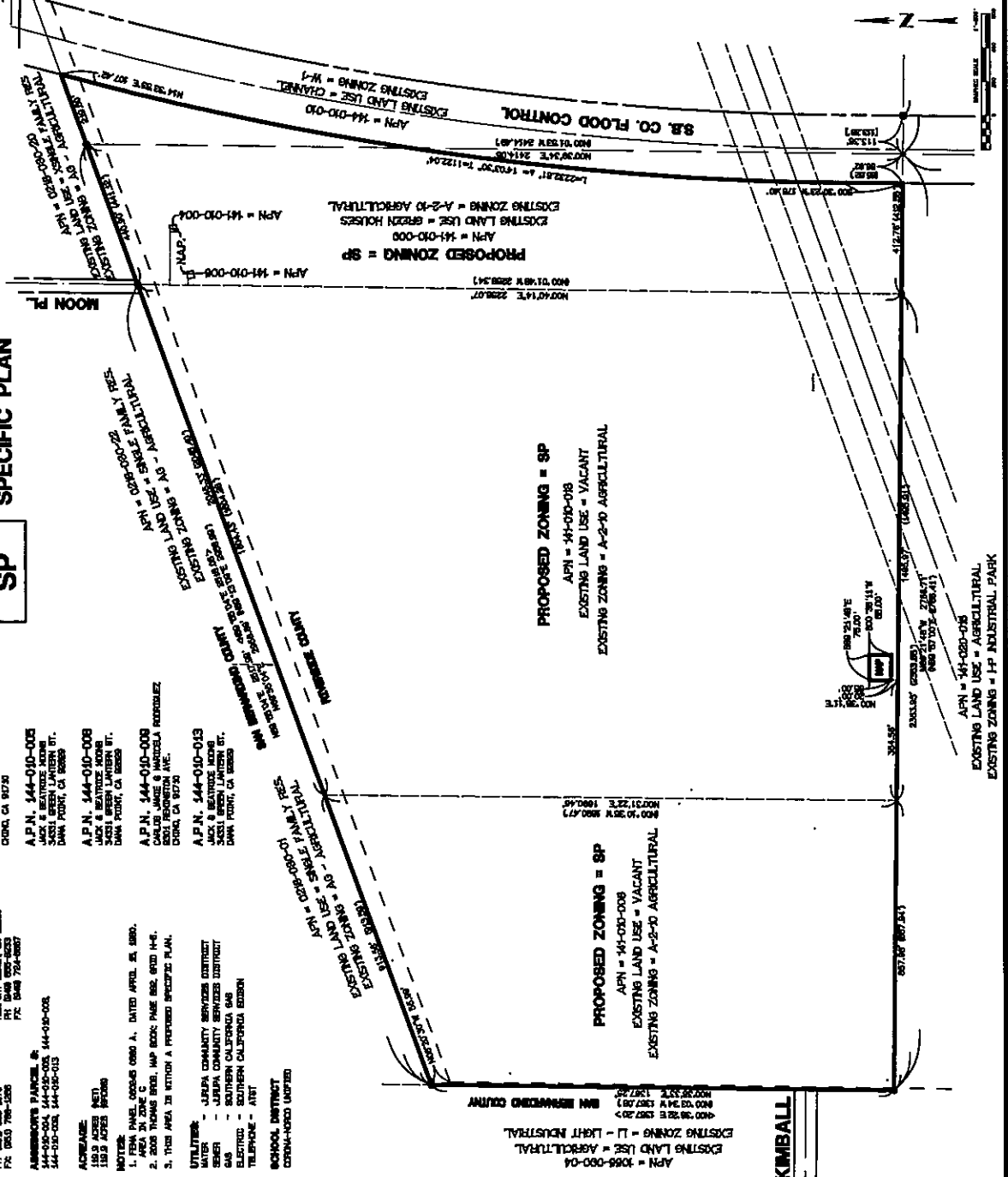
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CHANGE OF ZONE 7345

BEING A SUBDIVISION OF A PORTION OF SECTION 27, T. 2 S., R. 7 W.,
SAN BERNARDINO MERIDIAN

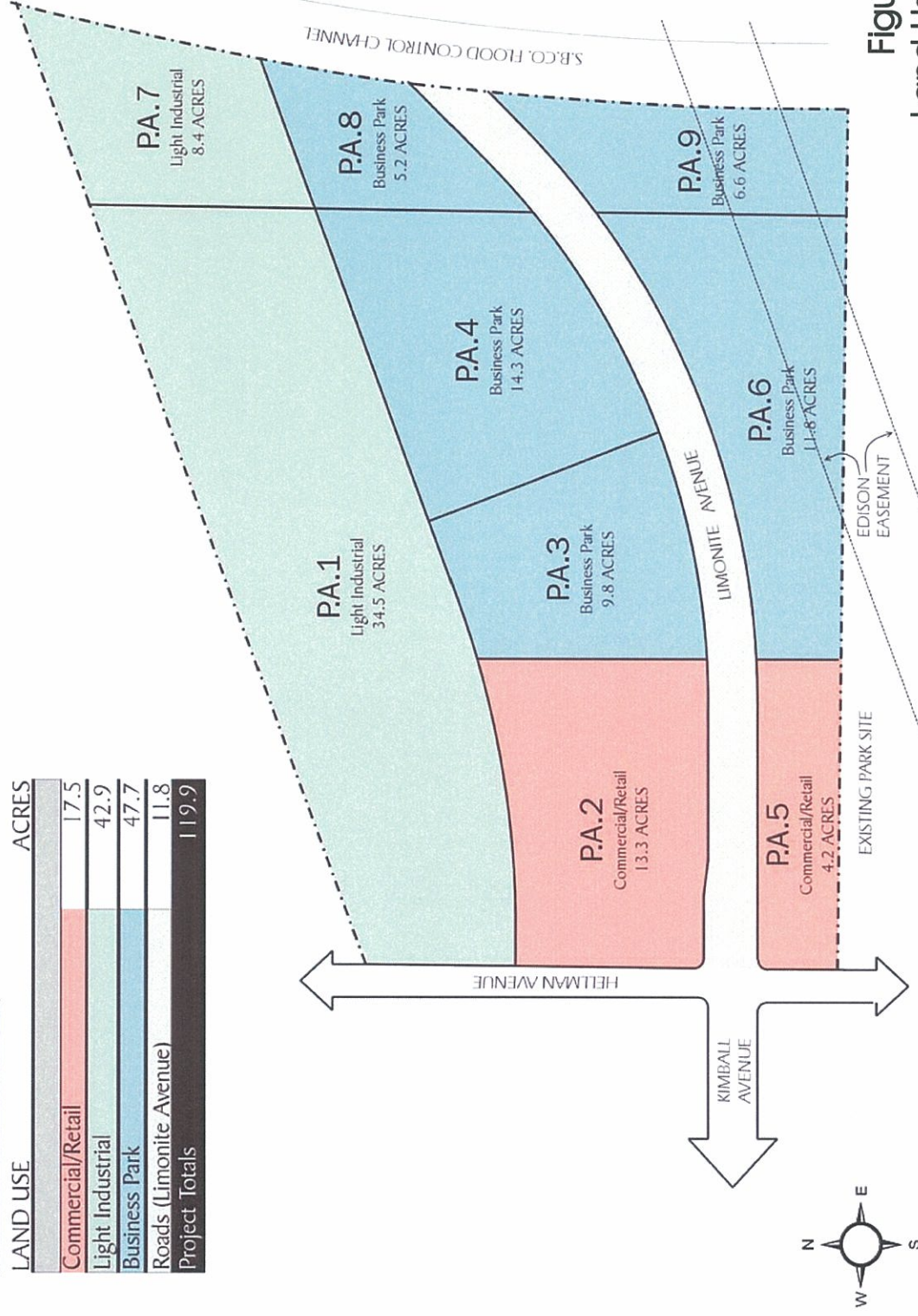
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DATE	2/24/2008
DESIGNED	TLS
CHECKED	TLS
PROJECT	TLS
ALTERNATE A: WEBB CIVIL ENGINEERS 5711 ARWAY CT ROSENBERG, CA 95068 (925) 885-1070	
SHEET 1	
J.D. 08-0481	
FILE G:\2008\06-1106\9512.DWG PLOT DATE 2/24/2008	
DWG NO. 06-1106-01 06-1106-01.DWG	

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KIMBALL

STATISTICAL ABSTRACT

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

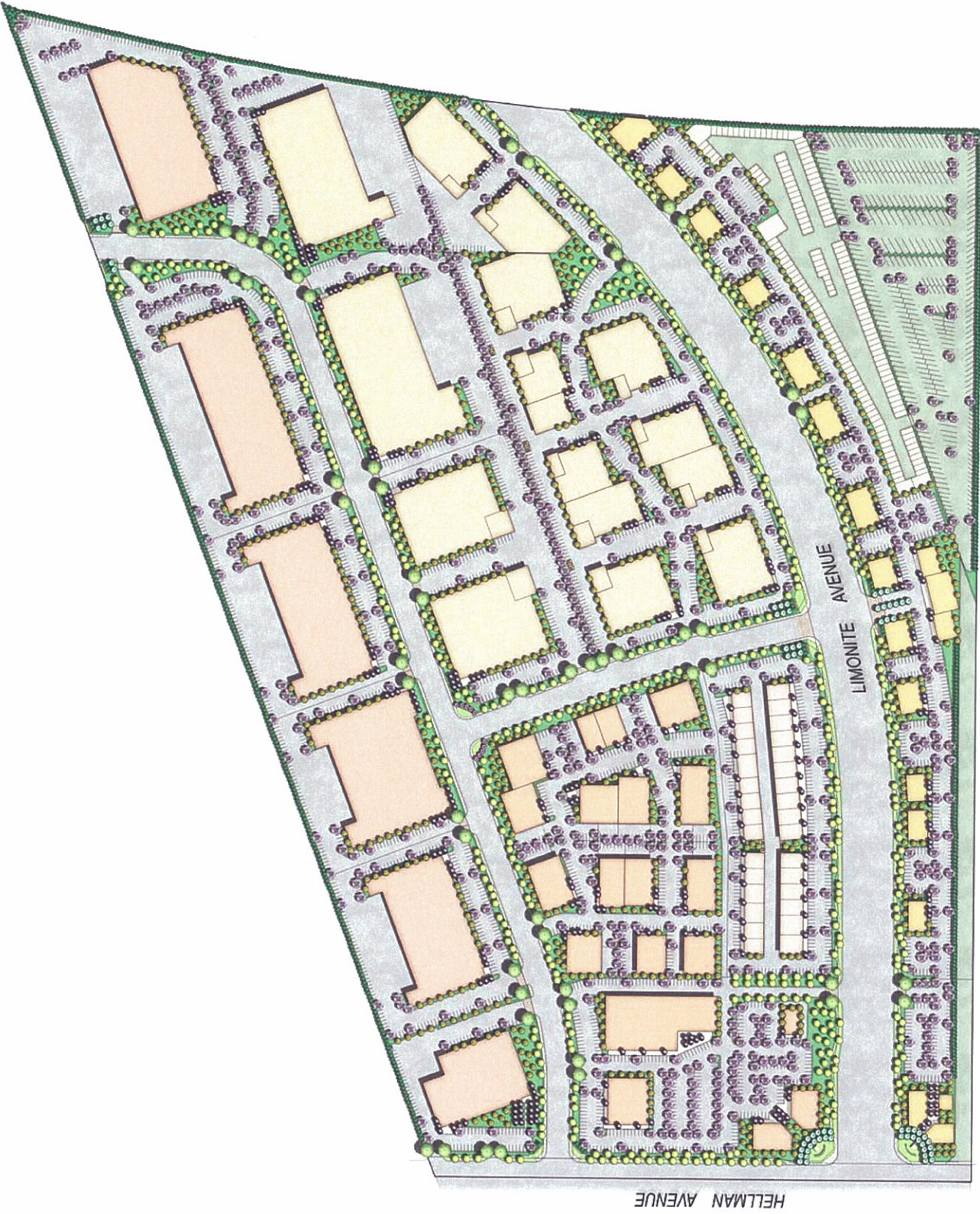


**Figure 1-4
Land Use Plan**

Not to Scale

Table 3-1, Land Use Summary

LAND USE	PLANNING AREA	ACREAGE
Commercial/Retail		
	2	13.3
	5	4.2
Subtotal		17.5
Business Park		
	3	9.8
	4	14.3
	6	11.8
	8	5.2
	9	6.6
Subtotal		47.7
Light Industrial		
	1	34.5
	7	8.4
Subtotal		42.9
Major Roads		11.8
TOTAL		119.9



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Riverside County LMS
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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 SP - HOLD HARMLESS

RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 SP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 358 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 358.

CHANGE OF ZONE = Change of Zone No. 7345.

GPA = General Plan Amendment No. 827.

EIR = Environmental Impact Report No. 498.

10. EVERY. 4 SP - SP DOCUMENT

RECOMMND

Specific Plan No. 358 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance and Resolution.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.

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Riverside County LMS
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10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP DOCUMENT (cont.)

RECOMMND

6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 498 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP - ORDINANCE REQUIREMENTS

RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - LIMITS OF SP DOCUMENT

RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - COMMENTS RECOMMND

The Department of Environmental Health (DEH) has received and reviewed SP 358 and has no objections. A will serve letter for water and sewer service from the appropriate utility company shall be required for use, and map cases at the time of SAN 53 issuance and/or building permit issuance. Please refer to EIR 498 for further comments.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 SP-#56-IMPACT MITIGATION RECOMMND

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 4 SP-#95-HAZ FIRE AREA RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 5 SP-#96-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall

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10. GENERAL CONDITIONS

10.FIRE. 5 SP-#96-ROOFING MATERIAL (cont.) RECOMMND

have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 6 SP-#85-FINAL FIRE REQUIRE RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 7 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 8 SP-#101-NO FLAG LOTS RECOMMND

FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

10.FIRE. 9 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 00358, Screencheck No. 3 and Environmental Impact Report 00498, Screencheck No. 3, relate to 'The Ranch at Eastvale', an approximately 120-acre site located in the western Eastvale area of Riverside County. The site is bounded by the San Bernardino/Riverside County Line to the north and west and Cucamonga Creek Channel to the east.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

Cucamonga Creek Channel is owned and maintained by San Bernardino County Flood Control (SBCFC). A variety of commercial uses are proposed in the specific plan including light industrial areas, commercial/retail areas and business parks. A portion of the site is concurrently being processed through Parcel Map 35786.

This site currently (November 2008) receives sheet flow type runoff along the northerly perimeter of the site from a drainage area of roughly 800-acres. The drainage plan included in the specific plan proposes intercepting these flows on site along the northerly boundary (Planning Areas 1 and 7) with an interim rectangular concrete interceptor channel. Along the easterly portion of this northerly boundary, (approximately 700 feet/ PA 7) these intercepted flows are conveyed directly to Cucamonga Creek Channel in the vicinity of the northeasterly corner of the site. The remaining flows intercepted along the northerly boundary (approximately 2,500 feet/ PA 1) are conveyed toward the central portion of the site to a reinforced concrete box (RCB) which will convey storm runoff southeasterly through the specific plan before discharging flows into Cucamonga Creek Channel in the vicinity of the southeasterly corner of the specific plan site. Future developments north of the site may intercept the runoff currently tributary along the northerly boundary of the site and the size of the facilities proposed in the drainage plan may be decreased or eliminated. Runoff south of the interceptor channel is collected and conveyed in large storm drains located in Limonite Avenue which discharge flows into the RCB. Additional drainage facilities may be required for the area south of Limonite Avenue (Planning Areas 5, 6 and 9). The drainage plan as proposed in the Specific Plan is acceptable to the District.

However, it shall be noted that in order to provide flood protection to the developments, a significant portion of these proposed drainage facilities may need to be constructed prior to the occupancy of any development within the specific plan. Drainage facilities will be required to be built to District standards. Local and regional market forces will dictate how individual development proposals will progress in being processed and constructed within the specific plan. Using the Specific Plan's drainage plan as a guide as individual developments within the Specific Plan proceed, construction will be

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

required of those drainage facilities which provide protection to the development from flood hazard. Additionally, the construction of downstream drainage facilities to an adequate outlet will be required. The construction of the inlet structures which will allow flows to drain into Cucamonga Creek Channel are a priority for any development. The construction of drainage facilities outside of the boundaries of the individual developments can be anticipated as development within the specific plan proceeds and permission from the adjacent property owner(s) will be required.

While the EIR does not contain a drainage section, a brief summary of the overall conceptual drainage plan is described and references the Specific Plan document. The EIR does contain an extensive discussion on the water quality impacts and provides general water quality information and mitigation measures. As development occurs, all projects within the site will prepare a Water Quality Management Plan to meet District requirements. The EIR is acceptable to the District.

PARKS DEPARTMENT

10.PARKS. 1 SP - REGIONAL TRAIL RECOMMND

The Riverside County Regional Park and Open-Space District identifies a Regional Trail (20"ROW) within the Rancho Cucamonga Creek and discussions are underway with the San Bernardino County Flood Control District to establish a possible licensing agreement allowing the Park District to utilize the easement road as a Regional Trail. If those negotiations are successful, the condition will be deleted. The trail is not addressed within the context of the EIR.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 SP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 SP - GEO01818 RECOMMND

County Geologic Report (GEO) No. 1818, submitted for this project (SP00358 & PM35786), was prepared by Southern

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10. GENERAL CONDITIONS

10.PLANNING. 3

SP - GEO01818 (cont.)

RECOMMND

California Geotechnical, Inc. and is entitled:
"Feasibility Study, Proposed Commercial/Industrial
Development, NEC Kimball Avenue and Hellman Avenue,
Riverside County (Eastvale Area), California", dated
February 16, 2006. In addition the following report was
submitted for this project:

"Preliminary Subsurface Methane Gas Investigation for
Eastvale Site, Riverside County, California", by
GeoKinetics, dated February 14, 2006.

"Response to Geotechnical Review Sheet, Proposed
Commercial/Industrial Development, NEC Kimball Avenue and
Hellman Avenue, Eastvale Area, Riverside County,
California", by Southern California Geotechnical, Inc.,
dated July 2, 2007.

"Second Response to Geotechnical Review Sheet, Proposed
Commercial/Industrial Development, NEC Kimball Avenue and
Hellman Avenue, Eastvale Area, Riverside County,
California", by Southern California Geotechnical, Inc.,
dated July 21, 2008.

"Third Response to Geotechnical Review Sheet, Proposed
Commercial/Industrial Development, NEC Kimball Avenue and
Hellman Avenue, Eastvale Area, Riverside County,
California", by Southern California Geotechnical, Inc.,
dated September 9, 2008.

'Errata /Correction Letter for "Preliminary Subsurface
Methane Gas Investigation for Eastvale Site; Riverside
County, California", February 14, 2006', by GeoKinetics,
dated September 9, 2008.

These documents are herein incorporated as part of GEO No.
1818.

GEO No 1818 concluded:

1.The consultant concluded that the nearest active fault to
the site is the Elsinore/Chino-Central Avenue fault,
located about 6 kilometers from the site.

2.The maximum earthquake on this fault is estimated to be
6.7 Mw.

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10. GENERAL CONDITIONS

10.PLANNING. 3

SP - GEO01818 (cont.) (cont.)

RECOMMND

3.The consultant concluded that the potential for surface fault rupture on this site is considered low.

4.Liquefaction is not considered to be a significant design concern for the project due to the depth of groundwater and subsurface soil conditions at the site.

5.The site has a past history of dairy operations and a dairy farm was in operation on the eastern half of the site at the time of the investigation.

6.Manure was encountered as several locations on the site.

GEO No 1818 recommended:

1.Additional evaluation of historic groundwater levels will be provided in a detailed geotechnical investigation and liquefaction evaluation subsequent to preparation of more specific site plans and conceptual grading and/or topographic plans.

2.The preliminary recommendations for removal depths are only tentative and are subject to revision based on future study.

3.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

4.It is recommended that detailed geotechnical aspects of this project as related to site grading and foundation issues shall be reviewed prior to issuance of grading permits.

5.Careful clearing, grubbing, segregation, and stockpiling or disposal of the near surface, organic-rich soils at the site prior to initiation of mass grading activities. Soils with an organic content in excess of approximately 3% should be identified and segregated for offsite disposal.

6.Soils with organic contents in excess of 1% should typically not be placed as structural fill. Soils with organic contents in excess of 0.4% should not be placed as "deep" fill.

GEO No. 1818 satisfies the requirement for a Geologic and

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO01818 (cont.) (cont.) (cont.) RECOMMND

Preliminary Methane Investigation for Planning /CEQA purposes for this Specific Plan. GEO No. 1818 is hereby accepted for Planning purposes for this Specific Plan. Additional geologic studies may be required for each implementing project within this specific plan. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) should be created relative to past diary operations as described elsewhere in this conditions set.

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 5 SP - NO P.A. FAR TRANSPER RECOMMND

Floor area ratio (FAR) transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 6 SP - LANDSCAPING PLANS RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

20. PRIOR TO A CERTAIN DATE

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

B&S DEPARTMENT

30.B&S. 1 SP - MSHCP FEE/ORDS 810 & 875

INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

EPD DEPARTMENT

30.EPD. 1 SP - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PARKS DEPARTMENT

30.PARKS. 1 SP - REGIONAL TRAIL RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT THE FOLLOWING CONDITION SHALL BE REQUIRED AND COMPLIED WITH TO THE SATISFACTION OF THE PLANNING DEPARTMENT AND PARKS DISTRICT:

The Riverside County Regional Park and Open-Space District identifies a Regional Trail (20' ROW) within the Rancho Cucamonga Creek and discussions are underway with the San Bernardino County Flood Control District to establish a possible licensing agreement allowing the Park District to utilize the easement road as a Regional Trail. If those negotiations are successful, the condition will be deleted. The trail is not addressed within the context of the EIR.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - ECS METHANE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO THE RECORDATION OF ANY SCHEDULE "E" PARCEL MAP OR PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT (WHICHEVER IS FIRST), THE FOLLOWING CONDITION SHALL BE REQUIRED AND COMPLIED WITH TO THE SATISFACTION OF THE PLANNING AND BUILDING & SAFETY DEPARTMENTS:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - ECS METHANE (cont.)

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project and shall include the following statements:

1.The site is/has been utilized as a dairy farm and/or for dairy farming practices as documented in County Geologic Report (GEO) No. 1818.

2.The site is underlain by layers of organic material (manure and manure/soil mixtures) that must be removed prior to site construction.

3.The potential for methane gas, as a result of past dairy related activities, exists on the site.

4.The potential for settlement from excessive organic matter in the soil exists on the site.

5.Construction and development of the site must follow the requirements of the County of Riverside's Methane Mitigation Protocol (Vacant Lots) and recommendations contained in GEO No. 1818.

30.PLANNING. 2 SP - GEOLOGIC STUDY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2

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30.PLANNING. 2

SP - GEOLOGIC STUDY (cont.)

RECOMMND

wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Palm Desert, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

30.PLANNING. 3

SP - M/M PROGRAM (GENERAL)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 4

SP - NON-IMPLEMENTING MAPS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 5 SP - DURATION OF SP VALIDITY RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. The specific plan amendment will update the entire specific plan document to reflect current development and environmental requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 6 SP - SUBMIT FINAL DOCUMENTS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - DOCUMENTS". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Economic Development Agency - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 13 SP - EA REQUIRED RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - EA REQUIRED (cont.) RECOMMND

to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14 SP - ADDENDUM EIR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 15 SP - SUPPLEMENT TO EIR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUPPLEMENT TO EIR (cont.)

RECOMMND

significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 16 SP - SUBSEQUENT EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 17 SP - COMPLETE CASE APPROVALS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - COMPLETE CASE APPROVALS (cont.) RECOMMND

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING. 18 SP - AMENDMENT REQUIRED RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 21 SP - PA PROCEDURES RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps) or PRIOR TO BUILDING

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30.PLANNING. 21 SP - PA PROCEDURES (cont.)

RECOMMND

PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 25 SP - PALEO M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - PALEO M/M PROGRAM (cont.)

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 26 SP - GENERIC M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - LNDSCP COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28

SP - LNDSCP COMMON AREA MAINTENANCE (cont.)

RECOMMEND

established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include all Planning Areas.

30.PLANNING. 29

SP - ENTRY MONUMENTATION

RECOMMEND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

- 1.All monuments required by the SPECIFIC PLAN shall be shown on the implementing project.
- 2.The entry monument shall be in substantial conformance to

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30.PLANNING. 29 SP - ENTRY MONUMENTATION (cont.)

RECOMMND

the design guidelines of the Planning Area as indicated in the SPECIFIC PLAN, as shown on Section 3.4.5 of the SPECIFIC PLAN.

3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 30 SP - POST GRADING REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 31 SP - SCHOOL MITIGATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 32 SP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's

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30.PLANNING. 32

SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

standards and County guidelines) shall be retained by the land divider for limited archaeological monitoring services. A pre-grade meeting between the archaeologist and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s), and any the Native American tribal representative(s) (if any Native American cultural or burial deposits are uncovered) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of the fully executed archaeological services contract including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist finds no potential for impacts to archaeological and/or cultural resources after a reasonable amount of monitoring of initial clearing, grubbing, and cuts have been conducted, a detailed letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist. A complete Phase IV Monitoring Report shall then be submitted.

30.PLANNING. 33

SP - IF HUMAN REMAINS FOUND

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the

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30.PLANNING. 33 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 34 SP - PALEONTOLOGY MITIGATION RECOMMND

Based upon the findings of the Paleontological Resource Assessment prepared by CRM TECH, dated September 5, 2006, for this project, paleontology monitoring is required in the western half of the project area and in areas below the depth of five feet in the eastern half. A program to mitigate any fossil materials that are unearthed is required to include but not be limited to the following:

1. Excavations within the project area that impact paleontologically sensitive sediments should be monitored by a qualified paleontological monitor. the monitor shall be prepared to quickly salvage fossils as they are unearthed to void construction delays. the monitor shall also remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.

2. Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens should be prepared so that they can be identified and permanently preserved.

3. Specimens should be identified, curated, and placed into a repository with permanent retrievable storage.

4. A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the County Archaeologist, would signify completion of the program to mitigate impacts to paleontologic resources.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for paleontology monitoring services. The developer shall submit a copy of a fully executed contract including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. Then necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

30.PLANNING. 36

SP - CULTURAL RES. DISP. AG.

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with an approved curation facility for ultimate disposition of any recovered historic artifacts. The Developer shall relinquish ownership of all cultural resources to the curation facility, including all archaeological artifacts that are of Native American origin."

30.PLANNING. 37

SP - ARCHO MONITORING REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38

SP - TITLE 24 BLD EFF STANDARD

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as a 80 series condition:

"Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate.

Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109."

TRANS DEPARTMENT

30.TRANS. 1

SP - SP358/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

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30.TRANS. 1

SP - SP358/CONDITIONS (cont.)

RECOMMND

Central Avenue (NS) at:
Edison Avenue (EW)

Central Avenue (NS) at:
Eucalyptus Avenue (EW)

Central Avenue (NS) at:
Chino Hills Parkway (EW)

Central Avenue (NS) at:
El Prado Road (EW)

Central Avenue-Soquel Canyon Parkway (NS) at:
SR-71 Northbound Ramps (EW)

Central Avenue-Soquel Canyon Parkway (NS) at:
SR-71 Southbound Ramps (EW)

El Prado Road (NS) at:
Kimball Avenue (EW)

Euclid Avenue (NS) at:
Edison Avenue (EW)

Euclid Avenue (NS) at:
Eucalyptus Avenue (EW)

Euclid Avenue (NS) at:
Merrill Avenue (EW)

Euclid Avenue (NS) at:
Kimball Avenue (EW)

Euclid Avenue (NS) at:
Bickmore Avenue (EW)

Euclid Avenue (NS) at:
Pine Avenue (EW)

SR-71 Northbound Ramps (NS) at:
Euclid Avenue (EW)

SR-71 Southbound Ramps-Shady View Drive (NS) at:
Euclid Avenue (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP358/CONDITIONS (cont.) (cont.) RECOMMND

Sultana Avenue (NS) at:
Kimball Avenue (EW)

Rincon Meadows Avenue (NS) at:
Kimball Avenue (EW)

Mill Creek Avenue (NS) at:
Kimball Avenue (EW)

Grove Avenue (NS) at:
Merrill Avenue (EW)

Main Street (NS) at:
Kimball Avenue (EW)

West Preserve Loop (NS) at:
Pine Avenue (EW)

Flight Avenue (NS) at:
Kimball Avenue (EW)

Meadow Valley Street (NS) at:
Kimball Avenue (EW)

Walker Street-Hellman Avenue (NS) at:
Merrill Avenue (EW)

Hellman Avenue (NS) at:
Project Driveway (EW)

Hellman Avenue (NS) at:
Kimball Avenue-Limonite Avenue (EW)

Hellman Avenue (NS) at:
Prairie Smoke (EW)

Hellman Avenue (NS) at:
Bickmore Avenue (EW)

Hellman Avenue (N/S) at:
Pine Avenue (E/W)

Hellman Avenue (NS) at:
Avonlea Entrance (EW)

Hellman Avenue (NS) at:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP358/CONDITIONS (cont.) (cont.) (cont.)RECOMMND

Outback Way (EW)

Hellman Avenue (NS) at:
Chandler Street (EW)

Hellman Avenue (NS) at:
Chino-Corona Road (EW)

Carpenter Avenue (NS) at:
Merrill Avenue (EW)

Project Driveway (NS) at:
Limonite Avenue (EW)

Archibald Avenue (NS) at:
Edison Avenue (EW)

Archibald Avenue (NS) at:
Eucalyptus Avenue (EW)

Archibald Avenue (NS) at:
Merrill Avenue (EW)

Archibald Avenue (NS) at:
Limonite Avenue (EW)

Archibald Avenue (NS) at:
65th Street (EW)

Archibald Avenue (NS) at:
Schleisman Road (EW)

Harrison Avenue (NS) at:
Limonite Avenue (EW)

Harrison Avenue (NS) at:
Schleisman Road (EW)

Sumner Avenue (NS) at:
Limonite Avenue (EW)

Sumner Avenue (NS) at:
65th Street (EW)

Sumner Avenue (NS) at:
Schleisman Road (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP358/CONDITIONS (cont.) (cont.) (cont.) RECOMMND

Cleveland Avenue (NS) at:
Limonite Avenue (EW)

Hamner Avenue (NS) at:
Limonite Avenue (EW)

I-15 Southbound Ramps (NS) at:
Limonite Avenue (EW)

I-15 Northbound Ramps (NS) at:
Limonite Avenue (EW)

Moons Place (NS) at:
Remington Street (EW)

Carpenter Avenue (NS) at:
Remington Street (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

30.TRANS. 2 SP - SP358/TS REQUIRED RECOMMND

Site-specific traffic studies will be required for all
subsequent development proposals with the boundaries of
Specific Plan No. 358 as approved by the Transportation
Department. These subsequent traffic studies shall
identify specific project impacts and needed roadway
improvements to be constructed in conjunction with each
project.

All intersection spacing for individual tracts or maps
shall conform to the minimum County intersection spacing
standards.

All turn pocket lengths shall conform at least to the
minimum County turn pocket length standards.

If any of the proposed improvements are found to be
infeasible, the applicant will be required to provide

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30.TRANS. 2 SP - SP358/TS REQUIRED (cont.) RECOMMND

alternative feasible improvements to achieve levels of
service satisfactory to the County.

30.TRANS. 3 SP - SP358/TS INSTALLATION RECOMMND

The project proponent shall be responsible for the
construction and installation of traffic signals at the
intersections of:

Phase A

NONE

with fee credit eligibility

NONE

with no credit given for Traffic Signal Mitigation Fees

Phases A and B

NONE

with fee credit eligibility

Hellman Avenue (NS) at:
Kimball Avenue-Limonite Avenue (EW)

Main Street (NS) at:
Kimball Avenue (EW)

Carpenter Avenue (NS) at:
Merrill Avenue (EW)

Archibald Avenue (NS) at:
Eucalyptus Avenue (EW)

Project Driveway (NS) at:
Limonite Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees

or as approved by the Transportation Department

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - SP358/CONSTRUCT LIMONITE RECOMMND

Construct Limonite Avenue as a full-width Urban Arterial (152 ft. right-of-way) through the entire length of the Specific Plan area consistent with the "Limonite Avenue Alignment" exhibit prepared by Albert Webb and Associates dated 09/30/08.

30.TRANS. 5 SP - SP358/CONSTRUCT HELLMAN RECOMMND

Construct Hellman Avenue along the frontage of the Specific Plan area with 38 ft of pavement on the east side of centerline (over 56 ft of right of way) plus 12 ft of pavement on the west.

30.TRANS. 6 SP - SP358/GEOMETRICS PHASE A RECOMMND

Geometrics - Phase A

Prior to the issuance of any building permits in Phase A, the following intersection improvements shall be provided:

The intersection of Hellman Avenue (NS) and Kimball Avenue-Limonite Avenue (EW) shall provide the following geometrics:

Northbound:One left turn lane, one through lane
Southbound:One left turn lane, one shared through/right turn lane
Eastbound:One left turn lane, one through lane
Westbound:One left turn, one through lane, one right turn lane

The intersection of Hellman Avenue (NS) and Project Driveway (EW) shall provide the following geometrics:

Northbound:One through lane and one shared through/right turn lane
Southbound:One shared left turn/through lane
Eastbound:NA
Westbound:One shared left turn/right turn lane - stop control

The intersection of Project Driveway (NS) and Limonite Avenue (EW) shall provide the following geometrics:

Northbound:One left turn lane, one shared through/right

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30.TRANS. 6 SP - SP358/GEOMETRICS PHASE A (cont.) RECOMMND

turn lane - stop control
Southbound:One left turn lane, one shared through/right
turn lane - stop control
Eastbound:One left turn lane, one shared through/right turn
lane - stop control
Westbound:One left turn lane, one shared through/right turn
lane - stop control

30.TRANS. 7 SP - SP358/GEOMTRCS PHASE A&B RECOMMND

Geometrics - Phases A and B

Prior to the issuance of any building permits in Phase B,
the following intersection improvements shall be provided:

The intersection of Hellman Avenue (NS) and Kimball
Avenue-Limonite Avenue (EW) shall provide the following
geometrics:

Northbound:One left turn lane, one through lane
Southbound:One left turn lane, one shared through/right
turn lane
Eastbound:One left turn lane, one through lane
Westbound:One left turn, one through lane, one right turn
lane

The intersection of Hellman Avenue (NS) and Project
Driveway (EW) shall provide the following geometrics:

Northbound:One through lane and one shared through/right
turn lane
Southbound:One shared left turn/through lane
Eastbound:NA
Westbound:One shared left turn/right turn lane - stop
control

The intersection of Project Driveway (NS) and Limonite
Avenue (EW) shall provide the following geometrics:

Northbound:One left turn lane, one shared through/right
turn lane
Southbound:One left turn lane, one shared through/right
turn lane
Eastbound:One left turn lane, one shared through/right turn
lane
Westbound:One left turn lane, one shared through/right turn

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30.TRANS. 7

SP - SP358/GEOMTRCS PHASE A&B (cont.)

RECOMMND

lane

The intersection of Main Street (NS) and Kimball Avenue (EW) shall provide the following geometrics:

Northbound:One left turn lane, one right turn lane

Southbound:NA

Eastbound:One through lane, one right turn lane

Westbound:One left turn lane, one through lane

The intersection of Carpenter Avenue (NS) and Merrill Avenue (EW) shall provide the following geometrics:

Northbound:One left turn lane, one shared through/right turn lane

Southbound: One shared left turn/through/right turn lane

Eastbound:One left turn lane, one shared through/right turn lane

Westbound:One left turn lane, one shared through/right turn lane

The intersection of Archibald Avenue (NS) and Eucalyptus Avenue (EW) shall provide the following geometrics:

Northbound:One shared through/right turn lane

Southbound:One left turn lane, one through lane

Eastbound:NA

Westbound:One shared left turn/right turn lane

The intersection of Harrison Avenue (NS) and Schleisman Road (EW) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one right turn lane - stop control

Southbound:One left turn lane, one shared through/right turn lane - stop control

Eastbound:One shared left turn/through lane, one right turn lane - stop control

Westbound:One left turn lane, one shared through/right turn lane - stop control

The intersection of Sumner Avenue (NS) and 65th Street (EW) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one right

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30.TRANS. 7 SP - SP358/GEOMTRCS PHASE A&B (cont.) (cont.)RECOMMND

turn lane - stop control
Southbound:One left turn lane, one shared through/right
turn lane - stop control
Eastbound:One shared left turn/through lane, one right turn
lane - stop control
Westbound:One shared left turn/through lane, one free-flow
right turn lane - stop control

The intersection of Sumner Avenue (NS) and Schleisman Road
(EW) shall provide the following geometrics:

Northbound:One left turn lane, one through lane - stop
control
Southbound:One shared through/right turn lane - stop
control
Eastbound:One left turn lane, one right turn lane - stop
control
Westbound:NA

or as approved by the Transportation Department.

All improvements listed are requirements for interim
conditions only. Full right-of-way and roadway half
sections adjacent to the property for the ultimate roadway
cross-section per the County's Road Improvement Standards
and Specifications must be provided.

Any off-site widening required to provide these geometrics
shall be the responsibility of the landowner/developer.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: February 23, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe

SPECIFIC PLAN NO. 358/ GENERAL PLAN AMENDMENT NO. 827/ CHANGE OF ZONE NO. 7345 – EA40876 – Applicant: Master Development Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 Floor Area Ratio) – Location: Easterly of Hellman Avenue, westerly of Cucamonga Creek, and southeasterly of the Riverside/San Bernardino County Line. – 117 Gross Acres – Zoning: Heavy Agriculture, 10 Acre Minimum (A-2-10) – **REQUEST:** The proposed The Ranch at Eastvale Specific Plan includes approximately 35.0 acres of light industrial uses, 32.2 acres of business park uses, 14.1 acres of retail/commercial uses, and 8.1 acres of self-storage uses. The Specific Plan also includes approximately 8.0 acres of non-structural uses within a Southern California Edison easement and 19.5 acres of roads. The General Plan Amendment proposes the boundaries of the Specific Plan in the General Plan. The Change of Zone proposes the Specific Plan Zoning for the site. The project is located within the Chino Airport Influence Area in compatibility zones B1, C, and D, and is within a Secondary Circulation Element Road (100' ROW) which will run through the project site. - APN: 144-010-008, 009, 013, 004, and 005 - Concurrent cases: the EIR will be processed with concurrent cases at a later time - Related Cases: AG00971, CFG04294

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 15, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at **(951) 955-3158** or email at chinojosa@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 20, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pinchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe

ENVIRONMENTAL IMPACT REPORT NO. 498 SCREENCHECK NO. 1 – EA40876 – Applicant: Master Development Corporation – **Engineer/Representative:** Albert A. Webb Associates – **Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan:** Community Development: Light Industrial (LI) (0.25-0.60 Floor Area Ratio) – **Location:** Easterly of Hellman Avenue, westerly of Cucamonga Creek, and southeasterly of the Riverside/San Bernardino County Line. – **117 Gross Acres – Zoning:** Heavy Agriculture, 10 Acre Minimum (A-2-10) – **REQUEST:** The proposed Environmental Impact Report will address pertinent environmental issues of the proposed The Ranch at Eastvale Specific Plan which includes approximately 35.0 acres of light industrial uses, 32.2 acres of business park uses, 14.1 acres of retail/commercial uses, and 8.1 acres of self-storage uses. The Specific Plan also includes approximately 8.0 acres of non-structural uses within a Southern California Edison easement and 19.5 acres of roads. The General Plan Amendment proposes the boundaries of the Specific Plan in the General Plan. The Change of Zone proposes the Specific Plan Zoning for the site. The project is located within the Chino Airport Influence Area in compatibility zones B1, C, and D, and is within a Secondary Circulation Element Road (100' ROW) which will run through the project site. - APN: 144-010-008, 009, 013, 004, and 005 - Concurrent cases: SP00358

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on May 10, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at **(951) 955-0972** or email at chinojos@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

DENNIS R. YATES
Mayor

EARL C. ELROD
Mayor Pro Tem



GLENN DUNCAN
TOM HAUGHEY
EUNICE M. ULLOA
Council Members

PATRICK J. GLOVER
City Manager

CITY of CHINO

May 18, 2009

Christian Hinojosa
Project Planner
Riverside County Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Hinojosa:

Subject: DEIR Report No. 498, Ranch at Eastvale, Specific Plan No. 358, SCH#2006091105

This letter is to summarize the agreement reached between the City of Chino, County of Riverside, and Master Development Corporation following the Planning Commission meeting on April 14, 2009 in Riverside for "The Ranch at Eastvale" project.

The City of Chino will work with Riverside County and Master Development Corporation to develop a cost associated with the fair share percentages for mitigation improvements within the City of Chino (fair share percentages provided in an email response dated April 13, 2009 from Riverside County Planner, Mr. Christian Hinojosa, titled "Response to the City of Chino Comment letter dated April 14, 2009, attached.)

Prior to issuance of any permit within the City of Chino for the project, fair share fees will be collected from the developer and applied toward the City's Development Impact Fee program for each of the intersections identified. In addition, the County of Riverside shall condition the project such that the County of Riverside shall not release any building permit for the project without written verification that these fees have been paid to the City of Chino. These two items will satisfy the City of Chino's concerns for mitigation of off-site improvements within the City of Chino.

We appreciate the opportunity to participate in the E.I.R. process. Should you have additional questions, please call me at (909) 464-8314.

Sincerely,

Joe Indrawan
Civil Engineering Manager

cc: Chuck Coe, Director of Community Development
Nick Liguori, Principal Planner



**Response to the
City of Chino
Comment letter dated: April 13, 2009**

The City of Chino provided an additional comment regarding Draft EIR No. 498 for The Ranch at Eastvale Specific Plan (Specific Plan No. 358, Change of Zone No. 7345, and General Plan Amendment No. 827) in its letter dated April 13, 2009. The following discussion provides a response to that comment.

City of Chino Comment

The City of Chino received a letter dated March 27, 2009 in response to City comments on the Ranch at Eastvale draft E.I.R.

After reviewing the response to comments, the City of Chino would like further clarification on items referenced in our original comment letter, cited as City Comments 11 and 12 in the Riverside County Response to Comments letter.

For each of the project scenarios, Existing Plus Project (Phase A) Conditions, Cumulative Plus Project (Phase A) Conditions, Existing Plus Project (Phase A + B) Conditions, Cumulative Plus Project (Phase A + B) Conditions, and Buildout Plus Project Conditions, mitigation measures are listed to maintain an acceptable level of service. Tables 1-1 through 1-5 which identify the required mitigation measures are attached.

Provide a fair share contribution of project traffic impacting each intersection within the City of Chino (percentage is acceptable) and state how these impacts will be satisfied.

We appreciate the opportunity to participate in the E.I.R. process. Should you have additional questions, please call me at (909) 464-8393.

Response to City of Chino Comment

The following table (**Table 2.0-A**) lists those intersections within the City of Chino that will be impacted by project-related traffic at buildout plus project conditions. The table provides the percentage of total AM Peak Hour and PM Peak Hour traffic at those intersection that is related to the proposed project.

As stated in the City of Chino's The Preserve Master Plan EIR, "no mechanisms or interagency agreements exist to address full funding and construction of offsite intersection improvements needed by cumulative projects and regional growth" (The Preserve Master Plan EIR, page 5-7-54). The City of Chino's also determined that The Preserve (which is located immediately north, west and southwest of the proposed project) "will provide for the full cost or in-lieu construction of road improvements within the boundaries of the plan area, including the proportionate share of costs associated with impacts of other regional traffic" (The Preserve Master Plan EIR, page 5-7-54).

Similarly, the County of Riverside acknowledges that there are no current mechanisms or interagency agreements to address full funding and construction of offsite intersection improvements needed to address the proposed project's contributions to traffic affecting intersections within the City of Chino. However, through implementation of mitigation measures MM Trans 6 through MM Trans 25, the project development will provide for the full cost or in-lieu construction of road improvements within the boundaries of the plan area, as well as the intersection of Main Street and Kimball Avenue within the City of Chino, in order to address Phase A, Cumulative Plus Phase A, Phase A+B, Cumulative Plus Phase A+B and Buildout conditions. The proposed project will also pay its proportionate share of costs associated with impacts of other regional traffic through implementation of mitigation measures MM Trans 26 and MM Trans 27.

Table 2.0-A
Project Volume Percentages – City of Chino Intersections

Intersection		Percent of Project Only in Buildout Year (AM)	Percent of Project Only in Buildout Year (PM)
1	Central Avenue Edison Avenue	0.0%	0.0%
2	Central Avenue Eucalyptus Avenue	1.6%	1.3%
3	Central Avenue Chino Hills Parkway	4.3%	3.9%
4	Central Avenue El Prado Road	5.8%	5.4%
5	Central Avenue SR-71 Northbound Ramps	1.1%	0.9%
6	Central Avenue SR-71 Southbound Ramps	1.0%	0.3%
7	El Prado Road Kimball Avenue	9.8%	9.8%
8	Euclid Avenue Edison Avenue	1.0%	0.9%
9	Euclid Avenue Eucalyptus Avenue	0.9%	0.8%
10	Euclid Avenue Merrill Avenue	0.8%	0.7%
11	Euclid Avenue Kimball Avenue	5.5%	4.4%
12	Euclid Avenue Bickmore Avenue	0.0%	0.0%
13	Euclid Avenue Pine Avenue	5.4%	5.3%
14	SR-71 Northbound Ramps Euclid Avenue	6.5%	5.9%
15	SR-71 Southbound Ramps Euclid Avenue	5.8%	7.1%
19	Grove Avenue Merrill Avenue	2.3%	2.4%
20	Main Street Kimball Avenue	13.3%	12.0%
21	West Preserve Loop Pine Avenue	9.6%	9.7%
26	Hellman Avenue Kimball Ave-Limonite Ave	33.7%	28.3%
29	Hellman Avenue Pine Avenue	16.1%	11.5%
32	Hellman Avenue Chandler Street	10.8%	10.9%

DENNIS R. YATES
Mayor

EARL C. ELROD
Mayor Pro Tem



GLENN DUNCAN
TOM HAUGHEY
EUNICE M. ULLOA
Council Members

PATRICK J. GLOVER
City Manager

CITY of CHINO

April 13, 2009

Planning Commissioners
c/o Chantell Griffin, Secretary
County of Riverside Administration Center
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Dear Commissioners:

Subject: DEIR Report No. 498, Ranch at Eastvale, Specific Plan No. 358, SCH#2006091105
Response to City Comment letter

The City of Chino received a letter dated March 27, 2009 in response to City comments on the Ranch at Eastvale draft E.I.R.

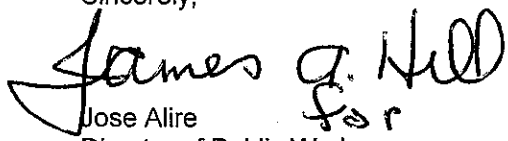
After reviewing the response to comments, the City of Chino would like further clarification on items referenced in our original comment letter, cited as City Comments 11 and 12 in the Riverside County Response to Comments letter.

For each of the project scenarios, Existing Plus Project (Phase A) Conditions, Cumulative Plus Project (Phase A) Conditions, Existing Plus Project (Phase A + B) Conditions, Cumulative Plus Project (Phase A + B) Conditions, and Buildout Plus Project Conditions, mitigation measures are listed to maintain an acceptable level of service. Tables 1-1 through 1-5 which identify the required mitigation measures are attached.

Provide a fair share contribution of project traffic impacting each intersection within the City of Chino (percentage is acceptable) and state how these impacts will be satisfied.

We appreciate the opportunity to participate in the E.I.R. process. Should you have additional questions, please call me at (909) 464-8393.

Sincerely,


Jose Alire
Director of Public Works

4/13/09

Attachments

cc: Chuck Coe ✓
Christian Hinojosa ✓



Levels of Service – Existing Plus Project (Phase A) Conditions

For existing plus project (phase A) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Central Avenue / Edison Avenue
- Central Avenue-Soquel Canyon Parkway / SR-71 SB Ramps
- Euclid Avenue / Eucalyptus Avenue
- Euclid Avenue / Bickmore Avenue
- Euclid Avenue / Pine Avenue
- Hellman Avenue / Kimball Avenue-Limonite Avenue
- Hellman Avenue / Pine Avenue
- Project Driveway / Limonite Avenue
- Archibald Avenue / Merrill Avenue
- Archibald Avenue / 65th Street

With the improvements proposed in Table 1-1, the levels of service at the impacted study area intersections could be brought to the level of insignificance.

Table 1-1 – Summary of Improvements for
Existing Plus Project (Phase A) Conditions

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
1. Central Avenue / Edison Avenue	Existing	1	2	1	1	2	1	1	2	S	1	2	1	Signal
	Mitigated	1	2	1ol	1	2	1	1	2	S	1	2	1	Signal
2. Central Avenue / Eucalyptus Avenue	Existing	1	2	S	1	2	1	2	NA	1	S	1	S	Signal
	Mitigated	1	2	S	1	2	1	2	NA	1	S	1	S	Signal
3. Central Avenue / Chino Hills Parkway	Existing	1	2	1	1	2	1	1	LT	1	1	1	1	Signal
	Mitigated	1	2	1	1	2	1	1	LT	1	1	1	1	Signal
4. Central Avenue / El Prado Road	Existing	1	2	1	1	3	S	1	1	S	1	LT	1ol	Signal
	Mitigated	1	2	1	1	3	S	1	1	S	1	LT	1ol	Signal
5. Central Ave-Soquel Canyon Pkwy / SR-71 NB Ramps	Existing	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	NA	Signal
	Mitigated	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	NA	Signal
6. Central Ave-Soquel Canyon Pkwy / SR-71 SB Ramps	Existing	NA	3	1f	NA	3	2f	1	LR	NA	NA	NA	NA	Signal
	Mitigated	NA	3	1f	NA	3	2f	1	LR	1	NA	NA	NA	Signal
7. El Prado Road / Kimball Avenue	Existing	1	1	1	1	1	1	1	1	S	S	1	1ol	Signal
	Mitigated	1	1	1	1	1	1	1	1	S	S	1	1ol	Signal
8. Euclid Avenue / Edison Avenue	Existing	1	2	1	1	2	1	1	1	1	S	1	S	Signal
	Mitigated	1	2	1	1	2	1	1	1	1	S	1	S	Signal
9. Euclid Avenue / Eucalyptus Avenue	Existing	1	2	1	1	2	1	S	1	S	S	1	S	TWSC
	Mitigated	1	2	1	1	2	1	S	1	S	S	1	S	Signal
10. Euclid Avenue / Merrill Avenue	Existing	1	2	1	1	2	NA	NA	NA	NA	NA	LR	NA	Signal
	Mitigated	1	2	1	1	2	NA	NA	NA	NA	NA	LR	NA	Signal
11. Euclid Avenue / Kimball Avenue	Existing	1	2	S	1	2	S	1	1	1	S	1	S	Signal
	Mitigated	1	2	S	1	2	S	1	1	1	S	1	S	Signal
12. Euclid Avenue / Bickmore Avenue	Existing	1	1	S	1	1	S	S	1	S	1	1	S	TWSC
	Mitigated	1	1	S	1	1	S	S	1	S	1	1	S	Signal
13. Euclid Avenue / Pine Avenue	Existing	1	2	S	1	2	S	S	1	1f	S	1	S	Signal
	Mitigated	1	2	S	1	2	S	S	1	1f	2	1	S	Signal
14. SR-71 NB Ramps / Euclid Avenue	Existing	2	NA	1f	NA	NA	NA	NA	2	1f	1	2	NA	Signal
	Mitigated	2	NA	1f	NA	NA	NA	NA	2	1f	1	2	NA	Signal

TWSC = Two Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

LT = Lane shared by left and through movements

f = Free right turn movement

ol = Right turn movement with overlap phasing

**Table 1-1 (Continued) – Summary of Improvements for
Existing Plus Project (Phase A) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
15. SR-71 SB Ramps-Shady View Drive / Euclid Avenue	Existing	1	NA	1	1	LT	1	NA	2	S	1	2	NA	Signal
	Mitigated	1	NA	1	1	LT	1	NA	2	S	1	2	NA	Signal
19. Grove Avenue / Merrill Avenue	Existing	NA	NA	NA	NA	LR	NA	S	1	NA	NA	1	S	AWSC
	Mitigated	NA	NA	NA	NA	LR	NA	S	1	NA	NA	1	S	AWSC
20. Main Street / Kimball Avenue	Existing	1	NA	1	NA	NA	NA	NA	1	1	S	1	NA	AWSC
	Mitigated	1	NA	1	NA	NA	NA	NA	1	1	S	1	NA	AWSC
21. West Preserve Loop / Pine Avenue	Existing	NA	NA	NA	1	NA	1	1	1	NA	NA	1	1	Signal
	Mitigated	NA	NA	NA	1	NA	1	1	1	NA	NA	1	1	Signal
25. Hellman Avenue / Project Driveway	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
26. Hellman Avenue / Kimball Avenue-Limonite Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	S	1	S	S	1	S	S	1	S	S	1	S	Signal
29. Hellman Avenue / Pine Avenue	Existing	S	1	S	S	1	S	S	1	S	S	1	S	TWSC
	Mitigated	S	1	S	S	1	S	S	1	S	S	1	S	Signal
32. Hellman Avenue / Chandler Street	Existing	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
33. Hellman Avenue / Chino-Corona Road	Existing	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	OWSC
	Mitigated	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	OWSC
34. Carpenter Avenue / Merrill Avenue	Existing	S	1	S	S	1	S	S	1	S	S	1	S	TWSC
	Mitigated	S	1	S	S	1	S	S	1	S	S	1	S	TWSC
35. Project Driveway / Limonite Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	1	1	S	1	1	S	1	1	S	1	1	S	AWSC
36. Archibald Avenue / Edison Avenue	Existing	1	2	S	1	1	S	1	2	S	1	2	S	Signal
	Mitigated	1	2	S	1	1	S	1	2	S	1	2	S	Signal
37. Archibald Avenue / Eucalyptus Avenue	Existing	NA	1	S	1	1	NA	NA	NA	NA	NA	LR	NA	OWSC
	Mitigated	NA	1	S	1	1	NA	NA	NA	NA	NA	LR	NA	OWSC
38. Archibald Avenue / Merrill Avenue	Existing	1	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC
	Mitigated	1	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	Signal

OWSC = One Way Stop Controlled

TWSC = Two Way Stop Controlled

AWSC = All Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

LT = Lane shared by left and through movements

**Table 1-1 (Continued) – Summary of Improvements for
Existing Plus Project (Phase A) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
39. Archibald Avenue / Limonite Avenue	Planned	NA	1	1	1	1	NA	NA	NA	NA	1	NA	1	Signal
	Mitigated	NA	1	1	1	1	NA	NA	NA	NA	1	NA	1	Signal
40. Archibald Avenue / 65th Street	Existing	S	1	S	1	2	S	S	1	S	1	1	S	TWSC
	Mitigated	1	1	S	1	2	S	S	1	S	1	1	S	Signal
41. Archibald Avenue / Schleisman Road	Planned	2	2	1	2	2	1	1	2	1	1	3	1	Signal
	Mitigated	2	2	1	2	2	1	1	2	1	1	3	1	Signal
42. Harrison Avenue / Limonite Avenue	Existing	1	1	1	1	1	S	1	3	S	1	2	1	Signal
	Mitigated	1	1	1	1	1	S	1	3	S	1	2	1	Signal
43. Harrison Avenue / Schleisman Road	Existing	1	1	1	S	1	S	S	1	S	S	1	1	AWSC
	Mitigated	1	1	1	S	1	S	S	1	S	S	1	1	AWSC
44. Sumner Avenue / Limonite Avenue	Existing	1	2	S	1	2	S	2	3	S	2	2	1	Signal
	Mitigated	1	2	S	1	2	S	2	3	S	2	2	1	Signal
45. Sumner Avenue / 65th Street	Existing	1	1	S	1	1	S	S	1	1	S	1	1f	AWSC
	Mitigated	1	1	S	1	1	S	S	1	1	S	1	1f	AWSC
46. Sumner Avenue / Schleisman Road	Existing	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	AWSC
	Mitigated	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	AWSC
47. Cleveland Avenue / Limonite Avenue	Existing	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
	Mitigated	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
48. Hamner Avenue / Limonite Avenue	Existing	2	2	1	2	2	1	2	3	1	2	2	1	Signal
	Mitigated	2	2	1	2	2	1	2	3	1	2	2	1	Signal
49. I-15 SB Ramps / Limonite Avenue	Existing	NA	NA	NA	1	A	1	NA	2	1	2	2	NA	Signal
	Mitigated	NA	NA	NA	1	A	1	NA	2	1	2	2	NA	Signal
50. I-15 NB Ramps / Limonite Avenue	Existing	1	A	1	NA	NA	NA	2	2	NA	NA	2	1	Signal
	Mitigated	1	A	1	NA	NA	NA	2	2	NA	NA	2	1	Signal
51. Moons Place / Remington Street	Existing	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
	Mitigated	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
52. Carpenter Avenue / Remington Street	Existing	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC
	Mitigated	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC

OWSC = One Way Stop Controlled
 TWSC = Two Way Stop Controlled
 AWSC = All Way Stop Controlled
 NA = Not Applicable
 S = Lane is shared with through movement
 LR = Lane shared by left and right turn movements
 A = Lane shared by left, through, and right turn movements
 f = Free right turn movement

Levels of Service – Cumulative Plus Project (Phase A) Conditions

For cumulative plus project (phase A) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Central Avenue / Edison Avenue
- Central Avenue-Soquel Canyon Parkway / SR-71 SB Ramps
- Euclid Avenue / Edison Avenue
- Euclid Avenue / Eucalyptus Avenue
- Euclide Avenue / Kimball Avenue
- Euclid Avenue / Bickmore Avenue
- Euclid Avenue / Pine Avenue
- Rincon Meadows Avenue / Kimball Avenue
- Mill Creek Avenue / Kimball Avenue
- Main Street / Kimball Avenue
- Walker Street-Hellman Avenue / Merrill Avenue
- Hellman Avenue / Kimball Avenue-Limonite Avenue
- Hellman Avenue / Pine Avenue
- Hellman Avenue / Chandler Street
- Project Driveway / Limonite Avenue
- Archibald Avenue / Edison Avenue
- Archibald Avenue / Eucalyptus Avenue
- Archibald Avenue / Merrill Avenue
- Archibald Avenue / Limonite Avenue
- Archibald Avenue / 65th Street
- Harrison Avenue / Schleisman Road
- Sumner Avenue / Schleisman Road
- Cleveland Avenue / Limonite Avenue
- Hamner Avenue / Limonite Avenue
- I-15 NB Ramps / Limonite Avenue

With the improvements proposed in Table 1-2, the levels of service at the impacted study area intersections could be brought to the level of insignificance.

**Table 1-2 – Summary of Improvements for
Cumulative Plus Project (Phase A) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
1. Central Avenue / Edison Avenue	Existing	1	2	1	1	2	1	1	2	S	1	2	1	Signal
	Mitigated	1	2	1f	1	2	1	1	3	S	2	2	1	Signal
2. Central Avenue / Eucalyptus Avenue	Existing	1	2	S	1	2	1	2	NA	1	S	1	S	Signal
	Mitigated	1	2	S	1	2	1	2	NA	1	S	1	S	Signal
3. Central Avenue / Chino Hills Parkway	Existing	1	2	1	1	2	1	1	LT	1	1	1	1	Signal
	Mitigated	1	2	1	1	2	1	1	LT	1	1	1	1	Signal
4. Central Avenue / El Prado Road	Existing	1	2	1	1	3	S	1	1	S	1	LT	1ol	Signal
	Mitigated	1	2	1	1	3	S	1	1	S	1	LT	1ol	Signal
5. Central Ave-Soquel Canyon Pkwy / SR-71 NB Ramps	Existing	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	NA	Signal
	Mitigated	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	NA	Signal
6. Central Ave-Soquel Canyon Pkwy / SR-71 SB Ramps	Existing	NA	3	1f	NA	3	2f	1	LR	NA	NA	NA	NA	Signal
	Mitigated	NA	3	1f	NA	3	2f	1	LR	1	NA	NA	NA	Signal
7. El Prado Road / Kimball Avenue	Existing	1	1	1	1	1	1	1	1	S	S	1	1ol	Signal
	Mitigated	1	1	1	1	1	1	1	1	S	S	1	1ol	Signal
8. Euclid Avenue / Edison Avenue	Existing	1	2	1	1	2	1	1	1	1	S	1	S	Signal
	Mitigated	1	2	1	1	2	1	2	1	1	1	2	S	Signal
9. Euclid Avenue / Eucalyptus Avenue	Existing	1	2	1	1	2	1	S	1	S	S	1	S	TWSC
	Mitigated	1	2	1	1	2	1	S	1	S	S	1	S	Signal
10. Euclid Avenue / Merrill Avenue	Existing	1	2	1	1	2	NA	NA	NA	NA	NA	LR	NA	Signal
	Mitigated	1	2	1	1	2	NA	NA	NA	NA	NA	LR	NA	Signal
11. Euclid Avenue / Kimball Avenue	Existing	1	2	S	1	2	S	1	1	1	S	1	S	Signal
	Mitigated	1	2	S	1	2	S	1	1	1	1	1	S	Signal
12. Euclid Avenue / Bickmore Avenue	Existing	1	1	S	1	1	S	S	1	S	1	1	S	TWSC
	Mitigated	1	2	S	1	2	S	S	1	S	1	1	S	Signal
13. Euclid Avenue / Pine Avenue	Existing	1	2	S	1	2	S	S	1	1f	S	1	S	Signal
	Mitigated	1	2	1f	1	2	S	S	1	1f	2	1	S	Signal
14. SR-71 NB Ramps / Euclid Avenue	Existing	2	NA	1f	NA	NA	NA	NA	2	1f	1	2	NA	Signal
	Mitigated	2	NA	1f	NA	NA	NA	NA	2	1f	1	2	NA	Signal

TWSC = Two Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

LT = Lane shared by left and through movements

f = Free right turn movement

ol = Right turn movement with overlap phasing

**Table 1-2 (Continued) – Summary of Improvements for
Cumulative Plus Project (Phase A) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
15. SR-71 SB Ramps-Shady View Drive / Euclid Avenue	Existing	1	NA	1	1	LT	1	NA	2	S	1	2	NA	Signal
	Mitigated	1	NA	1	1	LT	1	NA	2	S	1	2	NA	Signal
16. Sultana Avenue / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	NA	NA
	Mitigated	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
17. Rincon Meadows Avenue / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	NA	NA
	Mitigated	1	NA	1	NA	NA	NA	NA	1	S	1	1	NA	Signal
18. Mill Creek Avenue / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	NA	NA
	Mitigated	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	OWSC
19. Grove Avenue / Merrill Avenue	Existing	NA	NA	NA	NA	LR	NA	S	1	NA	NA	1	S	AWSC
	Mitigated	NA	NA	NA	NA	LR	NA	S	1	NA	NA	1	S	AWSC
20. Main Street / Kimball Avenue	Existing	1	NA	1	NA	NA	NA	NA	1	1	S	1	NA	AWSC
	Mitigated	1	NA	1	NA	NA	NA	NA	1	1	S	1	NA	Signal
21. West Preserve Loop / Pine Avenue	Existing	NA	NA	NA	1	NA	1	1	1	NA	NA	1	1	Signal
	Mitigated	NA	NA	NA	1	NA	1	1	1	NA	NA	1	1	Signal
22. Flight Avenue / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	NA	NA
	Mitigated	1	NA	1	NA	NA	NA	NA	1	S	S	1	NA	OWSC
23. Meadow Valley Street / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
24. Walker Street-Hellman Avenue / Merrill Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	S	1	S	S	1	S	S	1	S	S	1	S	Signal
25. Hellman Avenue / Project Driveway	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
26. Hellman Avenue / Kimball Avenue-Limonite Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	S	1	S	S	1	S	S	1	S	S	1	S	Signal
27. Hellman Avenue / Prairie Smoke	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	S	1	S	S	1	S	S	1	S	S	1	S	TWSC
28. Hellman Avenue / Bickmore Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC

OWSC = One Way Stop Controlled

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AWSC = All Way Stop Controlled

NA = Not Applicable

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LR = Lane shared by left and right turn movements

LT = Lane shared by left and through movements

**Table 1-2 (Continued) – Summary of Improvements for
Cumulative Plus Project (Phase A) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
29. Hellman Avenue / Pine Avenue	Existing	S	1	S	S	1	S	S	1	S	S	1	S	TWSC
	Mitigated	S	1	S	1	1	S	1	1	1	1	2	S	Signal
30. Hellman Avenue / Avonlea Entrance	Existing	NA	1	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
31. Hellman Avenue / Outback Way	Existing	NA	1	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
32. Hellman Avenue / Chandler Street	Existing	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
	Mitigated	S	1	S	S	1	S	S	1	S	S	1	S	AWSC
35. Project Driveway / Limonite Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	1	1	S	1	1	S	1	1	S	1	1	S	AWSC
36. Archibald Avenue / Edison Avenue	Existing	1	2	S	1	1	S	1	2	S	1	2	S	Signal
	Mitigated	1	2	S	1	2	S	1	2	S	1	2	S	Signal
37. Archibald Avenue / Eucalyptus Avenue	Existing	NA	1	S	1	1	NA	NA	NA	NA	NA	LR	NA	OWSC
	Mitigated	1	1	S	1	1	S	S	1	S	S	1	S	Signal
38. Archibald Avenue / Merrill Avenue	Existing	1	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC
	Mitigated	1	1	S	1	2	S	S	1	1ol	S	1	S	Signal
39. Archibald Avenue / Limonite Avenue	Planned	NA	1	1	1	1	NA	NA	NA	NA	1	NA	1	Signal
	Mitigated	NA	2	1ol	1	2	NA	NA	NA	NA	1	NA	1ol	Signal
40. Archibald Avenue / 65th Street	Existing	S	1	S	1	2	S	S	1	S	1	1	S	TWSC
	Mitigated	1	2	S	1	2	S	S	1	S	1	1	S	Signal
41. Archibald Avenue / Schleisman Road	Planned	2	2	1	2	2	1	1	2	1	1	3	1	Signal
	Mitigated	2	2	1	2	2	1	1	2	1	1	3	1	Signal
42. Harrison Avenue / Limonite Avenue	Existing	1	1	1	1	1	S	1	3	S	1	2	1	Signal
	Mitigated	1	1	1	1	1	S	1	3	S	1	2	1	Signal
43. Harrison Avenue / Schleisman Road	Existing	1	1	1	S	1	S	S	1	S	S	1	1	AWSC
	Mitigated	1	1	1	S	1	S	S	1	S	1	1	S	Signal

OWSC = One Way Stop Controlled
 TWSC = Two Way Stop Controlled
 AWSC = All Way Stop Controlled
 NA = Not Applicable
 S = Lane is shared with through movement
 LR = Lane shared by left and right turn movements
 ol = Right turn movement with overlap phasing

Table 1-2 (Continued) – Summary of Improvements for
Cumulative Plus Project (Phase A) Conditions

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
44. Sumner Avenue / Limonite Avenue	Existing	1	2	S	1	2	S	2	3	S	2	2	1	Signal
	Mitigated	1	2	S	1	2	S	2	3	S	2	2	1	Signal
45. Sumner Avenue / 65th Street	Existing	1	1	S	1	1	S	S	1	1	S	1	1f	AWSC
	Mitigated	1	1	S	1	1	S	S	1	1	S	1	1f	AWSC
46. Sumner Avenue / Schleisman Road	Existing	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	AWSC
	Mitigated	1	1	S	S	1	1	1	1	1	S	1	S	AWSC
47. Cleveland Avenue / Limonite Avenue	Existing	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
	Mitigated	S	1	1	S	1	S	1	1	S	1	2	S	Signal
48. Hamner Avenue / Limonite Avenue	Existing	2	2	1	2	2	1	2	3	1	2	2	1	Signal
	Mitigated	2	2	1	2	2	1	2	3	1	2	3	1	Signal
49. I-15 SB Ramps / Limonite Avenue	Existing	NA	NA	NA	1	A	1	NA	2	1	2	2	NA	Signal
	Mitigated	NA	NA	NA	1	A	1	NA	2	1	2	2	NA	Signal
50. I-15 NB Ramps / Limonite Avenue	Existing	1	A	1	NA	NA	NA	2	2	NA	NA	2	1	Signal
	Mitigated	1	A	1	NA	NA	NA	2	2	NA	NA	3	1	Signal
51. Moons Place / Remington Street	Existing	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
	Mitigated	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
52. Carpenter Avenue / Remington Street	Existing	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC
	Mitigated	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC

OWSC = One Way Stop Controlled

AWSC = All Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

A = Lane shared by left, through, and right turn movements

f = Free right turn movement

Levels of Service – Existing Plus Project (Phase A+B) Conditions

For existing plus project (phase A+B) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Central Avenue / Edison Avenue
- Central Avenue-Soquel Canyon Parkway / SR-71 SB Ramps
- Euclid Avenue / Eucalyptus Avenue
- Euclid Avenue / Kimball Avenue
- Euclid Avenue / Bickmore Avenue
- Euclid Avenue / Pine Avenue
- SR-71 SB Ramps-Shady View Drive / Euclid Avenue
- Main Street / Kimball Avenue
- Hellman Avenue / Kimball Avenue-Limonite Avenue
- Hellman Avenue / Pine Avenue
- Carpenter Avenue / Merrill Avenue
- Project Driveway / Limonite Avenue
- Archibald Avenue / Eucalyptus Avenue
- Archibald Avenue / Merrill Avenue
- Archibald Avenue / 65th Street
- Harrison Avenue / Schleisman Road
- Sumner Avenue / 65th Street
- Sumner Avenue / Schleisman Road

With the improvements proposed in Table 1-3, the levels of service at the impacted study area intersections could be brought to the level of insignificance.

Table 1-3 – Summary of Improvements for
Existing Plus Project (Phase A+B) Conditions

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
1. Central Avenue / Edison Avenue	Existing	1	2	1	1	2	1	1	2	S	1	2	1	Signal
	Mitigated	1	2	1ol	1	2	1	1	2	S	1	2	1	Signal
2. Central Avenue / Eucalyptus Avenue	Existing	1	2	S	1	2	1	2	NA	1	S	1	S	Signal
	Mitigated	1	2	S	1	2	1	2	NA	1	S	1	S	Signal
3. Central Avenue / Chino Hills Parkway	Existing	1	2	1	1	2	1	1	LT	1	1	1	1	Signal
	Mitigated	1	2	1	1	2	1	1	LT	1	1	1	1	Signal
4. Central Avenue / El Prado Road	Existing	1	2	1	1	3	S	1	1	S	1	LT	1ol	Signal
	Mitigated	1	2	1	1	3	S	1	1	S	1	LT	1ol	Signal
5. Central Ave-Soquel Canyon Pkwy / SR-71 NB Ramps	Existing	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	NA	Signal
	Mitigated	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	NA	Signal
6. Central Ave-Soquel Canyon Pkwy / SR-71 SB Ramps	Existing	NA	3	1f	NA	3	2f	1	LR	NA	NA	NA	NA	Signal
	Mitigated	NA	3	1f	NA	3	2f	1	LR	1	NA	NA	NA	Signal
7. El Prado Road / Kimball Avenue	Existing	1	1	1	1	1	1	1	1	S	S	1	1ol	Signal
	Mitigated	1	1	1	1	1	1	1	1	S	S	1	1ol	Signal
8. Euclid Avenue / Edison Avenue	Existing	1	2	1	1	2	1	1	1	1	S	1	S	Signal
	Mitigated	1	2	1	1	2	1	1	1	1	S	1	S	Signal
9. Euclid Avenue / Eucalyptus Avenue	Existing	1	2	1	1	2	1	S	1	S	S	1	S	TWSC
	Mitigated	1	2	1	1	2	1	S	1	S	S	1	S	Signal
10. Euclid Avenue / Merrill Avenue	Existing	1	2	1	1	2	NA	NA	NA	NA	NA	LR	NA	Signal
	Mitigated	1	2	1	1	2	NA	NA	NA	NA	NA	LR	NA	Signal
11. Euclid Avenue / Kimball Avenue	Existing	1	2	S	1	2	S	1	1	1	S	1	S	Signal
	Mitigated	1	2	S	1	2	1	1	2	S	1	2	S	Signal
12. Euclid Avenue / Bickmore Avenue	Existing	1	1	S	1	1	S	S	1	S	1	1	S	TWSC
	Mitigated	1	1	S	1	1	S	S	1	S	1	1	S	Signal
13. Euclid Avenue / Pine Avenue	Existing	1	2	S	1	2	S	S	1	1f	S	1	S	Signal
	Mitigated	1	2	1ol	1	2	S	S	1	1f	2	1	S	Signal
14. SR-71 NB Ramps / Euclid Avenue	Existing	2	NA	1f	NA	NA	NA	NA	2	1f	1	2	NA	Signal
	Mitigated	2	NA	1f	NA	NA	NA	NA	2	1f	1	2	NA	Signal

TWSC = Two Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

LT = Lane shared by left and through movements

f = Free right turn movement

ol = Right turn movement with overlap phasing

**Table 1-3 (Continued) – Summary of Improvements for
Existing Plus Project (Phase A+B) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
15. SR-71 SB Ramps-Shady View Drive / Euclid Avenue	Existing	1	NA	1	1	LT	1	NA	2	S	1	2	NA	Signal
	Mitigated	1	NA	1ol	1	LT	1	NA	2	S	1	2	NA	Signal
19. Grove Avenue / Merrill Avenue	Existing	NA	NA	NA	NA	LR	NA	S	1	NA	NA	1	S	AWSC
	Mitigated	NA	NA	NA	NA	LR	NA	S	1	NA	NA	1	S	AWSC
20. Main Street / Kimball Avenue	Existing	1	NA	1	NA	NA	NA	NA	1	1	S	1	NA	AWSC
	Mitigated	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
21. West Preserve Loop / Pine Avenue	Existing	NA	NA	NA	1	NA	1	1	1	NA	NA	1	1	Signal
	Mitigated	NA	NA	NA	1	NA	1	1	1	NA	NA	1	1	Signal
25. Hellman Avenue / Project Driveway	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
26. Hellman Avenue / Kimball Avenue-Limonite Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	S	1	1	S	1	S	1	1	S	1	1	S	Signal
29. Hellman Avenue / Pine Avenue	Existing	S	1	S	S	1	S	S	1	S	S	1	S	TWSC
	Mitigated	1	1	S	1	1	S	1	1	S	1	2	S	Signal
32. Hellman Avenue / Chandler Street	Existing	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
33. Hellman Avenue / Chino-Corona Road	Existing	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	OWSC
	Mitigated	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	OWSC
34. Carpenter Avenue / Merrill Avenue	Existing	S	1	S	S	1	S	S	1	S	S	1	S	TWSC
	Mitigated	1	1	S	S	1	S	1	1	S	1	1	S	Signal
35. Project Driveway / Limonite Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	1	1	S	S	1	1	1	1	S	1	2	S	Signal
36. Archibald Avenue / Edison Avenue	Existing	1	2	S	1	1	S	1	2	S	1	2	S	Signal
	Mitigated	1	2	S	1	1	S	1	2	S	1	2	S	Signal
37. Archibald Avenue / Eucalyptus Avenue	Existing	NA	1	S	1	1	NA	NA	NA	NA	NA	LR	NA	OWSC
	Mitigated	NA	1	S	1	1	NA	NA	NA	NA	NA	LR	NA	Signal
38. Archibald Avenue / Merrill Avenue	Existing	1	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC
	Mitigated	1	1	NA	NA	1	S	1	NA	1	NA	NA	NA	Signal

OWSC = One Way Stop Controlled

TWSC = Two Way Stop Controlled

AWSC = All Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

LT = Lane shared by left and through movements

ol = Right turn movement with overlap phasing

Table 1-3 (Continued) – Summary of Improvements for
Existing Plus Project (Phase A+B) Conditions

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
39. Archibald Avenue / Limonite Avenue	Planned	NA	1	1	1	1	NA	NA	NA	NA	1	NA	1	Signal
	Mitigated	NA	1	1	1	1	NA	NA	NA	NA	1	NA	1	Signal
40. Archibald Avenue / 65th Street	Existing	S	1	S	1	2	S	S	1	S	1	1	S	TWSC
	Mitigated	1	1	S	1	2	S	S	1	S	1	1	S	Signal
41. Archibald Avenue / Schleisman Road	Planned	2	2	1	2	2	1	1	2	1	1	3	1	Signal
	Mitigated	2	2	1	2	2	1	1	2	1	1	3	1	Signal
42. Harrison Avenue / Limonite Avenue	Existing	1	1	1	1	1	S	1	3	S	1	2	1	Signal
	Mitigated	1	1	1	1	1	S	1	3	S	1	2	1	Signal
43. Harrison Avenue / Schleisman Road	Existing	1	1	1	S	1	S	S	1	S	S	1	1	AWSC
	Mitigated	1	1	1	1	1	S	S	1	1	1	1	S	AWSC
44. Sumner Avenue / Limonite Avenue	Existing	1	2	S	1	2	S	2	3	S	2	2	1	Signal
	Mitigated	1	2	S	1	2	S	2	3	S	2	2	1	Signal
45. Sumner Avenue / 65th Street	Existing	1	1	S	1	1	S	S	1	1	S	1	1f	AWSC
	Mitigated	1	1	1	1	1	S	S	1	1	S	1	1f	AWSC
46. Sumner Avenue / Schleisman Road	Existing	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	AWSC
	Mitigated	1	1	NA	NA	1	S	1	NA	1	NA	NA	NA	AWSC
47. Cleveland Avenue / Limonite Avenue	Existing	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
	Mitigated	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
48. Hamner Avenue / Limonite Avenue	Existing	2	2	1	2	2	1	2	3	1	2	2	1	Signal
	Mitigated	2	2	1	2	2	1	2	3	1	2	2	1	Signal
49. I-15 SB Ramps / Limonite Avenue	Existing	NA	NA	NA	1	A	1	NA	2	1	2	2	NA	Signal
	Mitigated	NA	NA	NA	1	A	1	NA	2	1	2	2	NA	Signal
50. I-15 NB Ramps / Limonite Avenue	Existing	1	A	1	NA	NA	NA	2	2	NA	NA	2	1	Signal
	Mitigated	1	A	1	NA	NA	NA	2	2	NA	NA	2	1	Signal
51. Moons Place / Remington Street	Existing	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
	Mitigated	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
52. Carpenter Avenue / Remington Street	Existing	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC
	Mitigated	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC

OWSC = One Way Stop Controlled

TWSC = Two Way Stop Controlled

AWSC = All Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

A = Lane shared by left, through, and right turn movements

f = Free right turn movement

Levels of Service – Cumulative Plus Project (Phase A+B) Conditions

For cumulative plus project (phase A+B) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Central Avenue / Edison Avenue
- Central Avenue / Eucalyptus Avenue
- Central Avenue / Chino Hills Parkway
- Central Avenue / El Prado Road
- Central Avenue-Soquel Canyon Parkway / SR-71 SB Ramps
- Euclid Avenue / Edison Avenue
- Euclid Avenue / Eucalyptus Avenue
- Euclid Avenue / Kimball Avenue
- Euclid Avenue / Bickmore Avenue
- Euclid Avenue / Pine Avenue
- SR-71 SB Ramps-Shady View Drive / Euclid Avenue
- Sultana Avenue / Kimball Avenue
- Rincon Meadows Avenue / Kimball Avenue
- Mill Creek Avenue / Kimball Avenue
- Main Street / Kimball Avenue
- West Preserve Loop / Pine Avenue
- Flight Avenue / Kimball Avenue
- Meadow Valley Street / Kimball Avenue
- Walker Street-Hellman Avenue / Merrill Avenue
- Hellman Avenue / Project Driveway
- Hellman Avenue / Kimball Avenue-Limonite Avenue
- Hellman Avenue / Prairie Smoke
- Hellman Avenue / Bickmore Avenue
- Hellman Avenue / Pine Avenue
- Hellman Avenue / Chandler Street
- Project Driveway / Limonite Avenue
- Archibald Avenue / Edison Avenue
- Archibald Avenue / Eucalyptus Avenue
- Archibald Avenue / Merrill Avenue
- Archibald Avenue / Limonite Avenue
- Archibald Avenue / 65th Street
- Archibald Avenue / Schleisman Road
- Harrison Avenue / Schleisman Road
- Sumner Avenue / 65th Street
- Sumner Avenue / Schleisman Road
- Cleveland Avenue / Limonite Avenue
- Hamner Avenue / Limonite Avenue
- I-15 SB Ramps / Limonite Avenue

- I-15 NB Ramps / Limonite Avenue

With the improvements proposed in Table 1-4, the levels of service at the impacted study area intersections could be brought to the level of insignificance.

**Table 1-4 – Summary of Improvements for
Cumulative Plus Project (Phase A+B) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
1. Central Avenue / Edison Avenue	Existing	1	2	1	1	2	1	1	2	S	1	2	1	Signal
	Mitigated	1	3	1f	2	2	1	1	3	S	2	2	1	Signal
2. Central Avenue / Eucalyptus Avenue	Existing	1	2	S	1	2	1	2	NA	1	S	1	S	Signal
	Mitigated	1	3	S	1	2	1	2	NA	1	S	1	S	Signal
3. Central Avenue / Chino Hills Parkway	Existing	1	2	1	1	2	1	1	LT	1	1	1	1	Signal
	Mitigated	1	3	1	1	2	1	1	LT	1	1	1	1	Signal
4. Central Avenue / El Prado Road	Existing	1	2	1	1	3	S	1	1	S	1	LT	1ol	Signal
	Mitigated	1	3	1ol	2	3	S	1	1	S	1	LT	1ol	Signal
5. Central Ave-Soquel Canyon Pkwy / SR-71 NB Ramps	Existing	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	NA	Signal
	Mitigated	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	NA	Signal
6. Central Ave-Soquel Canyon Pkwy / SR-71 SB Ramps	Existing	NA	3	1f	NA	3	2f	1	LR	NA	NA	NA	NA	Signal
	Mitigated	NA	3	1f	NA	3	2f	1	LR	1	NA	NA	NA	Signal
7. El Prado Road / Kimball Avenue	Existing	1	1	1	1	1	1	1	1	S	S	1	1ol	Signal
	Mitigated	1	1	1	1	1	1	1	1	S	S	1	1ol	Signal
8. Euclid Avenue / Edison Avenue	Existing	1	2	1	1	2	1	1	1	1	S	1	S	Signal
	Mitigated	1	3	1	1	3	1ol	2	2	1	1	2	S	Signal
9. Euclid Avenue / Eucalyptus Avenue	Existing	1	2	1	1	2	1	S	1	S	S	1	S	TWSC
	Mitigated	1	2	1	1	2	1	S	1	S	S	1	S	Signal
10. Euclid Avenue / Merrill Avenue	Existing	1	2	1	1	2	NA	NA	NA	NA	NA	LR	NA	Signal
	Mitigated	1	2	1	1	2	NA	NA	NA	NA	NA	LR	NA	Signal
11. Euclid Avenue / Kimball Avenue	Existing	1	2	S	1	2	S	1	1	1	S	1	S	Signal
	Mitigated	1	3	S	1	3	S	1	2	1	1	2	1	Signal
12. Euclid Avenue / Bickmore Avenue	Existing	1	1	S	1	1	S	S	1	S	1	1	S	TWSC
	Mitigated	1	2	S	1	2	S	S	1	S	1	1	S	Signal
13. Euclid Avenue / Pine Avenue	Existing	1	2	S	1	2	S	S	1	1f	S	1	S	Signal
	Mitigated	1	2	1f	2	2	S	S	1	1f	2	1	S	Signal
14. SR-71 NB Ramps / Euclid Avenue	Existing	2	NA	1f	NA	NA	NA	NA	2	1f	1	2	NA	Signal
	Mitigated	2	NA	1f	NA	NA	NA	NA	2	1f	1	2	NA	Signal

TWSC = Two Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

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f = Free right turn movement

ol = Right turn movement with overlap phasing

**Table 1-4 (Continued) – Summary of Improvements for
Cumulative Plus Project (Phase A+B) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
15. SR-71 SB Ramps-Shady View Drive / Euclid Avenue	Existing	1	NA	1	1	LT	1	NA	2	S	1	2	NA	Signal
	Mitigated	1	NA	1ol	1	LT	1	NA	2	S	1	2	NA	Signal
16. Sultana Avenue / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	NA	NA
	Mitigated	NA	LR	NA	NA	NA	NA	NA	1	S	1	1	NA	Signal
17. Rincon Meadows Avenue / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	NA	NA
	Mitigated	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
18. Mill Creek Avenue / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	NA	NA
	Mitigated	1	NA	1	NA	NA	NA	NA	1	S	1	1	NA	Signal
19. Grove Avenue / Merrill Avenue	Existing	NA	NA	NA	NA	LR	NA	S	1	NA	NA	1	S	AWSC
	Mitigated	NA	NA	NA	NA	LR	NA	S	1	NA	NA	1	S	AWSC
20. Main Street / Kimball Avenue	Existing	1	NA	1	NA	NA	NA	NA	1	1	S	1	NA	AWSC
	Mitigated	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
21. West Preserve Loop / Pine Avenue	Existing	NA	NA	NA	1	NA	1	1	1	NA	NA	1	1	Signal
	Mitigated	NA	NA	NA	1	NA	1	1	2	NA	NA	1	1	Signal
22. Flight Avenue / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	NA	NA
	Mitigated	1	NA	1	NA	NA	NA	NA	1	S	1	1	NA	Signal
23. Meadow Valley Street / Kimball Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	LR	NA	NA	NA	NA	NA	1	S	1	1	NA	Signal
24. Walker Street-Hellman Avenue / Merrill Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	1	1	1	S	1	S	1	1	S	1	1	S	Signal
25. Hellman Avenue / Project Driveway	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	1	1	1	1	NA	NA	NA	NA	1	NA	1	Signal
26. Hellman Avenue / Kimball Avenue-Limonite Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	1	1	1	1	1	1	1	1	1	1	1	1	Signal
27. Hellman Avenue / Prairie Smoke	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	1	1	S	1	1	S	S	1	S	S	1	S	Signal
28. Hellman Avenue / Bickmore Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	1	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	Signal

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ol = Right turn movement with overlap phasing

**Table 1-4 (Continued) – Summary of Improvements for
Cumulative Plus Project (Phase A+B) Conditions**

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
29. Hellman Avenue / Pine Avenue	Existing	S	1	S	S	1	S	S	1	S	S	1	S	TWSC
	Mitigated	1	2	S	1	1	1ol	1	2	S	1	2	1ol	Signal
30. Hellman Avenue / Avonlea Entrance	Existing	NA	1	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
31. Hellman Avenue / Outback Way	Existing	NA	1	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
32. Hellman Avenue / Chandler Street	Existing	NA	1	S	S	1	NA	NA	NA	NA	NA	LR	NA	OWSC
	Mitigated	1	1	S	1	1	S	S	1	1	S	1	S	AWSC
35. Project Driveway / Limonite Avenue	Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Mitigated	1	1	S	S	1	1	1	1	S	1	2	S	Signal
36. Archibald Avenue / Edison Avenue	Existing	1	2	S	1	1	S	1	2	S	1	2	S	Signal
	Mitigated	1	3	S	1	3	1	1	2	1	1	2	1	Signal
37. Archibald Avenue / Eucalyptus Avenue	Existing	NA	1	S	1	1	NA	NA	NA	NA	NA	LR	NA	OWSC
	Mitigated	1	2	S	1	2	S	S	1	S	S	1	S	Signal
38. Archibald Avenue / Merrill Avenue	Existing	1	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC
	Mitigated	1	2	S	1	2	1	S	1	1ol	S	1	S	Signal
39. Archibald Avenue / Limonite Avenue	Planned	NA	1	1	1	1	NA	NA	NA	NA	1	NA	1	Signal
	Mitigated	NA	2	1ol	2	2	NA	NA	NA	NA	2	NA	1ol	Signal
40. Archibald Avenue / 65th Street	Existing	S	1	S	1	2	S	S	1	S	1	1	S	TWSC
	Mitigated	1	2	S	1	2	S	S	1	S	1	1	S	Signal
41. Archibald Avenue / Schleisman Road	Planned	2	2	1	2	2	1	1	2	1	1	3	1	Signal
	Mitigated	2	2	1	2	2	1	2	2	1	1	3	1	Signal
42. Harrison Avenue / Limonite Avenue	Existing	1	1	1	1	1	S	1	3	S	1	2	1	Signal
	Mitigated	1	1	1	1	1	S	1	3	S	1	2	1	Signal
43. Harrison Avenue / Schleisman Road	Existing	1	1	1	S	1	S	S	1	S	S	1	1	AWSC
	Mitigated	1	1	1	S	1	S	1	1	S	1	1	S	Signal

OWSC = One Way Stop Controlled

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AWSC = All Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

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ol = Right turn movement with overlap phasing

Table 1-4 (Continued) – Summary of Improvements for
Cumulative Plus Project (Phase A+B) Conditions

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
44. Sumner Avenue / Limonite Avenue	Existing	1	2	S	1	2	S	2	3	S	2	2	1	Signal
	Mitigated	1	2	S	1	2	S	2	3	S	2	2	1	Signal
45. Sumner Avenue / 65th Street	Existing	1	1	S	1	1	S	S	1	1	S	1	1f	AWSC
	Mitigated	1	2	S	1	1	S	S	1	1	S	1	1f	AWSC
46. Sumner Avenue / Schleisman Road	Existing	S	1	NA	NA	1	S	1	NA	1	NA	NA	NA	AWSC
	Mitigated	1	1	S	S	1	1	1	1	S	1	1	S	Signal
47. Cleveland Avenue / Limonite Avenue	Existing	1	NA	1	NA	NA	NA	NA	1	1	1	1	NA	Signal
	Mitigated	1	1	S	1	1	S	1	2	S	1	2	S	Signal
48. Hamner Avenue / Limonite Avenue	Existing	2	2	1	2	2	1	2	3	1	2	2	1	Signal
	Mitigated	2	3	1ol	2	3	1ol	2	3	1ol	2	3	1ol	Signal
49. I-15 SB Ramps / Limonite Avenue	Existing	NA	NA	NA	1	A	1	NA	2	1	2	2	NA	Signal
	Mitigated	NA	NA	NA	1	LR	1	NA	3	1f	NA	3	1f	Signal
50. I-15 NB Ramps / Limonite Avenue	Existing	1	A	1	NA	NA	NA	2	2	NA	NA	2	1	Signal
	Mitigated	1	LR	1	NA	NA	NA	NA	3	1f	NA	3	1f	Signal
51. Moons Place / Remington Street	Existing	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
	Mitigated	NA	LR	NA	NA	NA	NA	NA	1	S	S	1	NA	OWSC
52. Carpenter Avenue / Remington Street	Existing	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC
	Mitigated	S	1	NA	NA	1	S	NA	LR	NA	NA	NA	NA	OWSC

OWSC = One Way Stop Controlled

AWSC = All Way Stop Controlled

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

A = Lane shared by left, through, and right turn movements

f = Free right turn movement

ol = Right turn movement with overlap phasing

Levels of Service – Buildout without Project

For buildout year without project conditions with the general plan buildout roadway system, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections are expected to operate at an unacceptable LOS:

- Central Avenue / Edison Avenue
- Central Avenue / Chino Hills Parkway
- Euclid Avenue / Edison Avenue
- Euclid Avenue / Merrill Avenue
- Euclid Avenue / Kimball Avenue
- Euclid Avenue / Bickmore Avenue
- Euclid Avenue / Pine Avenue
- Walker Street-Hellman Avenue / Merrill Avenue
- Archibald Avenue / Edison Avenue
- Archibald Avenue / Merrill Avenue
- Archibald Avenue / Limonite Avenue
- Sumner Avenue / Limonite Avenue
- Hamner Avenue / Limonite Avenue
- I-15 SB Ramps / Limonite Avenue
- I-15 NB Ramps / Limonite Avenue

Levels of Service – Buildout with Project

For buildout year with project with the general plan buildout roadway system, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections are expected to operate at an unacceptable LOS:

- Central Avenue / Edison Avenue
- Central Avenue / Chino Hills Parkway
- Euclid Avenue / Edison Avenue
- Euclid Avenue / Merrill Avenue
- Euclid Avenue / Kimball Avenue
- Euclid Avenue / Bickmore Avenue
- Euclid Avenue / Pine Avenue
- Walker Street-Hellman Avenue / Merrill Avenue
- Hellman Avenue / Kimball Avenue-Limonite Avenue
- Archibald Avenue / Edison Avenue
- Archibald Avenue / Merrill Avenue
- Archibald Avenue / Limonite Avenue
- Sumner Avenue / Limonite Avenue
- Hamner Avenue / Limonite Avenue
- I-15 SB Ramps / Limonite Avenue

- I-15 NB Ramps / Limonite Avenue

With the improvements presented in Table 1-5, the levels of service at the impacted study area intersections could be brought to the level of insignificance.

Table 1-5 – Summary of Improvements for
Buildout with Project Conditions

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
1. Central Avenue / Edison Avenue	GP Buildout	2	3	1	2	3	1	2	3	1	2	3	1	Signal
	Mitigated	2	3	1f	2	3	1	2	3	1	2	3	1	Signal
2. Central Avenue / Eucalyptus Avenue	GP Buildout	2	3	S	1	3	1	2	NA	1	S	1	S	Signal
	Mitigated	2	3	S	1	3	1	2	NA	1	S	1	S	Signal
3. Central Avenue / Chino Hills Parkway	GP Buildout	2	3	1	1	3	1	2	2	1	1	1	1	Signal
	Mitigated	2	3	1	1	3	1	2	2	1ol	1	1	1ol	Signal
4. Central Avenue / El Prado Road	GP Buildout	1	3	1	2	3	S	1	1	S	2	1	1ol	Signal
	Mitigated	1	3	1	2	3	S	1	1	S	2	1	1ol	Signal
5. Central Ave-Soquel Canyon Pkwy / SR-71 NB Ramps	GP Buildout	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	1	Signal
	Mitigated	NA	3	2f	NA	3	1f	NA	NA	NA	1	LR	1	Signal
6. Central Ave-Soquel Canyon Pkwy / SR-71 SB Ramps	GP Buildout	NA	3	1f	NA	3	2f	1	LR	1	NA	NA	NA	Signal
	Mitigated	NA	3	1f	NA	3	2f	1	LR	1	NA	NA	NA	Signal
7. El Prado Road / Kimball Avenue	GP Buildout	1	2	1	1	2	1	1	1	S	1	1	1ol	Signal
	Mitigated	1	2	1	1	2	1	1	1	S	1	1	1ol	Signal
8. Euclid Avenue / Edison Avenue	GP Buildout	2	4	1	2	4	1	2	3	1	2	3	1	Signal
	Mitigated	2	4	1	2	4	1ol	2	3	1	2	3	1	Signal
9. Euclid Avenue / Eucalyptus Avenue	GP Buildout	2	4	1	2	4	1	1	2	1	1	2	1	Signal
	Mitigated	2	4	1	2	4	1	1	2	1	1	2	1	Signal
10. Euclid Avenue / Merrill Avenue	GP Buildout	NA	4	1	2	4	NA	NA	NA	NA	2	NA	1	Signal
	Mitigated	NA	4	1ol	2	4	NA	NA	NA	NA	2	NA	1	Signal
11. Euclid Avenue / Kimball Avenue	GP Buildout	2	4	1	2	4	1	2	2	1	2	2	1	Signal
	Mitigated	2	4	1	2	4	1	2	2	1	2	2	1f	Signal
12. Euclid Avenue / Bickmore Avenue	GP Buildout	1	4	1	1	4	S	S	1	S	1	1	S	Signal
	Mitigated	1	4	1ol	1	4	S	S	1	S	2 ³	1	S	Signal
13. Euclid Avenue / Pine Avenue	GP Buildout	2	4	1	2	4	1	2	2	1	2	3	1	Signal
	Mitigated	2	4	1f	2	4	1	2	2	1	2	3	1	Signal
14. SR-71 NB Ramps / Euclid Avenue	GP Buildout	2	NA	1f	NA	NA	NA	NA	4	1f	2	4	NA	Signal
	Mitigated	2	NA	1f	NA	NA	NA	NA	4	1f	2	4	NA	Signal

GP = General Plan

NA = Not Applicable

S = Lane is shared with through movement

LR = Lane shared by left and right turn movements

f = Free right turn movement

ol = Right turn movement with overlap phasing

³ = Mitigation may not be viable due to right-of-way restrictions in City of Chino

Table 1-5 (Continued) – Summary of Improvements for
Buildout with Project Conditions

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
15. SR-71 SB Ramps-Shady View Drive / Euclid Avenue	GP Buildout	1	NA	1	1	A	1	NA	2	1	1	4	NA	Signal
	Mitigated	1	NA	1	1	A	1	NA	2	1	1	4	NA	Signal
19. Grove Avenue / Merrill Avenue	GP Buildout	NA	NA	NA	2	NA	1	2	2	NA	NA	2	1	Signal
	Mitigated	NA	NA	NA	2	NA	1	2	2	NA	NA	2	1	Signal
20. Main Street / Kimball Avenue	GP Buildout	1	NA	1	NA	NA	NA	NA	2	S	1	2	NA	Signal
	Mitigated	1	NA	1	NA	NA	NA	NA	2	S	1	2	NA	Signal
21. West Preserve Loop / Pine Avenue	GP Buildout	NA	NA	NA	1	NA	1	1	3	NA	NA	3	S	Signal
	Mitigated	NA	NA	NA	1	NA	1	1	3	NA	NA	3	S	Signal
24. Walker Street-Hellman Avenue / Merrill Avenue	GP Buildout	1	2	1	1	2	1	2	2	1	2	2	1	Signal
	Mitigated	1	2	1 ^f	1	2	1	2	2	1 ^{ol}	2	2	1	Signal
26. Hellman Avenue / Kimball Avenue-Limonite Avenue	GP Buildout	1	2	1	1	2	1	2	2	1	2	3	1	Signal
	Mitigated	1	2	1 ^{ol}	1	2	1	2	2	1	2	3	1	Signal
29. Hellman Avenue / Pine Avenue	GP Buildout	1	2	1	1	2	1	2	3	1	2	3	1	Signal
	Mitigated	1	2	1	1	2	1	2	3	1	2	3	1	Signal
32. Hellman Avenue / Chandler Street	GP Buildout	1	2	1	1	2	1	S	1	S	2	2	1	Signal
	Mitigated	1	2	1	1	2	1	S	1	S	2	2	1	Signal
36. Archibald Avenue / Edison Avenue	GP Buildout	2	4	1	2	3	1	2	4	1	2	4	1	Signal
	Mitigated	2	4	1 ^{ol}	2	4 ²	1	2	4	1 ^f	3 ²	4	1	Signal
37. Archibald Avenue / Eucalyptus Avenue	GP Buildout	2	4	1	2	4	1	2	2	1	2	2	1	Signal
	Mitigated	2	4	1	2	4	1	2	2	1	2	2	1	Signal
38. Archibald Avenue / Merrill Avenue	GP Buildout	2	4	1	2	4	1	2	2	1	2	2	1	Signal
	Mitigated	2	4	1	2	4	1	2	2	1 ^{ol}	2	2	1	Signal
39. Archibald Avenue / Limonite Avenue	GP Buildout	2	3	1	2	3	1	2	3	1	2	3	1	Signal
	Mitigated	2	4 ¹	1 ^{ol}	2	3	1	2	4 ¹	1	2	3	1 ^{ol}	Signal
40. Archibald Avenue / 65th Street	GP Buildout	1	3	1	2	3	S	S	1	S	1	1	1	Signal
	Mitigated	1	3	1	2	3	S	S	1	S	1	1	1	Signal
41. Archibald Avenue / Schleisman Road	GP Buildout	2	3	1	2	3	1	2	3	1	2	3	1	Signal
	Mitigated	2	3	1	2	3	1	2	3	1	2	3	1	Signal

GP = General Plan

NA = Not Applicable

S = Lane is shared with through movement

A = Lane shared by left, through, and right turn movements

f = Free right turn movement

ol = Right turn movement with overlap phasing

¹ = Mitigation may not be viable due to right-of-way restrictions in County of Riverside

² = Mitigation may not be viable due to right-of-way restrictions in City of Ontario

Table 1-5 (Continued) – Summary of Improvements for
Buildout with Project Conditions

Intersection	Scenario	Northbound			Southbound			Eastbound			Westbound			Traffic Control
		L	T	R	L	T	R	L	T	R	L	T	R	
42. Harrison Avenue / Limonite Avenue	GP Buildout	1	1	1	1	1	S	1	3	1	2	3	S	Signal
	Mitigated	1	1	1	1	1	S	1	3	1	2	3	S	Signal
43. Harrison Avenue / Schleisman Road	GP Buildout	1	2	1	1	2	1	2	3	1	2	3	1	Signal
	Mitigated	1	2	1	1	2	1	2	3	1	2	3	1	Signal
44. Sumner Avenue / Limonite Avenue	GP Buildout	2	2	1	2	2	1	2	3	1	2	3	1	Signal
	Mitigated	2	2	1	2	2	1ol	2	3	1	2	3	1	Signal
45. Sumner Avenue / 65th Street	GP Buildout	2	2	S	1	2	1	1	1	1	1	1	1	Signal
	Mitigated	2	2	S	1	2	1	1	1	1	1	1	1	Signal
46. Sumner Avenue / Schleisman Road	GP Buildout	2	2	1	2	2	1	2	3	1	2	3	1	Signal
	Mitigated	2	2	1	2	2	1	2	3	1	2	3	1	Signal
47. Cleveland Avenue / Limonite Avenue	GP Buildout	1	2	1	1	2	1	2	3	1	2	3	1	Signal
	Mitigated	1	2	1	1	2	1	2	3	1	2	3	1	Signal
48. Hamner Avenue / Limonite Avenue	GP Buildout	2	3	1	2	3	1	2	3	1	2	3	1	Signal
	Mitigated	2	4 ¹	1ol	2	3	1ol	2	4 ¹	1	2	4 ¹	1	Signal
49. I-15 SB Ramps / Limonite Avenue	GP Buildout	NA	NA	NA	1	A	1	NA	3	1	2	3	NA	Signal
	Mitigated	NA	NA	NA	1	LR	1	NA	3	1f	NA	3	1f	Signal
50. I-15 NB Ramps / Limonite Avenue	GP Buildout	1	A	1	NA	NA	NA	2	3	NA	NA	3	1	Signal
	Mitigated	1	LR	1	NA	NA	NA	NA	3	1f	NA	3	1f	Signal

GP = General Plan

NA = Not Applicable

S = Lane is shared with through movement

A = Lane shared by left, through, and right turn movements

LR = Lane shared by left and right turn movements

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ol = Right turn movement with overlap phasing

¹ = Mitigation may not be viable due to right-of-way restrictions in County of Riverside

Kenneth J. McLaughlin, President
R.M. "Cook" Barela, Vice President
Paul E. Hamrick, Director
James C. Huber, Director
Jack E. Smith, Director



July 27, 2007

Vanessa Ng, Project Planner
Riverside County Planning Department
4080 Lemon Street
9th Floor
P.O. Box 1409
Riverside, California 92502-1409

RE: WATER SOURCE ASSESMENT FOR THE RANCH AT EASTVALE SPECIFIC
PLAN NO. 358

Dear Ms. Ng:

On July 25, 2007 the Jurupa Community Services District (District) Board of Directors approved the Water Source Assessment (WSA) for the Ranch at Eastvale Specific Plan No. 358.

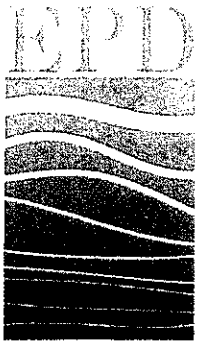
If you have any questions please contact Robert Tock at (951) 685-7434 or by e-mail at rtock@jcsd.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Eldon E. Horst", written over a horizontal line.

Eldon E. Horst
General Manager

Enclosure: WSA
Copy: Ward Mace, MDC
Sam Gershon, AAWA
Robert Tock, JCSD
Lydia Popow, JCSD
2907/3036 IP\Ltr to Riv Cnty Plng re WSA Ranch at Eastvale\ml



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Environmental Programs Department

Carolyn Syms Luna
Director

February 15, 2007

Master Development Corp.
1401 Quail Street, Suite 100
Newport Beach, CA 92660

RE: MSHCP Compliance Letter

Assessor's Parcel Number(s): 144-010-004, -005, -008, -009, & -013
Case Number: SP00358

Dear Sir or Madam:

This letter is to inform you that the subject property has fulfilled its requirements under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

You may now contact the Planning Department at (951) 955-3200, or (951) 955-6429, and proceed with the planning process for this property.

If you have further questions concerning this letter, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


Chad Young
Ecological Resources Specialist

xc: Vanessa Ng, Planning Department
Richard McHott, Albert A. Webb Associates
Nathan T. Moorhatch, AMEC Earth & Environmental, Inc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 13, 2009

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Christian Hinojosa, Contract Planner
County of Riverside Planning Department, 9th Floor
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1012CH08

Related File No.: SP00358 (Specific Plan), CZ07345 (Change of Zone),
GPA00827 (General Plan Amendment), and PM35786
(Tentative Parcel Map)

APN: 144-010-004, 005, 008, 009, 013

Dear Mr. Hinojosa:

On January 8, 2009, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONSISTENT** with the 2008 Chino Airport Land Use Compatibility Plan, as applied to the Airport Influence Area of Chino Airport), subject to the following revised amended conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

- (e) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses, and, in the structures located partially or wholly in Compatibility Zone C, libraries and day care centers.
- 3. The Riverside County Planning Department shall require additional review by the Airport Land Use Commission prior to the establishment of any use other than offices, manufacturing, storage, and warehousing within the proposed buildings. Examples of uses that would require further review include, but are not limited to:

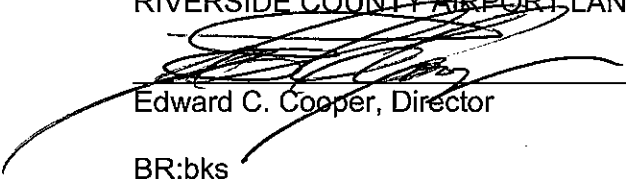
Retail sales, auction rooms, auditoriums, churches and chapels, dance floors, day care or child care centers, libraries, lodge rooms, reviewing stands, conference rooms with capacities of 25 or more persons, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, classrooms, courtrooms, dormitories, swimming pools, skating rinks, locker rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to the edition of the Building Code in effect at the time of land use or building permit application, as applicable.

These uses have greater intensity than the uses indicated on the plot plan and may not be possible within the single-acre intensity limits of the applicable Compatibility Zone.
- 4. **A minimum of 24 acres of open area as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided. Such open areas shall have minimum dimensions or approximately 75 feet by 300 feet, and shall be free of most structures and other major obstacles such as walls, large trees or poles greater than 4 inches in diameter at a height greater than 4 feet above the ground, or overhead wires. Roads and automobile lots are acceptable as open land areas if they meet the above criteria.**
- 5. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
- 6. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to Chino Airport. (Contact San Bernardino County Department of Airports at (909) 387-7801 for additional information.)
- 7. Bio-swales and detention basins shall be designed to remain totally dry between rainfalls and shall not be designed to provide a maximum detention period exceeding 48 hours. Vegetation in and around such swales or basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 8. The applicant shall submit an Open Areas exhibit demonstrating compliance with minimum requirements of 30 percent open area within Airport Compatibility Zone B1, 20 percent open area within Airport Compatibility Zone C, and 10 percent within Airport Compatibility Zone D.
- 9. Noise attenuation measures shall be incorporated into any office areas of the building construction to ensure a minimum noise level reduction of 25dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.

10. Within Compatibility Zone B1, ALUC review is required for any proposed object taller than 35 feet unless the airport controls an easement on the land on which the object is to be located and grants a waiver to height restrictions.
11. Critical Community Infrastructures such as electrical substations, construction of power plants, public communications facilities, and other critical community infrastructures shall be restricted within Compatibility Zone B1 unless no other feasible alternative site exists and the facility is designed in a manner that minimizes its susceptibility to damage from an aircraft accident.
12. Hazardous material storage such as construction of facilities for that manufacture or storage of fuel, explosives, and other hazardous materials within the airport environs are restricted within Compatibility Zone B1. The storage of hazardous materials within Compatibility Zone B1 is permitted only if stored in underground tanks.
13. **Additional Airport Land Use Commission review shall be required for subsequent use permits or plot plans proposing structures with a cumulative square footage of 20,000 square feet or greater.**
14. **The Use and Development Standard will be in compliance with the 2008 Chino Airport Land Use Compatibility Plan.**

If you have any questions, please contact Brenda Ramirez, ALUC Contract Planner, at (951) 955-0549.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

BR:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Jack and Beatrice Moons
Jaime Carlos and Maricela Rodriguez
Master Development Corporation & Albert A. Webb Associates (2 copies)
San Bernardino County Department of Airports
Chino Airport
Riverside County Economic Development Agency – Aviation Division – Chad Davies
Riverside County Facilities Management – Attn.: Robert Field

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

Legend

- Compatibility Zones**
- Airport Influence Area Boundary*
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - City Limits
 - County Line

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

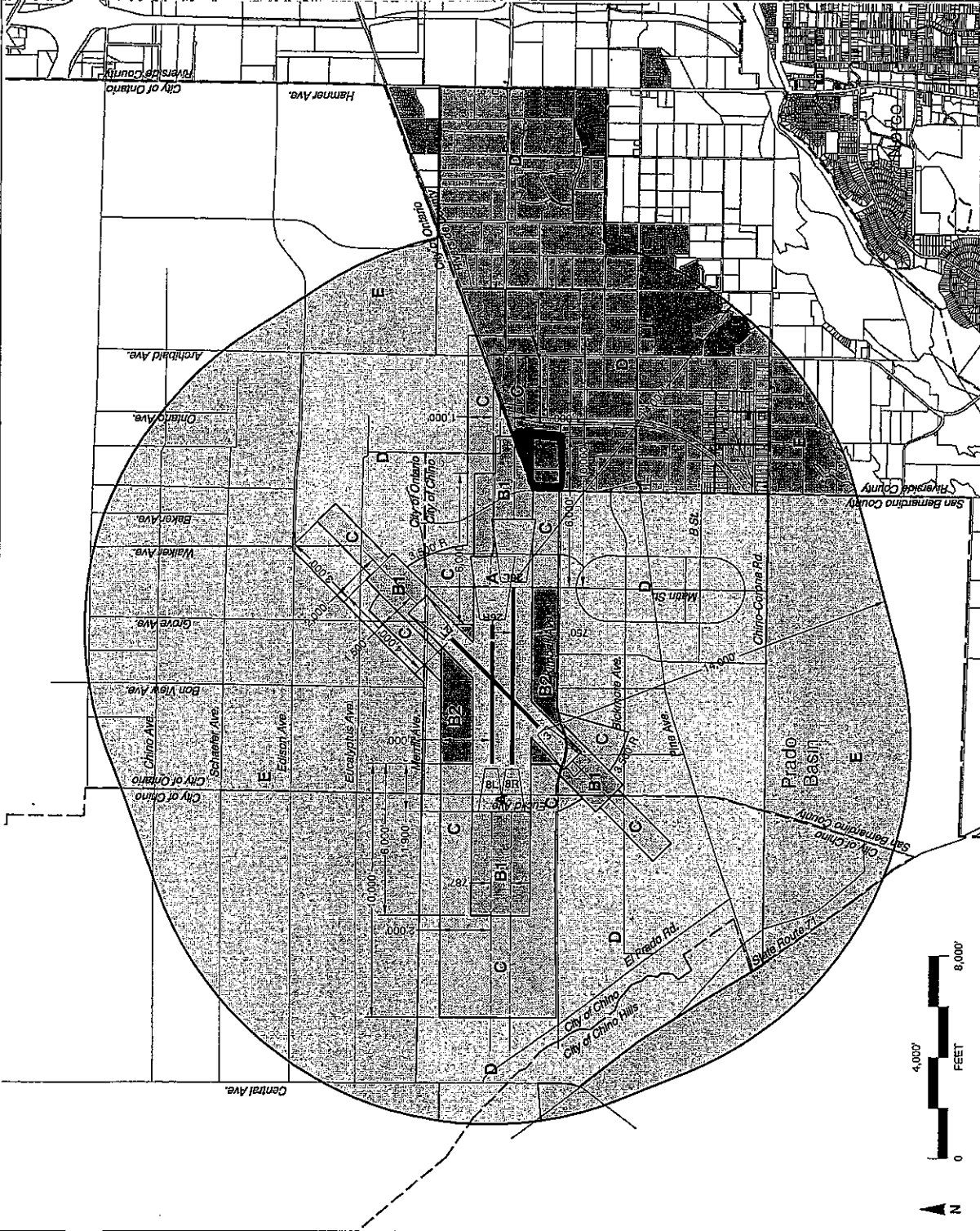
See Chapter 2, Table 2A for compatibility criteria associated with this map.

*The policies in this plan apply only to the portions of the airport influence area lying within Riverside County. Compatibility Zones in San Bernardino County are shown only to provide context for the Riverside County area.

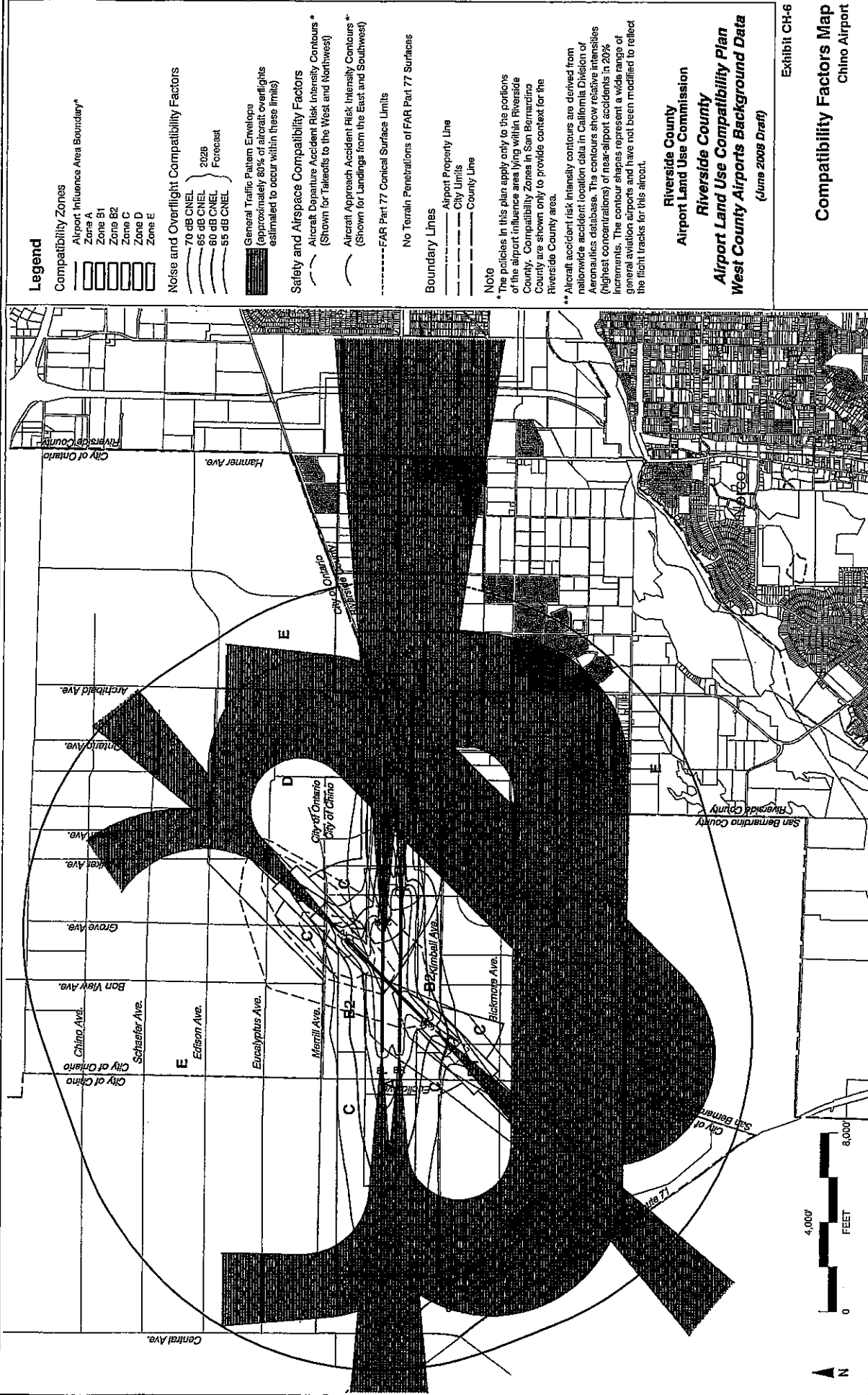
**Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(June 2008 Draft)**

Map CH-1

**Compatibility Map
Chino Airport**



Source: Mead & Hunt (June 2008)

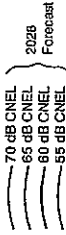


Legend

Compatibility Zones
Airport Influence Area Boundary*



Noise and Overflight Compatibility Factors



General Traffic Pattern Envelopes
(approximately 80% of aircraft overflights
estimated to occur within these limits)

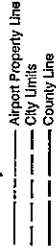
Safety and Airspace Compatibility Factors
Aircraft Departure Accident Risk Intensity Contours
(Shown for Takeoffs to the West and Northwest)

Aircraft Approach Accident Risk Intensity Contours
(Shown for Landings from the East and Southwest)

FAR Part 77 Conical Surface Limits

No Terrain Penetrations of FAR Part 77 Surfaces

Boundary Lines



Note

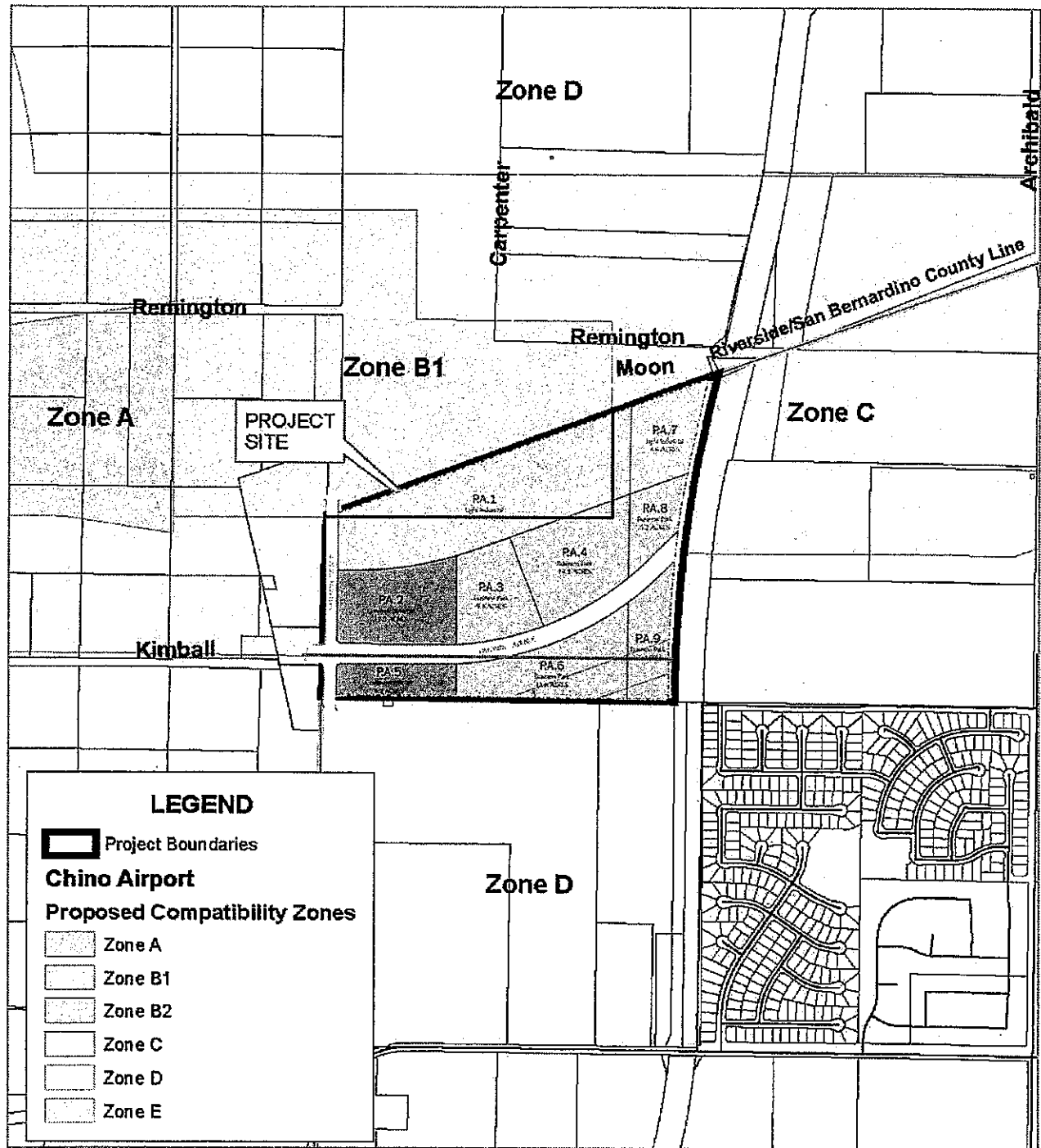
* The policies in this plan apply only to the portions of the airport influence area lying within Riverside County. Compatibility Zones in San Bernardino County are shown only to provide context for the Riverside County area.

** Aircraft accident risk intensity contours are derived from nationwide accident location data in California Division of Aeronautics database. The contours show relative intensities (highest concentrations) of near-airport accidents in 20% increments. The contour shapes represent a wide range of general aviation airports and have not been modified to reflect the flight tracks for this airport.

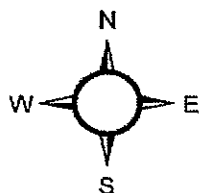
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
West County Airports Background Data
(June 2008 Draft)

Exhibit CH-6

Compatibility Factors Map
Chino Airport



Sources: Riverside County Airport Land Use Compatibility Plan Document (2005)

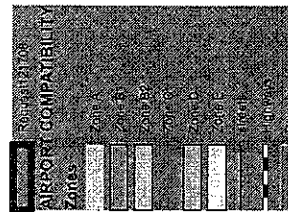


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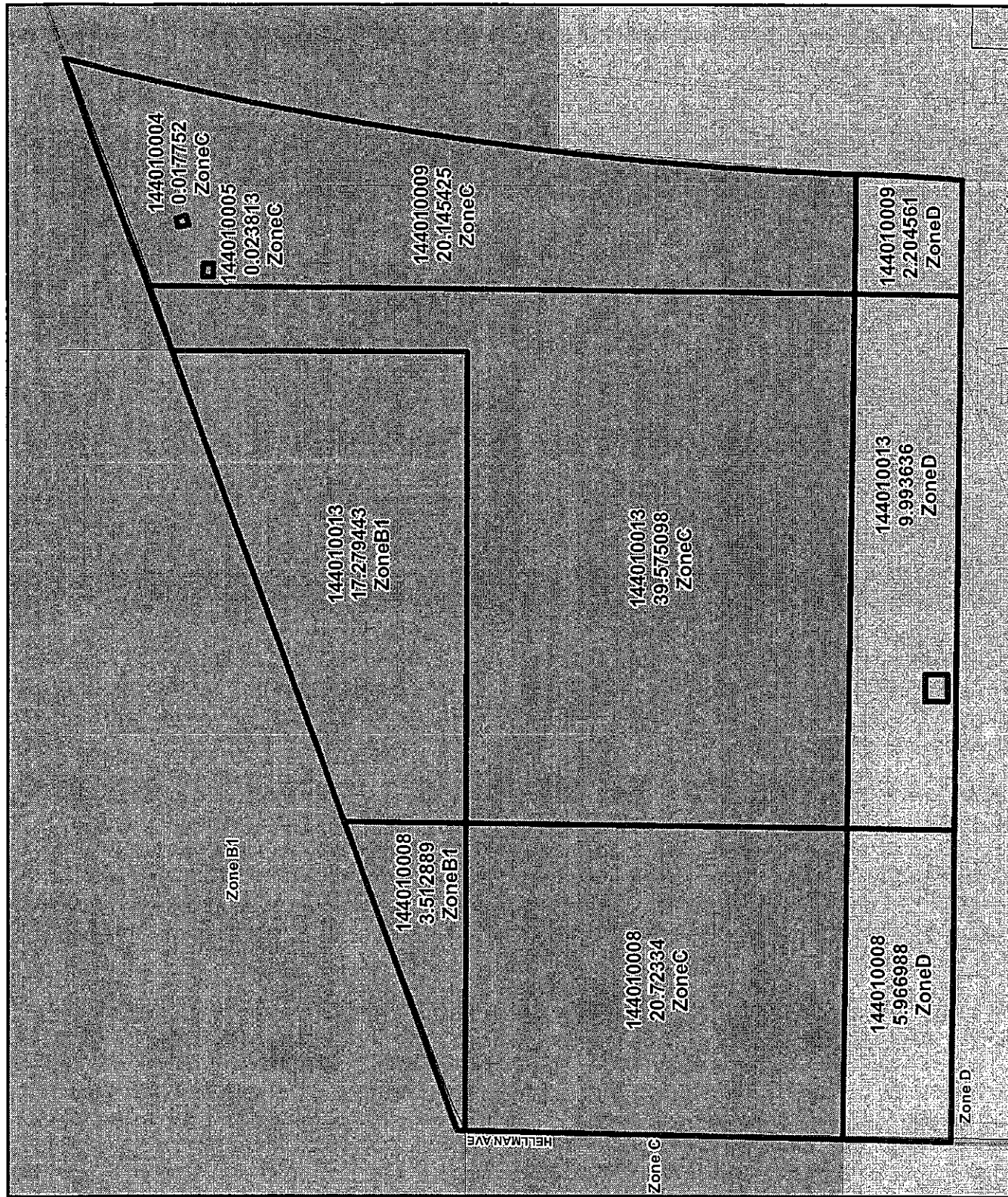
Compatibility Factors Map – Chino Airport

5 JANUARY 2006





Date: 12-17-08





1.0 EXECUTIVE SUMMARY

1.1 PROJECT SUMMARY

1.1.1 PROJECT LOCATION

THE RANCH AT EASTVALE SPECIFIC PLAN (SP No. 358) project site is located on approximately 119.9 gross acres, within the Eastvale area of unincorporated Riverside County, California. (See *Figure 1-1, Regional Map*.) The Eastvale community is characterized by agricultural, residential, and industrial uses. The project site is located east of Hellman Avenue and west of Cucamonga Creek and will be bisected by Limonite Avenue. The Riverside/San Bernardino County line forms the northern and western boundaries of the project site. (See *Figure 1-2, Vicinity Map* and *Figure 1-3, Location Map*.)

1.1.2 SITE DESCRIPTION

The project site consists of approximately 119.9 acres of agricultural land. The project site is relatively flat; sloping in a southwesterly direction with elevations ranging from approximately 630 feet to 640 feet above mean sea level. A dairy, including a cattle-holding area and field crops, currently occupies approximately 98 acres of the site. The remaining 22 acres of the site are used as a plant nursery. There are four single-family homes along the northern portion of the site and various storage buildings and a dairy barn. The surrounding area is primarily developed with dairies, but there is an increasing change of land use to residential, commercial, and industrial development. The project site is located in the unincorporated community of Eastvale along the southern side of the San Bernardino-Riverside County line between Hellman Avenue and Cucamonga Creek. The surrounding area includes the cities of Ontario to the north, and Chino to the west, Norco to the south, and the community of Mira Loma on the east.

Surrounding land uses include vacant land, dairies, and other agricultural land with a few single-family homes to the north, east, and west. South and southwest of the project site are two residential subdivisions currently under construction.

1.1.3 PROJECT DESCRIPTION

THE RANCH AT EASTVALE SPECIFIC PLAN provides the County of Riverside, along with developers, community groups, and community service districts, with a comprehensive set of plans, regulations, conditions, and programs for guiding the systematic development of the project, and implements each applicable element of the Riverside County General Plan. The proposed THE RANCH AT EASTVALE SPECIFIC PLAN includes the land use plan, designation of planning areas, development standards,

and design and landscaping guidelines associated with the development of THE RANCH AT EASTVALE SPECIFIC PLAN.

The proposed 119.9-acre THE RANCH AT EASTVALE SPECIFIC PLAN includes approximately 42.9 acres of light industrial uses, 47.7 acres of business park uses, and 17.5 acres of commercial/retail uses. THE RANCH AT EASTVALE SPECIFIC PLAN also includes approximately 11.8 acres for Limonite Avenue and Hellman Avenue. (See *Figure 1-4, Land Use Plan* and *Table 1-1, Land Use Summary*.)

1.2 PROJECT OBJECTIVES

The overall intent of THE RANCH AT EASTVALE SPECIFIC PLAN is to provide high quality commercial/retail, business park, and light industrial uses to serve existing and future residents of the Eastvale area of Riverside County. To achieve this intent, the following are the basic development objectives of THE RANCH AT EASTVALE SPECIFIC PLAN:

- Provide for the development of a master-planned project consisting of a mix of commercial, business park, and light industrial land uses.
- Promote the development of a variety of stable employment and business uses that provide a diversity of employment opportunities for those that live and work in the community.
- Improve the relationship and ratio between jobs and housing so that residents in the surrounding community have an opportunity to live and work within the county.
- To accommodate the development of a more community oriented center with substantial opportunities for commercial and retail uses that will service existing and future residents and businesses in the vicinity of the project and, thereby, reduce reliance on the automobile and help improve air quality.
- To accommodate the development of a more community oriented center of a concentrated mix of development to reduce reliance on the automobile and help improve air quality.
- To encourage non-vehicular travel throughout THE RANCH AT EASTVALE with pedestrian connections to sidewalk and walkways from one business area to another.
- To create a development that is unified through the incorporation of design elements taken from the historic land uses in the area to maintain a connection to the area's past.
- Offer the opportunity for a mix of businesses in proximity to transportation facilities and utilities, and along transit corridors.

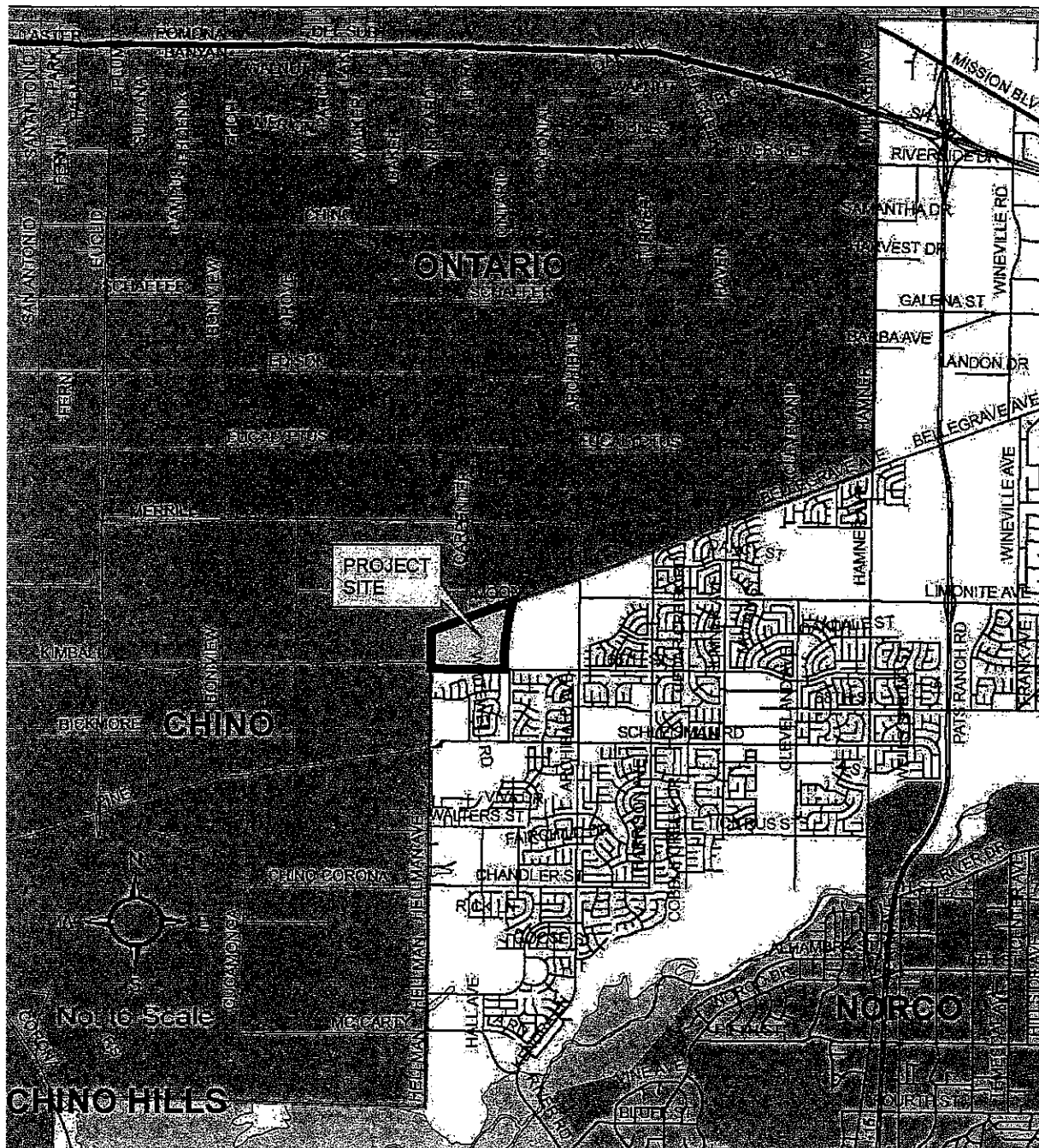


Figure 1-2
Vicinity Map

LAND USE SUMMARY

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

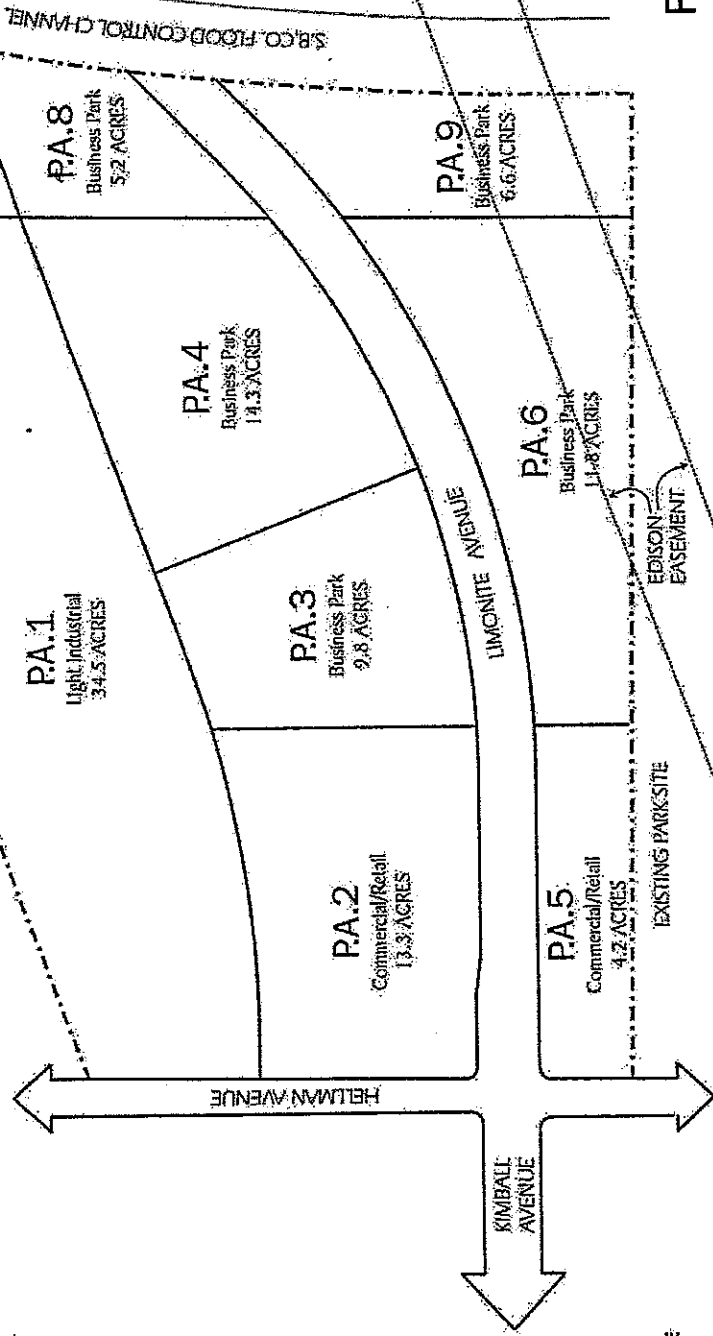


Figure 3-2
Land Use Plan (Black & White)

Not to Scale

3.0 SPECIFIC PLAN

APPLICATION FOR MAJOR LAND USE ACTION REVIEW RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

PROJECT DESCRIPTION - PROPOSED LAND USE

Specific Plan No. 358 (The Ranch at Eastvale Specific Plan) includes the land use plan, designation of planning areas, development standards, and design and landscaping guidelines associated with the development of The Ranch at Eastvale Specific Plan.

The proposed The Ranch at Eastvale Specific Plan includes approximately 42.9 acres of light industrial uses, 47.7 acres of business park uses, 17.5 acres of acres of commercial/retail uses and 11.8 acres of potential roads. (See attached Table 3-1, Land Use Summary and Figure 3-1, Land Use Plan from proposed The Ranch at Eastvale Specific Plan.)

The Specific Plan's Land Use Plan (Figure 1) shows the project site divided into nine planning areas with three different land uses. There are two commercial/retail planning areas, totaling 17.5 areas; five business park Planning Areas, totaling 47.7 acres; two light industrial Planning Areas, totaling 34.5 acres. The Ranch at Eastvale Specific Plan is designed to provide flexibility of land uses to respond to the market at the time development occurs. (See attached Table 3-1, Land Use Summary, from proposed The Ranch at Eastvale Specific Plan.)

Commercial/Retail

Commercial/retail land uses are intended to provide neighborhood and community commercial uses to serve future residents of the outlying area and the businesses within The Ranch at Eastvale Specific Plan. Allowable uses within the Commercial/Retail designation include those uses derived from commercial uses found in Riverside County Land Use and Ordinance No. 348 These allowable uses are set forth in Table 3-2, Allowable Land Uses within The Ranch at Eastvale Specific Plan, and include, but are not limited to restaurants, shops, drug stores, markets, gasoline sales, hotel or motel, other commercial uses that would serve the needs of the local residents, public uses, private businesses and office user. Each Commercial/Retail Planning Area's building intensity will not exceed a 0.35 Floor Area Ratio (FAR)¹.

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

Light Industrial

Light industrial land uses are proposed through the implementation of the Light Industrial designation. The purpose of this designation is to allow for a wide variety of light industrial and related uses, including, but not limited to, assembly, repair and light manufacturing, and limited retail and service facilities, that provide employment opportunities for local residents. Each Planning Area's building intensity will not exceed a 0.60 FAR. Land uses allowable within the Light Industrial designation are set forth in Table 3-2, Allowable Land Uses within The Ranch at Eastvale Specific Plan.

Business Park

Office, service commercial and light industrial uses are proposed through the implementation of the Business Park designation. The purpose of this designation is to allow for a wide variety of business park, light industrial, and related uses, as set forth in Table 3-2, Allowable Land Uses within The Ranch at Eastvale Specific Plan, including, but not limited to research and development, technology centers, corporate headquarters and administrative and support offices in a campus-type setting. Each Planning Area's building intensity will not exceed a 0.60 FAR.

Change of Zone No. 7345 proposes to change the site zoning from A-2-10 (Heavy Agriculture – 10-acre minimum lot size) to SP (Specific Plan), which will reflect the proposed project's land use designations and development standards.

General Plan Amendment No. 827 proposes to establish the boundaries of Specific Plan No. 358 in the General Plan and to change the land use designations shown on the General Plan's Eastvale Area Plan Land Use Map from "Light Industrial" and "Medium Density Residential" to "Commercial Retail", "Business Park", and "Light Industrial" within the boundaries of The Ranch at Eastvale Specific Plan.

Parcel Map No. 35786 proposes to divide 97.86 gross acres (87.7 net acres) into six parcels. The parcel map will create separate parcels for Planning Areas 1, 2, 3, 4, 5, and 6 of The Ranch at Eastvale Specific Plan.



3.2.9 AIRPORT ZONES

a) Chino Airport Land Use Compatibility

THE RANCH AT EASTVALE SPECIFIC PLAN is located approximately 3/4 mile east of the Chino Airport, a general aviation transport airport. Based on proximity of the site to the airport, the Specific Plan has been designed to meet the following objectives:

- reflect current use of and future plans for the Chino Airport; and
- respond to constraints posed by the airport influenced area, and ensure land use compatibility with respect to noise, safety and height.

In December 2003, the San Bernardino County Department of Airports prepared the Airport Master Plan for Chino Airport. This Master Plan was adopted by the San Bernardino County Board of Supervisors on February 28, 2006. The Master Plan identifies the airport demand forecasts and aviation facility requirements, and evaluates several alternatives for expansion of the airport to meet current and future demands through the year 2025. The Airport Master Plan for Chino Airport superseded the 1986 Chino Airport Master Plan which was adopted on May 19, 1989.

With the adoption of the Airport Master Plan, a new Comprehensive Land Use Plan (CLUP) will need to be prepared by San Bernardino County Airport Land Use Commission, in accordance with State requirements. In response to this new land use plan, a Chino Airport Land Use Compatibility Plan (2008 Compatibility Plan), for inclusion in the *Riverside County Airport Land Use Compatibility Plan Document*, was approved by the Riverside County Airport Land Use Commission (RCALUC) on September 11, 2008.

THE RANCH AT EASTVALE SPECIFIC PLAN is consistent with the land use compatibility guidelines for noise, safety and height contained in the 2008 Compatibility Plan for the Chino Airport and the proposed airport expansion and improvement plans described in the adopted 2006 Airport Master Plan for Chino Airport.

1) Airport Noise Compatibility Guidelines

The Airport Master Plan for Chino Airport and the 2008 Compatibility Plan identified noise contours for affecting land uses in proximity to the airport. The project site does not fall within any existing or future noise contours for airport noise in excess of 60 CNEL. Although the project site falls outside of the CNEL noise contours for Chino Airport, the project site is located beneath identified flight tracks for airplanes using the airfield at Chino Airport. This means that there is a potential for single-event noise levels to affect future land uses in The Ranch at Eastvale Specific Plan. Project-wide



Development Standard 17 of this document addresses this issue and states that "Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an aviation easement to Chino Airport." Therefore, with a maximum exposure from the airport of less than 60 dBA CNEL and the requirement for an aviation easement, the proposed project can be considered to be "normally compatible" with existing and future airport noise levels and the Chino Airport should not create significant noise impacts to the project site.

2) Airport Vicinity Height Guidelines

The Federal government has developed standards for determining obstructions in navigable airspace. Federal Aviation Regulations Part 77 defines a variety of imaginary surfaces at certain altitudes around airports. The Part 77 surfaces include the primary surface, approach surface, transitional surface, horizontal surface and conical surface. Collectively, the Part 77 surfaces around an airport define a bowl-shaped area with ramps sloping up from each runway end. The Part 77 standards are not absolute height restrictions, but instead identify elevations at which structures may present a potential safety problem. Penetrations of the Part 77 surface generally are reviewed on a case by case basis.

Height limitations are not anticipated to pose a development constraint for THE RANCH AT EASTVALE SPECIFIC PLAN site. Based on the Part 77 surfaces identified in the 1991 CLUP, structures on the project site would need to exceed an elevation of 800 feet mean sea level (msl) before they encroached into the Part 77 surfaces for the Chino Airport. Since ground elevations at the project site range from 625 to 640 feet above mean sea level and the maximum height of structures within THE RANCH AT EASTVALE SPECIFIC PLAN is 50 feet, all structures with the specific plan will be substantially below the Part 77 height limits.

3) Airport Safety Compatibility Guidelines

Under the compatibility zones of the 2008 Compatibility Plan, THE RANCH AT EASTVALE SPECIFIC PLAN, falls within Compatibility Zones B1 (Inner Approach/Departure Zone), C (Extended Approach/Departure Zone), and D (Primary Traffic Patterns and Runway Buffer Area). (Figure 3-12, *Compatibility Factors Map – Chino Airport*) The land use plan for THE RANCH AT EASTVALE SPECIFIC PLAN (Figure 3-1) indicates the northern part of the project area, closest to Chino Airport and falling within the 2008 *Compatibility Plan's* Compatibility Zone B1, will be designated as primarily for light industrial uses, and would have a lower concentration of people per acre. The majority of THE RANCH AT EASTVALE SPECIFIC PLAN falls under Compatibility Zones C and D, and is designated as retail/commercial, business park, or light industrial uses. Zones C and D allow for a higher concentration of people per acre. None of the "prohibited uses" set forth in the 2008 Compatibility Plan are proposed.

The 2008 Compatibility Plan establishes a requirement that development within Compatibility Zone B1 provide 30% open land, development within Compatibility Zone C provide 20% open land and development within Compatibility Zone D provide 10% open land. Countywide Policy 4.2.4 of the *Riverside County Airport Land Use Compatibility Plan Document* defines "open land" as follows:

(a) To qualify as open land, an area should be:

(1) Free of most structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.

(2) Have minimum dimensions of approximately 75 feet by 300 feet.

(b) Roads and automobile parking lots are acceptable as open land areas if they meet the above criteria.

Project-Wide Development Standard 18, above, requires a minimum of 24 acres of open land (as defined by Countywide Policy 4.2.4) be provided on-site within the Specific Plan in order to meet the requirements of the 2008 Compatibility Plan.

Therefore, the land-use plan for THE RANCH AT EASTVALE SPECIFIC PLAN is consistent with the compatibility criteria of Compatibility Zones B1, C, and D.

The entire project site is located within the Chino Airport Influence Area as identified in the RCIP Eastvale Area Plan. The Eastvale Area Plan includes land use compatibility guidelines for the Chino Airport. These guidelines are summarized in *Table 3-5, Land Use Compatibility Guidelines for Airport Safety Zones for Chino Airport*. The overall development standards of THE RANCH AT EASTVALE SPECIFIC PLAN incorporate the Riverside County General Plan's Eastvale Area Plan use prohibitions set forth in Note 1 and the aviation easement requirement set forth in Note 2.

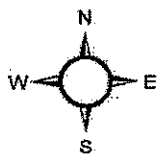
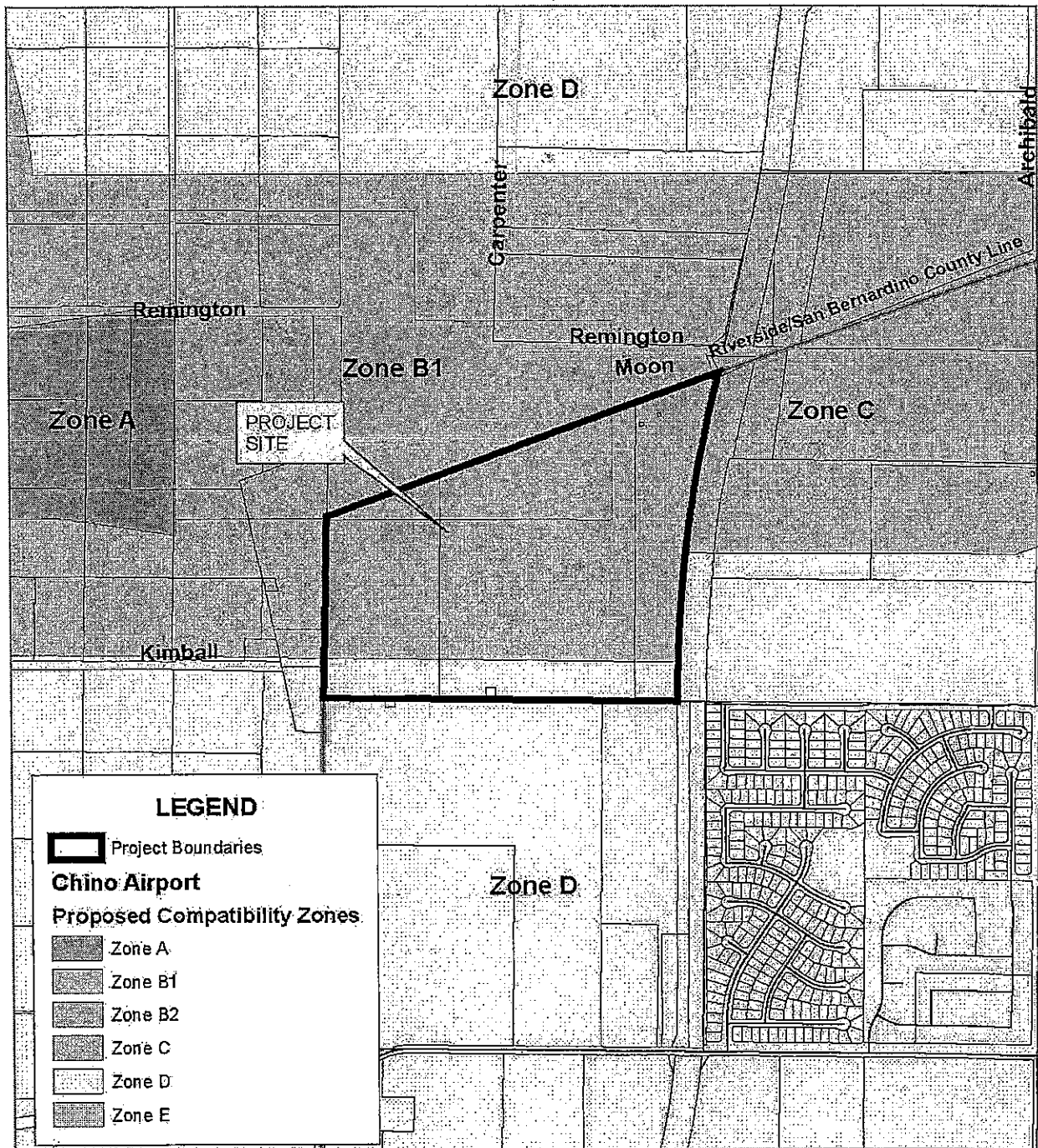
Table 3-5, Land Use Compatibility Guidelines for Airport Safety Zones for Chino Airport

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

NOTES:

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

Source: Riverside County Integrated Project/General Plan's Eastvale Area Plan, Table 4



Not to Scale

Figure 3-12
Compatibility Factors Map – Chino Airport



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In addition to the planning area-specific standards, project-wide development standards have also been prepared to complement those applicable to each individual Planning Area. The project-wide standards are set forth below and in *Table 3-3, Development Standards within The Ranch at Eastvale Specific Plan*:

- 1) THE RANCH AT EASTVALE SPECIFIC PLAN shall be developed in general conformance with the Land Use Plan (*Figure 3-1, Land Use Plan (Color)*). General permitted uses will include Commercial/Retail, Business Park, Light Industrial, and other uses as delineated in the Allowable Land Uses (Table 3-2 for the individual Planning Areas).
- 2) Planning areas may be developed with total square footages that are above or below the planning areas' identified development target and with acreages that are above or below the planning areas' identified size through compliance with the procedures set forth in Section 3.2.10 (Specific Plan Administration) provided the maximum building square footage within THE RANCH AT EASTVALE SPECIFIC PLAN does not exceed 2,189,800 square feet without an amendment of the Specific Plan.
- 3) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 (Land Use Ordinance) as amended by THE RANCH AT EASTVALE SPECIFIC PLAN Zoning Ordinance and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and conditional use permits.
- 4) Standards and guidelines relating to signs, landscaping, parking, and other related design elements will conform to Riverside County Ordinance No. 348 (Land Use Ordinance) unless addressed by the guidelines and standards within THE RANCH AT EASTVALE SPECIFIC PLAN.
- 5) All project lighting shall be in conformance with applicable Riverside County standards.
- 6) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially to Specific Plan No. 358 (THE RANCH AT EASTVALE SPECIFIC PLAN) as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 7) The evaluation of environmental impacts for The Ranch at Eastvale Specific Plan is contained in Environmental Impact Report No. 498 prepared for Specific Plan No. 358. Pursuant to Section 15183 of the State CEQA Guidelines, implementing development projects which are consistent with the development density established by The Ranch at Eastvale Specific Plan (SP 358) shall not require additional environmental review, except as might

be necessary to examine whether there are project-specific significant effects which are peculiar to the project.

- 8) Except for the Specific Plan Development Standards/Design Guidelines and other requirements in Section 3.0 adopted concurrently with this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive, or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted Specific Plan.
- 9) Lots created pursuant to this Specific Plan and subsequent tentative maps shall be in conformance with the development standards of the zoning applied to the Specific Plan, and all other applicable county standards and the Subdivision Map Act.
- 10) For the security and safety of future users of the facilities constructed within the Specific Plan, the developer shall consider the following design concepts within each individual development proposal:
 - a. Circulation for pedestrians, vehicles, and police patrols (commercial uses only).
 - b. Lighting of streets, walkways, and bikeways.
 - c. Visibility of doors and windows from the street and between buildings, where practical.
 - d. Fencing of appropriate heights and materials.
- 11) The following crime prevention measures shall also be considered during the individual site and building layout design, in addition to those above, for the security and safety of future occupants of light industrial, office, and commercial space:
 - a. Addresses which light automatically at night.
 - b. Installation of burglar alarms in all commercial buildings.
 - c. Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.
- 12) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application, provided that, if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded prior to the issuance of occupancy permits.
- 13) Each planning area shall comply with applicable Riverside County recycling requirements.
- 14) On-site commercial areas shall contain enclosures for collection of recyclable materials.



- 15) Construction and occupancy of the Specific Plan including roads and infrastructure may be done progressively in stages, provided vehicular access, public facilities and infrastructure are constructed to adequately service each phase of development or as needed for public health and safety in each stage of development and further provided that each phase of development conforms substantially with the intent and purpose of Section 3.2.7, Public Facilities and Phasing Requirements.
- 16) Construction of required infrastructure such as sewer and water lines, storm drains and roads may be financed through the establishment of a financing district (e.g., assessment district, Community Facilities District).
- 17) Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to Chino Airport.
- 18) In order to meet the 2008 Chino Airport Land Use Compatibility Plan requirement that development within Compatibility Zone B1 provide 30% open land, development within Compatibility Zone C provide 20% open land, and development within Compatibility Zone D provide 10% open land; a minimum of 24 acres of open land as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided within the Specific Plan. Such open land includes public and private streets and parking lots. The open land shall have minimum dimensions of approximately 75 feet by 300 feet, and shall be free of most structures and other major obstacles such as walls, large trees or poles greater than 4 inches in diameter measured at 4 feet above the ground, or overhead wires.
- 19) The following uses shall be prohibited within the Specific Plan:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which otherwise may affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.



- | 1920) Public and private schools for grades K through 12; assembly facilities exceeding 1,500 capacity, hospitals and hospices, child care facilities, nursing homes, disposal service operations and compostable material handling facilities shall not be permitted. Churches, temples and other places used primarily for religious worship shall be permissible only in Planning Areas 2, 5, 6 and 9.
- | 2021) The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal for all or any portion of the Specific Plan has not been submitted within twenty (20) years of the Board of Supervisors' adoption of the Specific Plan.

NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 358 / GENERAL PLAN AMENDMENT NO. 827 / CHANGE OF ZONE NO. 7345 / ENVIRONMENTAL IMPACT REPORT NO. 498 – Intent to Certify an Environmental Impact Report – Applicant: Master Development Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) – Location: southerly of the San Bernardino County line (City of Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga Creek. – 119.9 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The Specific Plan (The Ranch at Eastvale) proposes a land use plan, development standards, design and landscaping guidelines, and designation of nine (9) planning areas for industrial and commercial developments. The General Plan Amendment proposes to establish the boundaries of Specific Plan No. 358 in the Riverside County's General Plan and to change the General Plan Land Use Designation shown on the Eastvale Area Plan Land Use Map from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (CD: BP) (0.25 – 0.60 Floor Area Ratio), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio). The Change of Zone proposes to change the existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP), which will reflect the proposed project's land use designation and development standards. The Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed Specific Plan per the California Environmental Quality Act (CEQA) – APN(s): 144-010-004, 144-010-009, 144-010-005, 144-010-008, and 144-010-013. (Legislative)

TIME OF HEARING: 9.a.m. or as soon as possible thereafter.
DATE OF HEARING: April 15, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Christian Hinojosa, Urban Regional Planner at 951-955-0972 or e-mail chinojos@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 00498, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

SP00358, GPA00827, CZ07345

APN's 144-010-004, 005, 008, 009, 013

I, Mickey Zolezio, certify that on
(Print Name)

2/9/2009 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 600'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

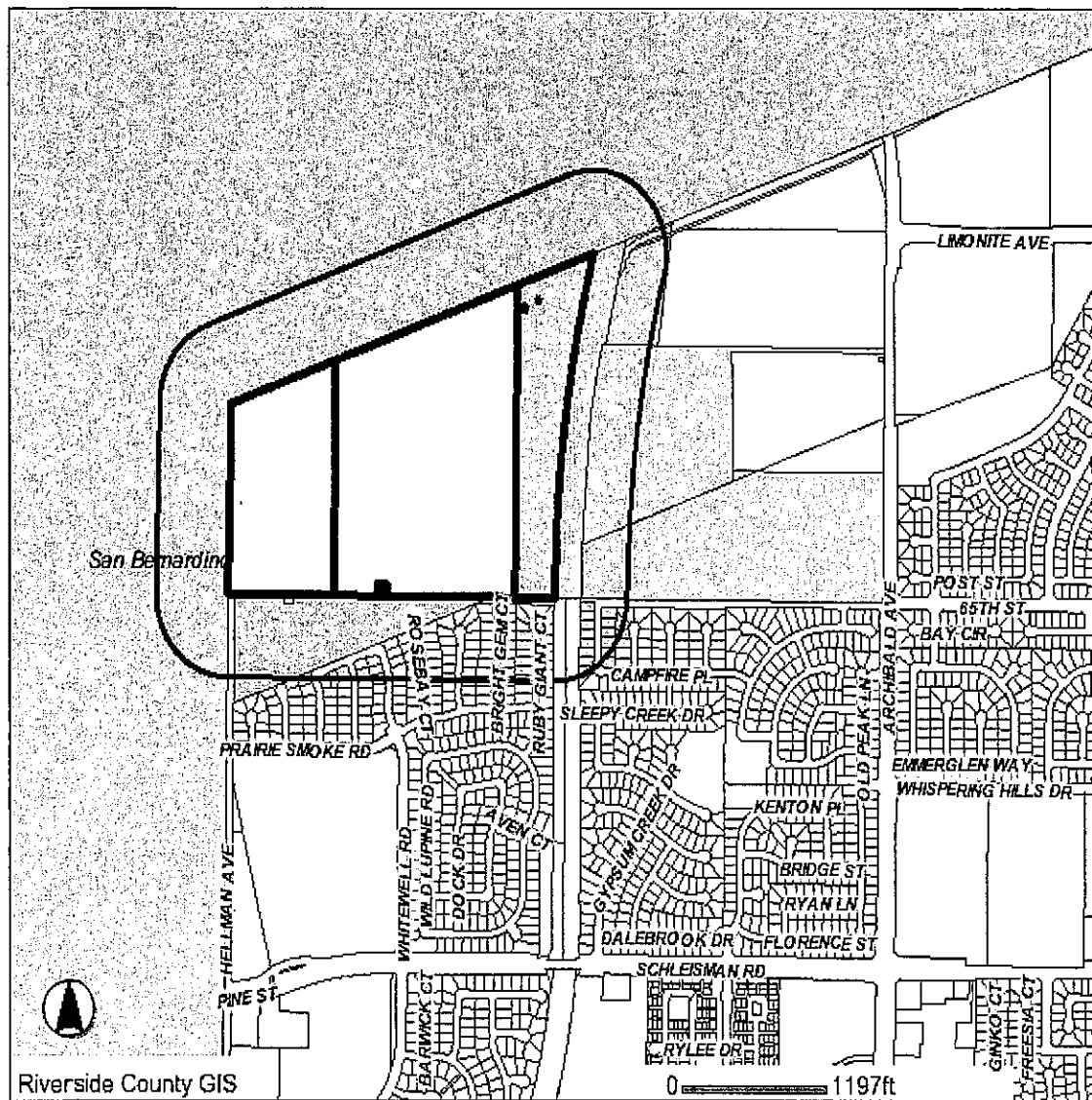
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

EXP 8-9-09
ML 2-10-06

SP00358, GPA00827, CA07345



Selected parcel(s):

144-010-004	144-010-005	144-010-009	144-010-010	144-010-014	144-010-015	144-010-029
144-010-032	144-010-035	144-010-038	144-020-044	144-460-001	144-460-002	144-460-003
144-460-004	144-460-005	144-460-006	144-460-009	144-460-010	144-460-011	144-460-012
144-462-010	144-462-011	144-462-012	144-462-013	144-462-014	144-462-015	144-462-016
144-462-017	144-600-003	144-600-004	144-600-005	144-600-006	144-600-007	144-600-008
144-600-009	144-600-010	144-600-011	144-600-012	144-600-013	144-600-014	144-600-015
144-600-016	144-600-017	144-600-018	144-600-019	144-600-020	144-610-016	144-610-029
144-611-001	144-611-002	144-611-015	144-611-016	144-612-001	144-612-002	144-612-003

IMPORTANT

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MAP PRINTED ON...02/9/2009



APN: 144010004 ASMT: 144010004
JAMIE CARLOS
MARICELA RODRIGUEZ
9301 REMINGTON AVE
CHINO CA 91710

APN: 144010005 ASMT: 144010005
JACK MOONS
BEATRICE MOONS
34331 GREEN LANTERN ST
DANA POINT CA 92629

APN: 144010009 ASMT: 144010009
JAIME CARLOS
MARICELA RODRIGUEZ
9301 REMINGTON AVE
CHINO CA. 91710

APN: 144010010 ASMT: 144010010
SAN BERNARDINO COUNTY FLOOD CONT
825 E 3RD ST
SAN BERNARDINO CA 92415

APN: 144010014 ASMT: 144010014
CHINO BASIN DESALTER AUTHORITY
8621 JURUPA RD
RIVERSIDE CA 92509

APN: 144010015 ASMT: 144010015
ANDY DYT
DIANE DYT
C/O R FEENSTRA
6207 ARCHIBALD AVE
CORONA CA 92880

APN: 144010029 ASMT: 144010029
SAN BERNARDINO COUNTY FLOOD CONT DIST
825 E 3RD ST
SAN BERNARDINO CA 92415

APN: 144010032 ASMT: 144010032
RIVERSIDE COUNTY FLOOD CONT & WATER CONV
DI
1995 MARKET ST
RIVERSIDE CA 92501

APN: 144010035 ASMT: 144010035
RMD INLAND INV
4100 NEWPORT PL NO 800
NEWPORT BEACH CA 92660

APN: 144010038 ASMT: 144010038
MMI BDI RIVERSIDE ARCHIBALD AVE
C/O CORNERSTONE REAL EST
100 WILSHIRE BLV NO 700
SANTA MONICA CA 90401

APN: 144020044 ASMT: 144020044
PARKVIEW MEADOWS HOLDINGS
C/O THOMAS BANKS
391 N MAIN ST NO 301
CORONA CA 92880

APN: 144460001 ASMT: 144460001
DAVID FRANQUEZ
MARIBEL FRANQUEZ
6616 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460002 ASMT: 144460002
AVANDELL HUNTE
JENNIFER HUNTE
6628 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460003 ASMT: 144460003
STEVE SENGAROUN
STEPHANIE SENGAROUN
6640 COYOTE TRAIL LN
CORONA CA. 92880



APN: 144460004 ASMT: 144460004
MITZI BAGUIORO
6652 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460005 ASMT: 144460005
JOSE NICOLAS CERVANTES
HAYDEE CERVANTES
6676 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460006 ASMT: 144460006
MARCO A BELTRAN
HERMILA I LEON
6688 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460009 ASMT: 144460009
PATRICK SMITH
LEANDRA SMITH
6647 ASHFORD MILL CT
RIVERSIDE CA 92880

APN: 144460010 ASMT: 144460010
JOSE E LIRA
6635 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460011 ASMT: 144460011
MARIA TERESA PEREZ
6623 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460012 ASMT: 144460012
AURORA LOAN SERVICES
C/O LEHMAN BROTHERS
10350 PARK MEADOWS DR 200
LITTLETON CO 80124

APN: 144462010 ASMT: 144462010
JOSE CARLOS SANCHEZ
MARIA LOURDES SANCHEZ
6697 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144462011 ASMT: 144462011
YI JUN ZHOU
6685 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144462012 ASMT: 144462012
JENNY FOONGYIN YAN
6673 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144462013 ASMT: 144462013
CENTEX HOMES
1265 CORONA POINTE CT
CORONA CA 92879

APN: 144462014 ASMT: 144462014
HONG CHENG
YONG JIANG
6637 COYOTO TRAIL LN
CORONA CA. 92880

APN: 144462015 ASMT: 144462015
GILDARDO RAMOS
ALMA RAMOS
6625 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144462016 ASMT: 144462016
SUMIT TOMAR
6613 COYOTE TRAIL LN
CORONA CA. 92880



APN: 144462017 ASMT: 144462017
JOSE LUIS MADRIGAL
GLORIA MADRIGAL
6601 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144600003 ASMT: 144600003
FAISAL A SYED
WAJIHA PERVEEN
6698 RUBY GIANT CT
CORONA CA. 92880

APN: 144600004 ASMT: 144600004
JUN YING
DAN FENG WANG
6688 RUBY GIANT CT
CORONA CA. 92880

APN: 144600005 ASMT: 144600005
JOE GUTIERREZ
FELIZA GUTIERREZ
6678 RUBY GIANT CT
CORONA CA. 92880

APN: 144600006 ASMT: 144600006
KRISHNAMOORT SUDHAKAR
VENKATA SUBBALAKSHMI SUDHAKAR
6658 RUBY GIANT CT
CORONA CA. 92880

APN: 144600007 ASMT: 144600007
CARY MITSUO OKAWA
SUSANA BONITA OKAWA
6648 RUBY GIANT CT
CORONA CA. 92880

APN: 144600008 ASMT: 144600008
JENNIFER LUNA
JERI LYNN CORRIGAN
6638 RUBY GIANT CT
CORONA CA. 92880

APN: 144600009 ASMT: 144600009
GERLY LEYCO
ELIZALDY LEYCO
6628 RUBY GIANT CT
CORONA CA. 92880

APN: 144600010 ASMT: 144600010
MICHAEL STEVEN MADLEM
ZENDIE CAMANAG AVENDANO
6618 RUBY GIANT CT
CORONA CA. 92880

APN: 144600011 ASMT: 144600011
SAMUEL AMOS OROPEZA
6608 RUBY GIANT CT
CORONA CA. 92880

APN: 144600012 ASMT: 144600012
KENT L SCHNEIDER
6601 RUBY GIANT CT
CORONA CA. 92880

APN: 144600013 ASMT: 144600013
BONITA CALLOWAY SMITH
6611 RUBY GIANT CT
CORONA CA. 92880

APN: 144600014 ASMT: 144600014
JOEL G ILANO
MARIA ELENA SAJORDA
6621 RUBY GIANT CT
CORONA CA. 92880

APN: 144600015 ASMT: 144600015
MOHAMMED S GHONIM
SHERYL GHONIM
6631 RUBY GIANT CT
CORONA CA. 92880



APN: 144600016 ASMT: 144600016
MARIO AUTRAN
AMANDA LYNCH
6641 RUBY GIANT CT
CORONA CA. 92880

APN: 144600017 ASMT: 144600017
ROMMEL L CAPARAS
CRISTY CAPARAS
6651 RUBY GIANT CT
CORONA CA. 92880

APN: 144600018 ASMT: 144600018
RICHARD CARRASCO
LUCY GUTIERREZ
6671 RUBY GIANT CT
CORONA CA. 92880

APN: 144600019 ASMT: 144600019
MOHAMMED Y MUNIR
RUKAIYA MUNIR
6681 RUBY GIANT CT
CORONA CA. 92880

APN: 144600020 ASMT: 144600020
THOMAS ALAN ROMIN
LORRAINE ROMIN
6691 RUBY GIANT CT
CORONA CA. 92880

APN: 144610016 ASMT: 144610016
ARTHUR L EHRHORN
JOAN L EHRHORN
6674 MUSK MALLOW CT
CORONA CA. 92880

APN: 144610029 ASMT: 144610029
GREGORY CLINTON
DENA CLINTON
6673 WHITE CLOVER WAY
CORONA CA. 92880

APN: 144611001 ASMT: 144611001
ARIANA SOLIS
ALEX ZAMUDIO
C/O ALEX ZAMUDIO
13437 QUAIL RUN RD
CORONA CA 92880

APN: 144611002 ASMT: 144611002
SUZANA M VIRAMONTES
HENRY S VIRAMONTES
6650 WHITE CLOVER WAY
CORONA CA. 92880

APN: 144611015 ASMT: 144611015
VILMOR RONE
JOCELYN RONE
6681 SILVERWEED WAY
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APN: 144611016 ASMT: 144611016
EDWARD LEE RODGERS
LEAH D WATSON RODGERS
P O BOX 3526
ONTARIO CA 91761

APN: 144612001 ASMT: 144612001
SHUGUANG WEN
6648 SILVERWEED WAY
CORONA CA. 92880

APN: 144612002 ASMT: 144612002
SEAN MILLER
JACQUELINE MURO
6658 SILVERWEED WAY
CORONA CA. 92880

APN: 144612003 ASMT: 144612003
CONRADO DIZON
ELIZABETH DIZON
JASON DIZON
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3rd Supervisorial District
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Supervisor Roy Wilson
4th Supervisorial District
County Administrative Center
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Supervisor Marion Ashley
5th Supervisorial District
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John Snell, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
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John Petty, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
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Jim Porras, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
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Riverside, CA 92501

Jan Zuppardo, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
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Riverside, CA 92501

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Riverside County Fire Department
2300 Market Street
Riverside, CA 92501

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Riverside, CA 92503

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4080 Lemon Street, 8th Floor
Riverside, CA 92501

Stanley Sniff, Sheriff
Riverside County Sheriff's Department
4095 Lemon Street
Riverside, CA 92501

Riverside County Waste Management Dept.
14310 Frederick Street
Moreno Valley, CA 92553

Marc Brewer
Regional Parks & Open Space District
Riverside County
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Riverside, CA 92509-6858

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2724 Gateway Drive
P.O. Box 751
Riverside, CA 92502-0751

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California State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

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Riverside, CA 92517-1968

Western Riverside Council of Governments
Attention: Rick Bishop, AICP
4080 Lemon Street, 3rd Floor. MS 1032
Riverside, CA 92501-3609

So. California Association of Governments
Eric H. Roth, Manager,
Intergovernmental Review
818 West Seventh Street, 12th Floor
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Diamond Bar, CA 91765-4182

Agency Labels for SP00358 (The Ranch at Eastvale)

CALTRANS District #8
Office of Forecasting/IGR/CEQA Review
464 W. Fourth Street, 6th Floor MS 726
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Riverside, CA 92501

Riverside-Corona Resource Conservation
District
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Southern California Agency
Bureau of Indian Affairs
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Riverside, CA 92507-0001

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Environmental Justice
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Commission
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California Department of Fish and Game
Inland Desert/Eastern Sierra Region
Attn: Leslie MacNair
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

U.S. Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad, CA 92011

San Bernardino Associated Governments
Attn: Deborah Robinson Barmack
1170 W. 3rd Street, 2nd Floor
San Bernardino, CA 92410-1715

Cultural Resources Committee
Pechanga Band of Luiseno Mission Indians
P.O. Box 1477
Temecula, CA 92593

California Department of Food and
Agriculture
1220 N Street
Sacramento, CA 95814

Morongo Band of Mission Indians
11581 Potrero Road
Banning, CA 92220

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581

Cultural Resources Committee, Pechanga
Band of Luiseno Mission Indians
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Temecula, CA 92593

Eastern Information Center
Department of Anthropology
University of California
Riverside, CA 92521-0418

California Air Resources Board
1001 I Street
P. O. Box 2815
Sacramento, CA 95812

Riverside County Farm Bureau, Inc.
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Moreno Valley, CA 92557

Kathleen Springer
San Bernardino County Museum:
Development Monitoring Commission
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Redlands, CA 92374

Centralized Correspondence
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Southern California Edison
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

Regional Water Quality Control Board #8
CEQA Review
Santa Ana Basin Region
3737 Main Street, Suite 500
Riverside, CA 92501-3348

Riverside County Airport Land Use Comm.
Attn: John Guerin
Riverside County Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92501

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Endangered Habitats League
8424-A Santa Monica Blvd., Suite 592
Los Angeles, CA 90069-4267

Sierra Club, San Geronio Chapter
4079 Mission Inn Avenue
Riverside, CA 92501-3204

California Native Plant Society
Riverside/San Bernardino Chapter
Attn: Ms. Kate Barrows
2161 Concord Ave
Ontario, CA 91761

Jurupa Community Service District
Attn: Julie Saba, Secy/General Manager
11201 Harrel St
Mira Loma, CA 91752

Agency Labels for SP00358 (The Ranch at Eastvale)

Corona-Norco Unified School District
Attn: Kent L. Bechler, Ph.D.,
Superintendent
2820 Clark Avenue
Norco, CA 92860

California Dept. of Toxic Substance Control
Attn: Ken Chiang
9211 Oakdale Avenue
Chatsworth, 91311-6505

Larry Lapre'
Audubon Society,
San Bernardino Valley
P.O. Box 10973
San Bernardino, CA 92423-0973

Kenneth M. Young, Superintendent
Riverside County Office of Education
3939 Thirteen Street
P.O. Box 868
Riverside, CA 92501-3505

Federal Highway Administration,
U.S. Department of Transportation
650 Capitol Mall, Suite 4100
Sacramento, CA 95814

Center for Biological Diversity
PMB 447
8033 Sunset Boulevard
Los Angeles, CA 90046

U.S. Army Corps of Engineers
Los Angeles District - Regulatory Branch
Attn: Crystal L. Marquez
911 Wilshire Blvd.
Los Angeles, CA 90017

California Energy Commission
1516 Ninth St., Mail Stop 29
Sacramento, CA 95814-5504

California State
Dept. of Forestry & Fire Protection
210 W. San Jacinto Ave.
Perris, CA 92570-1915

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Riverside District, U.S. Post Office
4150 Chicago Ave.
Riverside, CA 92507-9998

California State Dept. of Housing &
Community Development
3737 Main St., Suite 400
Riverside, CA 92501-3337

Department of Conservation
801 K Street, MS 13-71
Sacramento, CA 95814-3500

Metropolitan Water District of So. California
Attn: Harry Bannerman
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Los Angeles, CA 90012-2944

California State Park & Recreation
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1416 9th Street
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Ernest Egger, Director of Planning
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City of Calimesa, Planning Department
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Planning Division, Cathedral City
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Development Director
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Coachella, CA 92236

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Colton, CA 92324

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Community Development Dept.,
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Larry Grafton, Planning Manager
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Development
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Fontana, CA 92335

Agency Labels for SP00358 (The Ranch at Eastvale)

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Community Development Director
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Richard Masyczek, Planning Director
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Steve Copenhaver, Director of Community Dev.
City of Indio
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Rolfe Preisendanz, Community Development Director
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130 S. Main St.
Lake Elsinore, CA 92530

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La Quinta, CA 92253

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City of Murrieta
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Murrieta, CA 92562

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Community Development Department
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or Diane Jenkins, Principal Planner
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Agency Labels for SP00358 (The Ranch at Eastvale)

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Imperial County Planning & Development
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801 Main St., Suite B-1
El Centro, CA 92243-2811

Scott Bernhart, Director
La Paz County Community Development
Department
1112 Joshua Ave., Suite 202
Parker, AZ 85344

Growth Management,
U.S. Postal Service
P.O. Box 9998
Riverside, CA 92507-9998

City of Riverside Public Library - Main Library
Attn: Reference Librarian
3581 Mission Inn Avenue
Riverside, CA 92501

Government Publications
Tomas Rivera Library
University of California Riverside
3401 Watkins Drive
Riverside, CA 92521

Glen Avon Public Library
Attn: Reference Librarian
9244 Galena Street
Riverside, CA 925090

Santa Ana River Water Company
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Officer
Riverside County Economic Development
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Riverside, CA 92503-4979

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California State Representatives
44th District
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Senator Jim Battin
California State Senate, 37th District
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Palm Desert, CA 92260

ATTN: Senator Bob Dutton
California State Senate, 31st District
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Attn: James Jenkins
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Chino, CA 91710-9091

Chino Hills State Park
1879 Jackson St.
Riverside, CA 92504

Western Municipal Water District
Attn: John Rossi, General Manager
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Riverside, CA 92508-2449

Applicant:
Ward Mace, Vice President
Master Development Corporation
4200 Von Karman Avenue
Newport Beach, CA 92660

Environmental Consultant:
Richard J. MacHott
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Owner:
Jack & Beatrice Moons
34331 Green Lantern Street
Dana Point, CA 92629

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

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appl type: CFG1

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MGARDNER posting date May 22, 2006

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,606.75

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CALIFORNIA FISH AND GAME FOR EA40876
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at parcel:
appl type: CFG1

\$161.50

By _____ Feb 19, 2009 12:53
SBROSTRO posting date Feb 19, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$161.50

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