CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, June 18, 2025

City Commissioners
Josh Lee, Chair
April Rodriguez-Plott, Vice Chair
Andrea Hove, Commissioner
Trinidad Lomeli, Commissioner
Michael Rochelle, Commissioner

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or direction shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the City Council after the posting of this agenda are available for review at Eastvale City Hall, 12363 Limonite Avenue, Eastvale, CA 91752 or you may contact the City Clerk's Office, at (951) 361-0900 Monday through Thursday from 7:30 a.m. to 5:30 p.m. and available online at www.eastvaleca.gov.

Members of the public can observe the meeting by viewing the live-stream at www.eastvaleca.gov and may provide public comment by sending comments to the City Clerk's Office by email at cityclerk@eastvaleca.gov. Staff will monitor emails to the extent possible during the meeting and provide comments as possible. All comments will be made part of the record. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion to reduce time on public comment. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received before the agenda item is heard but before the close of the meeting, the comment will all be included as a part of the record of the meeting but will not be read into the record.

If you are a person with a disability and need an accommodation to participate in the City of Eastvale programs, services, activities, and meetings, contact Maricela Mejia at mmejia@eastvaleca.gov or (951)703-4433 at least 72 business hours in advance to request an auxiliary aid or accommodation.

Regular meetings are recorded and made available on the City's website at www.eastvaleca.gov. Meeting recordings are uploaded to the City's website within 24 hours (unless otherwise noted) after the completion of the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS / REVISIONS

The Planning Commission may only add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the agency subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Commission. If there is less than 2/3 of the Commissioners present, adding an item to the agenda requires a unanimous vote. Added items will be placed for discussion at the end of each section unless otherwise noted.

5. PRESENTATIONS

6. PUBLIC COMMENT

Any member of the public may address the Commission on items within the Commission's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Commission and do not engaged in dialogue with individual Commissioners, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

7. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Chair or Commission may remove a Consent Calendar item for separate action. If a member of the public would like to speak on a Consent Calendar item, please complete a blue "Public Comment Form" and submit to the City Clerk prior to the item.

7.1. Planning Commission Meeting Minutes

Submitted by: Jessica Cooper, Senior Management Analyst

RECOMMENDED ACTION(S):

Staff recommends the Planning Commission approve the Planning Commission meeting minutes from May 21, 2025 meeting.

7.2. Public Works Department Update

Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission receive and file the Public Works Department update.

7.3. **Planning Division Update**
Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission receive and file the Planning Division Update.

8. PUBLIC HEARINGS

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Chair or a Member of the Commission. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

8.1. **PLN25-20033 City-Initiated Municipal Code Amendment for Drive-Through and Drive-In Restaurants, Carwashes, Gasoline Service Stations, Alternative Fueling Stations, Electric Vehicle Charging Stations, Mini-Storage Facilities, and Truck and Trailer Rental and Storage Facilities**
Submitted by: Allen Lim, Senior Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission take the following actions:

1. Recommend the City Council determine that the proposed ordinances are not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA; and
2. Recommend the City Council approve the Municipal Code Amendments.

8.2. **Review of the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030**
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission take the following actions:

1. Determine that the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030 is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA;
2. Find that the projects included in the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030 are consistent with the Eastvale 2040 General Plan; and
3. Report to the City Council that the projects included in the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030 are consistent with the Eastvale 2040 General Plan.

8.3. PLN25-20025 –Major Development Review and Variance request for Johnny Carino's and Famous Dave's Cobranded Restaurant
Submitted by: Steven D. Fowler, Planning Technician

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and
2. Approve Major Development Review PLN25-20025 to allow for the partial façade update of an existing building; and
3. Approve Variance PLN25-20025 for the deviation of the Eastvale Gateway North Sign Program to allow two (2) tenant wall signs along the south façade of the existing restaurant (dba Johnny Carino's) where one (1) sign is permitted per the approved sign program, subject to conditions of approval.

8.4. PLN25-20092 – Vesting Tentative Tract Map 39264 and Major Development Review for Cherry Tree Residential Development
Submitted by: Allen Lim, Senior Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission take the following actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 20222080090);
2. Approve Vesting Tentative Tract Map No. 39264 to subdivide 6.17 acres into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots (A through F) for private streets and common area purposes, subject to conditions of approval; and
3. Approve the Major Development Review for the master building architecture and site planning for the 39 single-family residential homes (with future proposed attached and detached accessory dwelling units) with proposed landscaping, parking areas and site amenities, subject to conditions of approval.

9. COMMISSION BUSINESS

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, August 20, 2025, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale (www.eastvaleca.gov,) not less than 72 hours prior to the meeting.

_____

Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, May 21, 2025
Regular Meeting: 6:00 P.M.

Eastvale City Council Chambers
12363 Limonite Avenue, Suite 900
Eastvale, CA 91752

---

1. CALL TO ORDER

The regular meeting of the Eastvale Planning Commission was called to order at 6:00 p.m. by Chair Lee.

2. ROLL CALL

Present: Commissioners Hove, Lomeli, Rochelle, Vice-Chair Rodriguez-Plott and Chair Lee.

Absent:

City Staff
Present: Community Development Director Gonzalez, Assistant City Attorney Herrington, and Deputy City Clerk Castreje were present at Roll Call.

3. PLEDGE OF ALLEGIANCE

Vice-Chair Rodriguez-Plott led the Pledge of Allegiance.

4. ADDITIONS / REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

On a motion by Commissioner Rochelle and second by Commissioner Hove, the Planning Commission voted to approve the Consent Calendar.

Commissioner Lomeli and Vice-Chair Rodriguez-Plott were noted as abstentions.

7.1 Planning Commission Minutes

The Planning Commission voted to approve the Planning Commission meeting minutes from the April 16, 2025 meeting.

7.2 Public Works Department Update

The Planning Commission received and filed the Public Works Department Update.

7.3 Planning Division Update

The Planning Commission received and filed the Planning Division Update.

8. PUBLIC HEARINGS

8.1 PLN24-20035 Major Development Review – Quarterra Phase B

Principal Planner Cerda and a representative from Quarterra presented a PowerPoint presentation and answered related questions.

Chair Lee opened the public comment period. Hearing no response, Chair Lee closed the public comment period.

On motion of Commissioner Rochelle and second by Vice-Chair Rodriguez Plott, the Planning Commission voted unanimously to:

1. Find the project consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162; and
2. Approve PLN24-20035 a Major Development Review for the master site planning and architecture of Planning Area 4 (PA 4) of the Leal Master Plan to accommodate a proposed 360-unit multiple-family residential community, with associated pool/recreational facility, parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval.

9. COMMISSION BUSINESS

9.1 2025 First Quarter Economic Development Updates

Economic Development Manager Fung presented a PowerPoint presentation and answered related questions.

Chair Lee opened the public comment period. Hearing no response, Chair Lee closed the public comment period.
The Planning Commission received and filed the report.

10. CITY STAFF REPORT

Community Development Director Gonzalez provided updates.

12. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Chair Lee adjourned the meeting at 6:57 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, June 18, 2025, at 6:00 p.m.

_____
Victoria Castreje
Deputy City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.2
June 18, 2025

Public Works Department Update

Prepared By:
Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Public Works Department update.

Summary
The Public Works Department provides monthly updates on residential and commercial development projects, encroachment permits, capital improvements projects including a grant summary.

Background
Not Applicable.

Analysis
Not Applicable.

Environmental
Not Applicable.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A
Not Applicable.

Fiscal Impact
Not Applicable.

Prior City Council/Commission Action
Not Applicable.

Attachment(s)
Attachment 1 - PW Project Update List.pdf
Attachment 2 - PW Grants Summary.pdf

EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Civic Center Project (Phase 1)
PROJECT DESCRIPTION:	A design build project to construct a Phase 1 of the Civic Center Project, which includes approximately 52,000 square foot City Hall, a 25,000 square foot library, a 20,000 square foot police station with a park and a civic plaza.
PROJECT STATUS:	**Bidding:** project was advertised for bid to prequalified General Contractors on 4/10/2025.
PROJECT SCHEDULE:	Bid Opening: May 2025. Construction Award: June 2025.

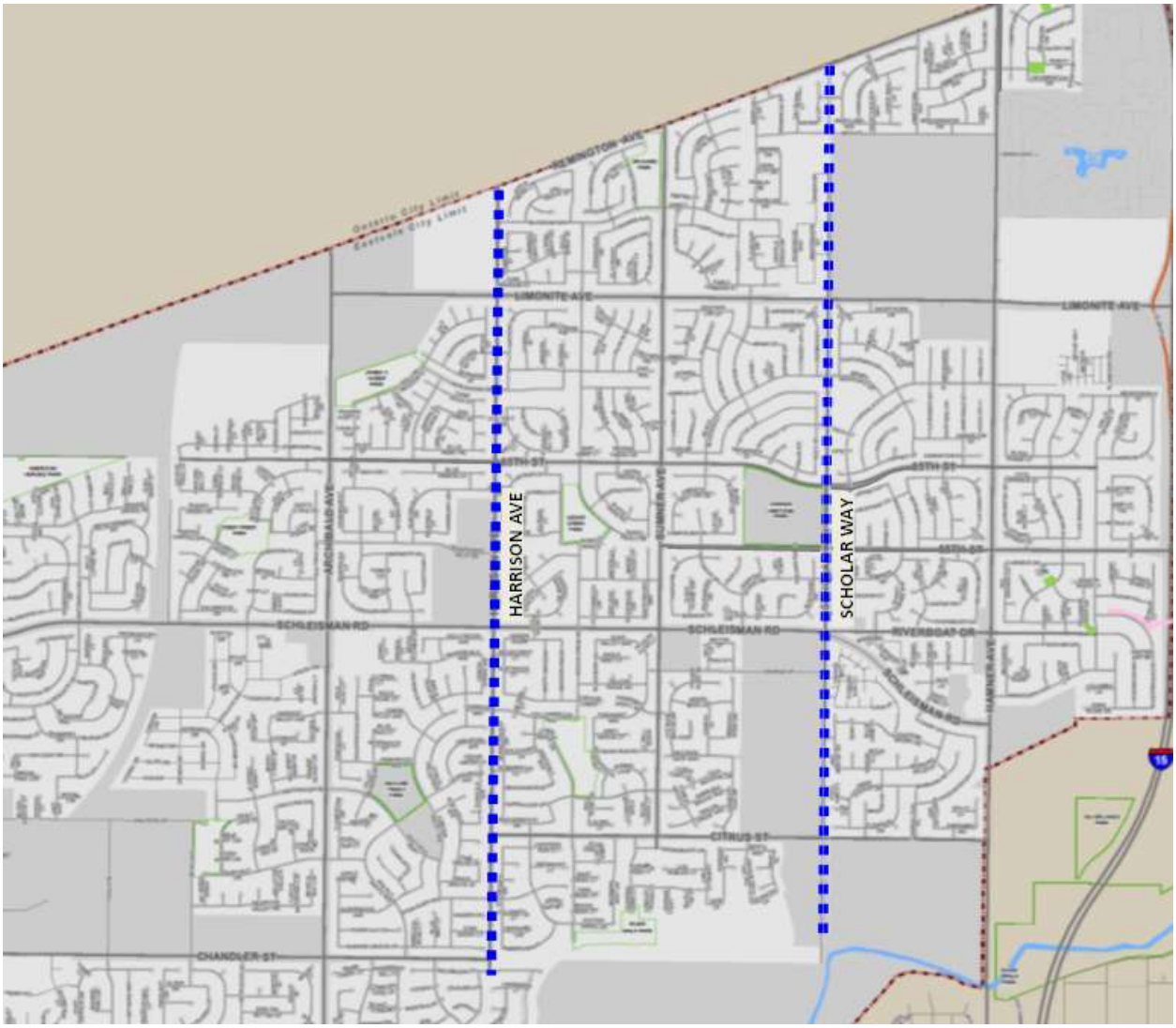
PROJECT RENDERING:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Improvement of Bike Network Connectivity/ATP Trails
PROJECT DESCRIPTION:	Project will design and construct nearly 5 miles of multipurpose trails running along Scholar Way and Harrison Avenue. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River Trail on the south.
PROJECT STATUS:	**In Design – Engineering:** Design contract was awarded to Mark Thomas. 75% PS&E (phase 3) was delivered on February 5, 2025 and is being reviewed, and non-infrastructure component of the project (phase 2) which includes public education and engagement is on going.
PROJECT SCHEDULE:	100% PS&E is anticipated to be delivered by June 30, 2025.

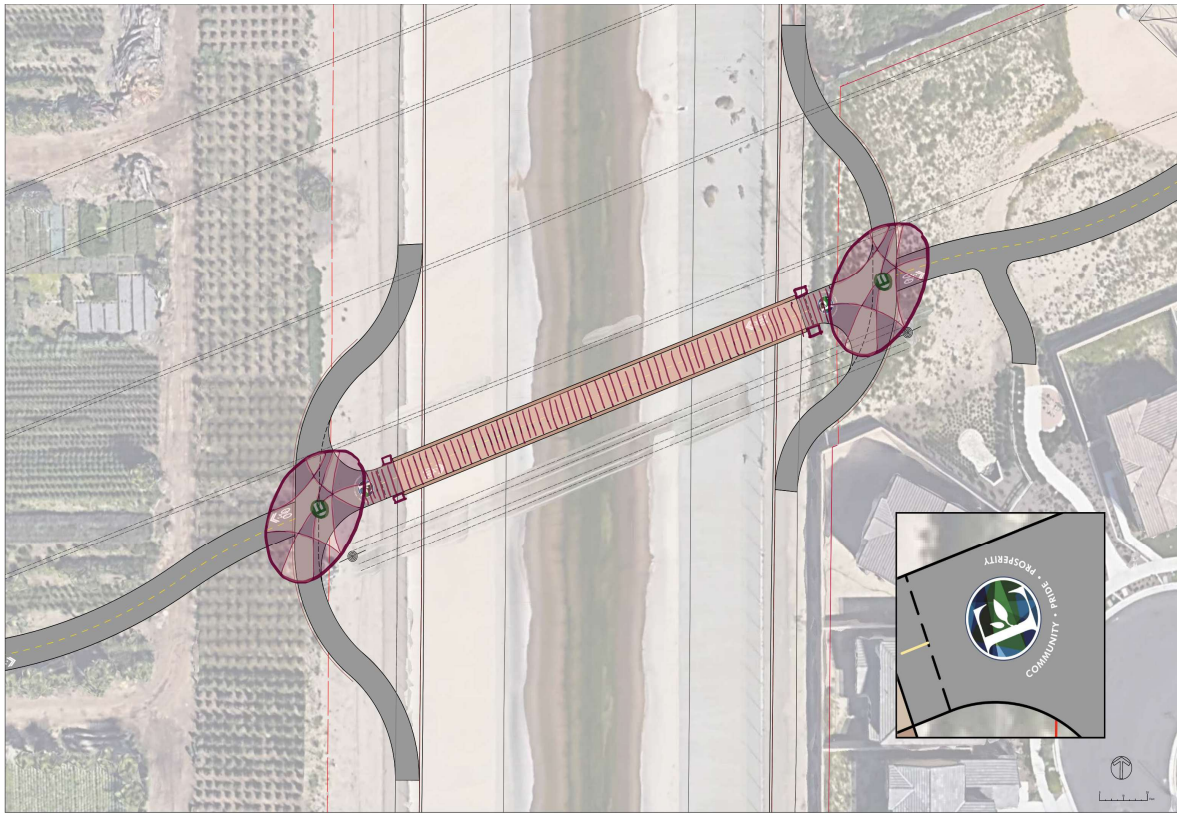
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Limonite Gap Pedestrian Bridge
PROJECT DESCRIPTION:	Project will design and install a prefabricated steel fabricated bridge over Cucamonga Creek Channel to close the gap of pedestrian path within the SCE easement.
PROJECT STATUS: :	**In Design – Engineering:** Design contract was awarded to TYLin on April 10, 2024. 65% PS&E was delivered on February 17, 2025 and is being reviewed. Technical studies are being prepared to submit to Caltrans for NEPA EA.
PROJECT SCHEDULE:	100% PS&E is anticipated to be delivered by December 2025.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave
PROJECT DESCRIPTION:	Project will Install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes. The project will be constructed in two phases: Phase 1 will involve the construction of hardscape including curb, gutter, and sleeve for future utilities, and Phase 2 will include the installation of landscaping, monument, and lighting.
PROJECT STATUS:	**In Construction:** The punchlist for Phase 1 has been issued. Phase 2 was advertised on 3/19/2025, with a due date of 4/10/2025.
PROJECT SCHEDULE:	The construction contract for Phase 2 will be awarded in May 2025.

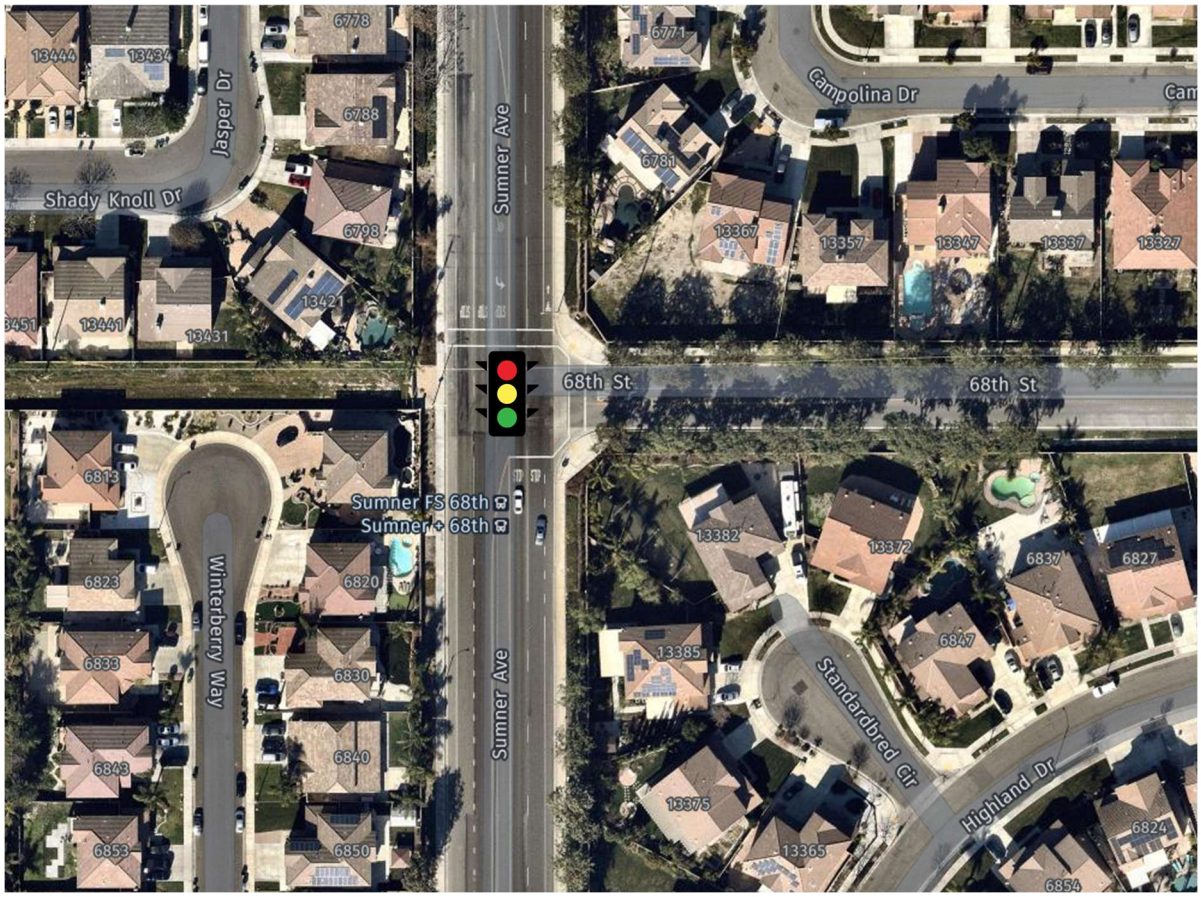
PROJECT IMAGE:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Traffic Signal Improvement at Sumner Ave and 68th St
PROJECT DESCRIPTION:	Project will design and install traffic signals at the intersection of Sumner Ave and 68th Street.
PROJECT STATUS:	**In Design – Engineering:** This project has been selected for HSIP Cycle 12 funding. A funding allocation request will be submitted for the PE phase to begin the RFP process for selecting a design consultant.
PROJECT SCHEDULE:	The PE phase must be allocated by 12/31/2025.

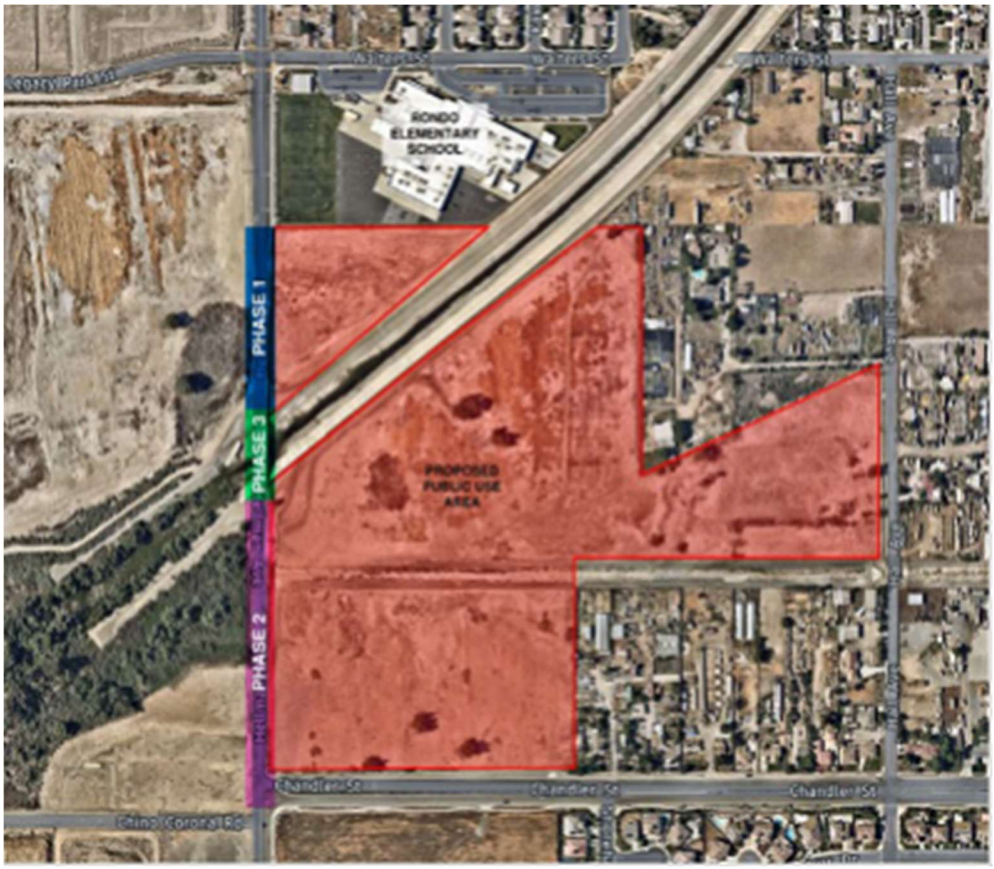
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Hellman Avenue Street Widening and Walters Pedestrian Bridge
PROJECT DESCRIPTION:	The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road. The feasibility study will determine the most efficient approach for phasing the project.
PROJECT STATUS:	**In Feasibility Study:** This project is receiving TUMF funding.
PROJECT SCHEDULE:	Construction for Phase 1 is tentatively scheduled for FY 2026-27, with Phase 2 planned for FY 2027-2028.

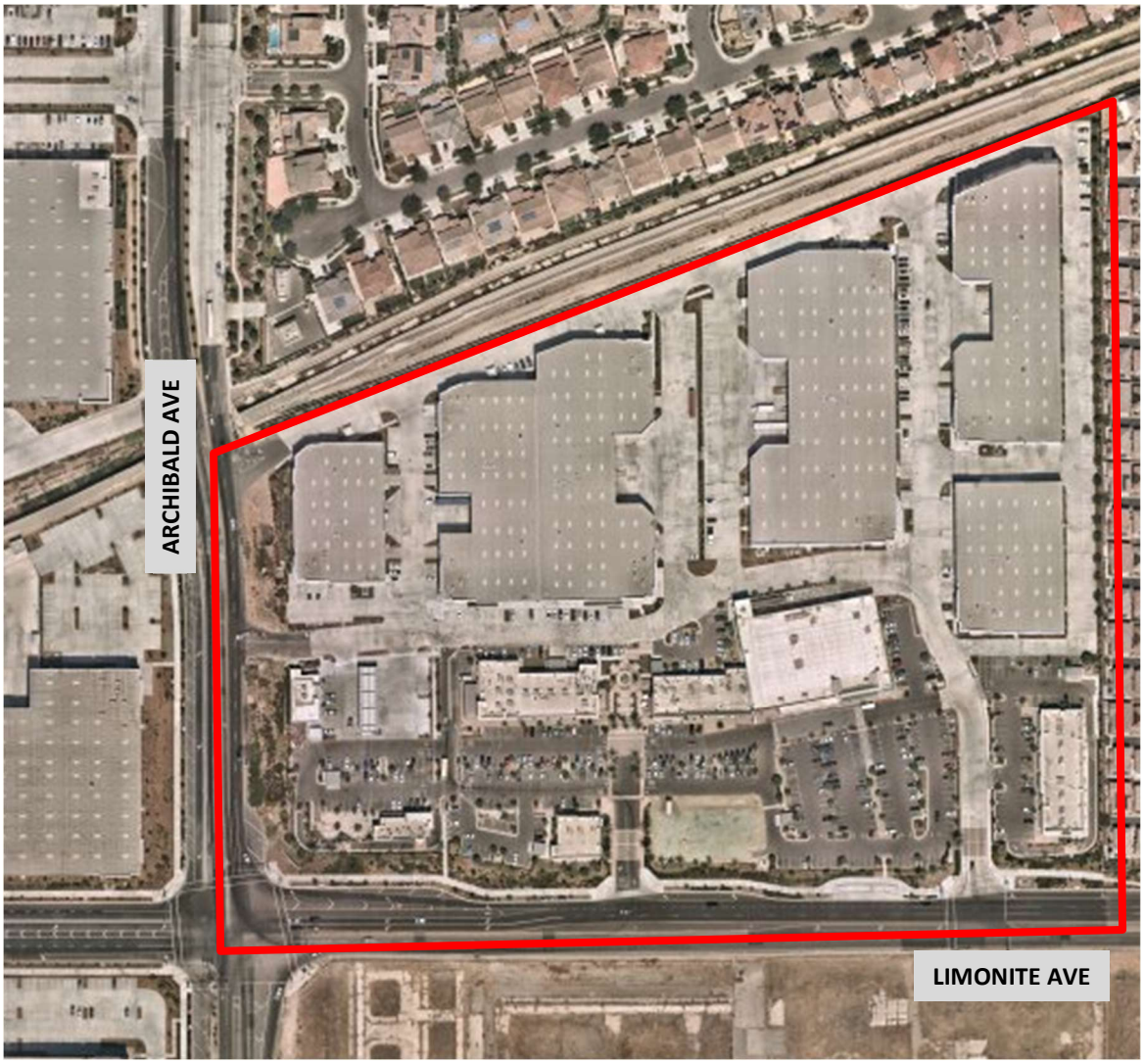
PROJECT IMAGE:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Merge
PROJECT LOCATION:	Northeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements includes 26 gross acres.
PROJECT STATUS:	Onsite and offsite improvements complete All off-site improvements have been accepted. Formation of CFD ongoing

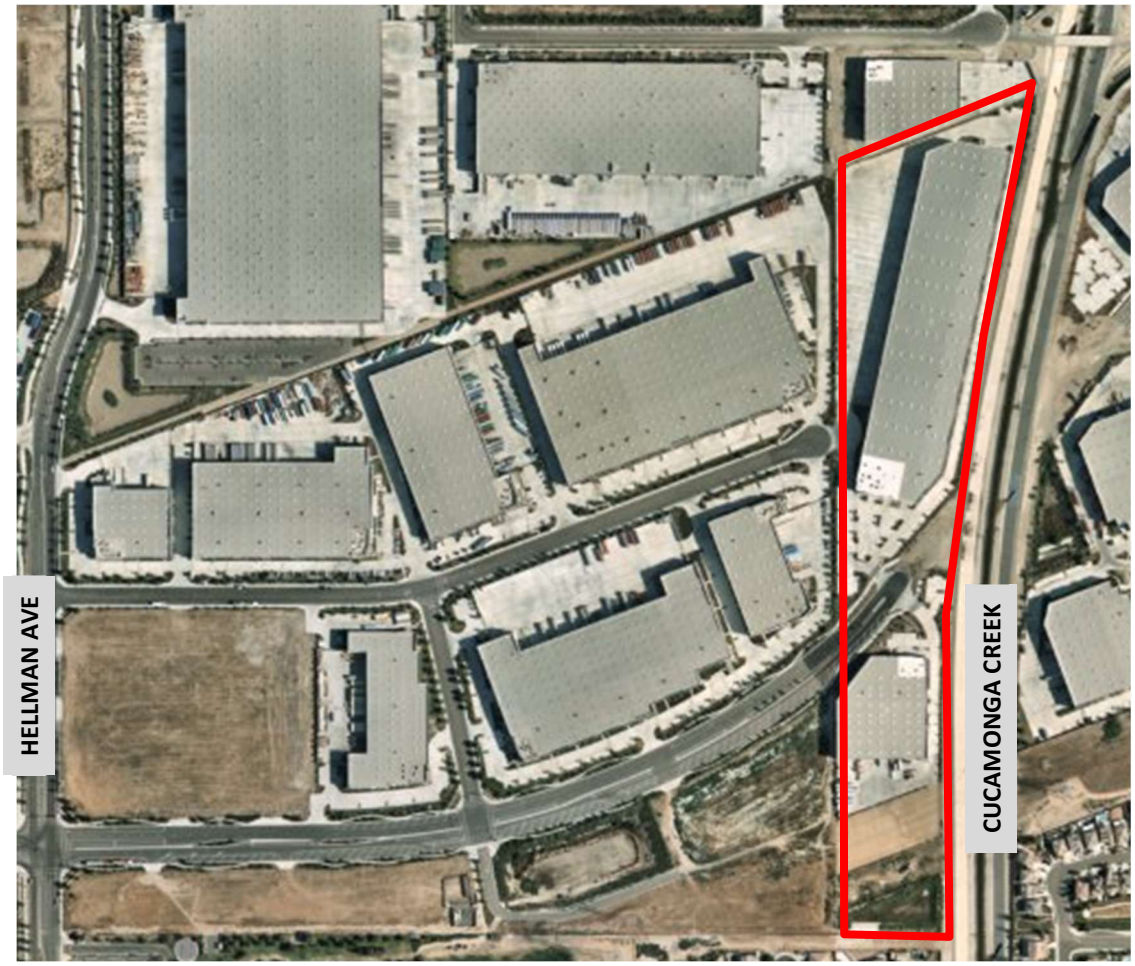
PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch by Transwestern
PROJECT NUMBER:	PW19-11322
PROJECT LOCATION:	East end of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include 20 gross acres including 2 light industrial warehouses.
PROJECT STATUS:	Onsite and offsite improvements have been completed, the City and Developer are working together to close out the project. Formation of CFD ongoing.

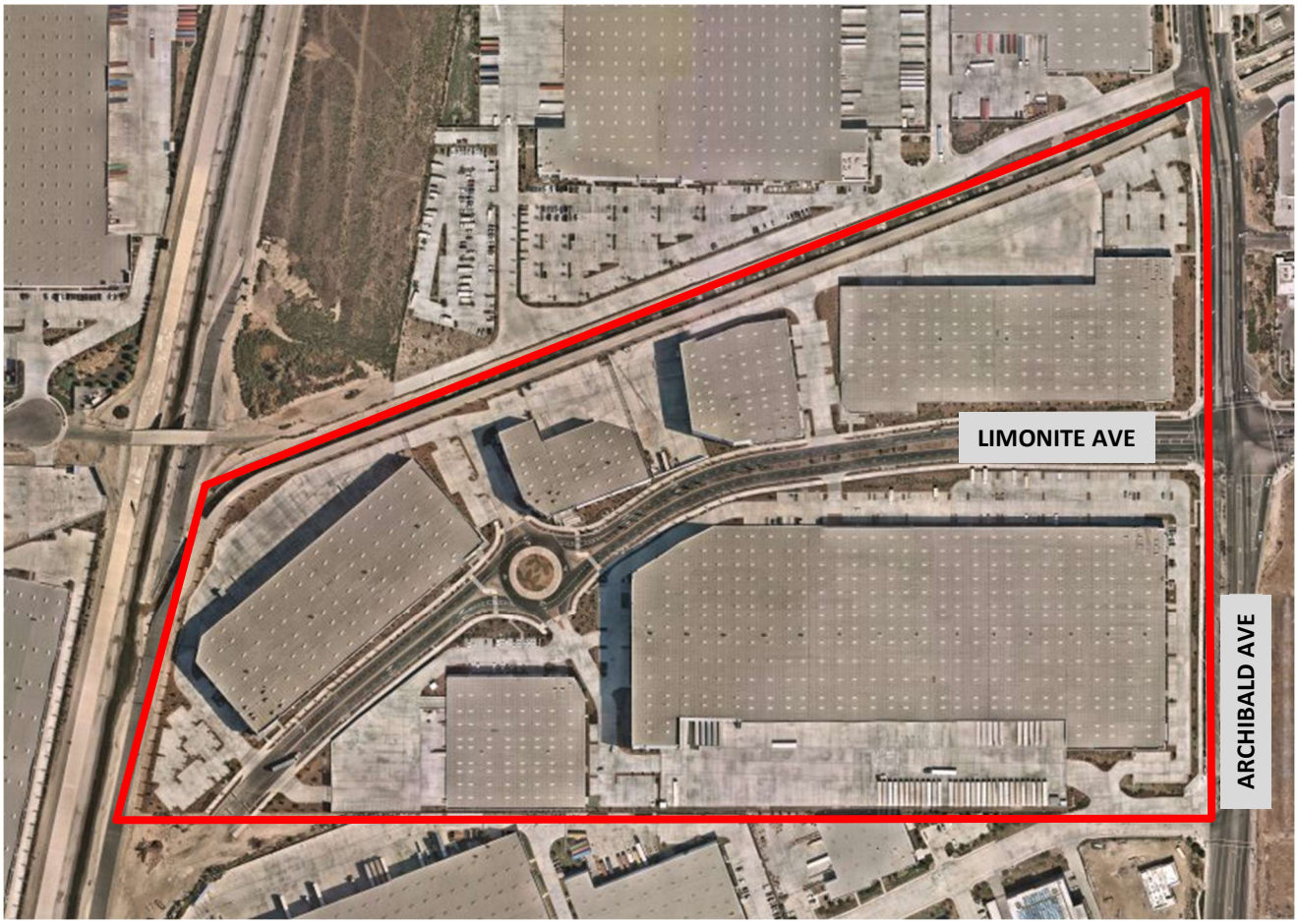
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Homestead
PROJECT NUMBER:	PW20-10052
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements include 55.86 gross acres consisting of six industrial buildings
PROJECT STATUS:	Onsite improvements complete Developer is also responsible for improvements along Archibald Avenue which are currently underway and in the final stages of approval. Formation of CFD ongoing.

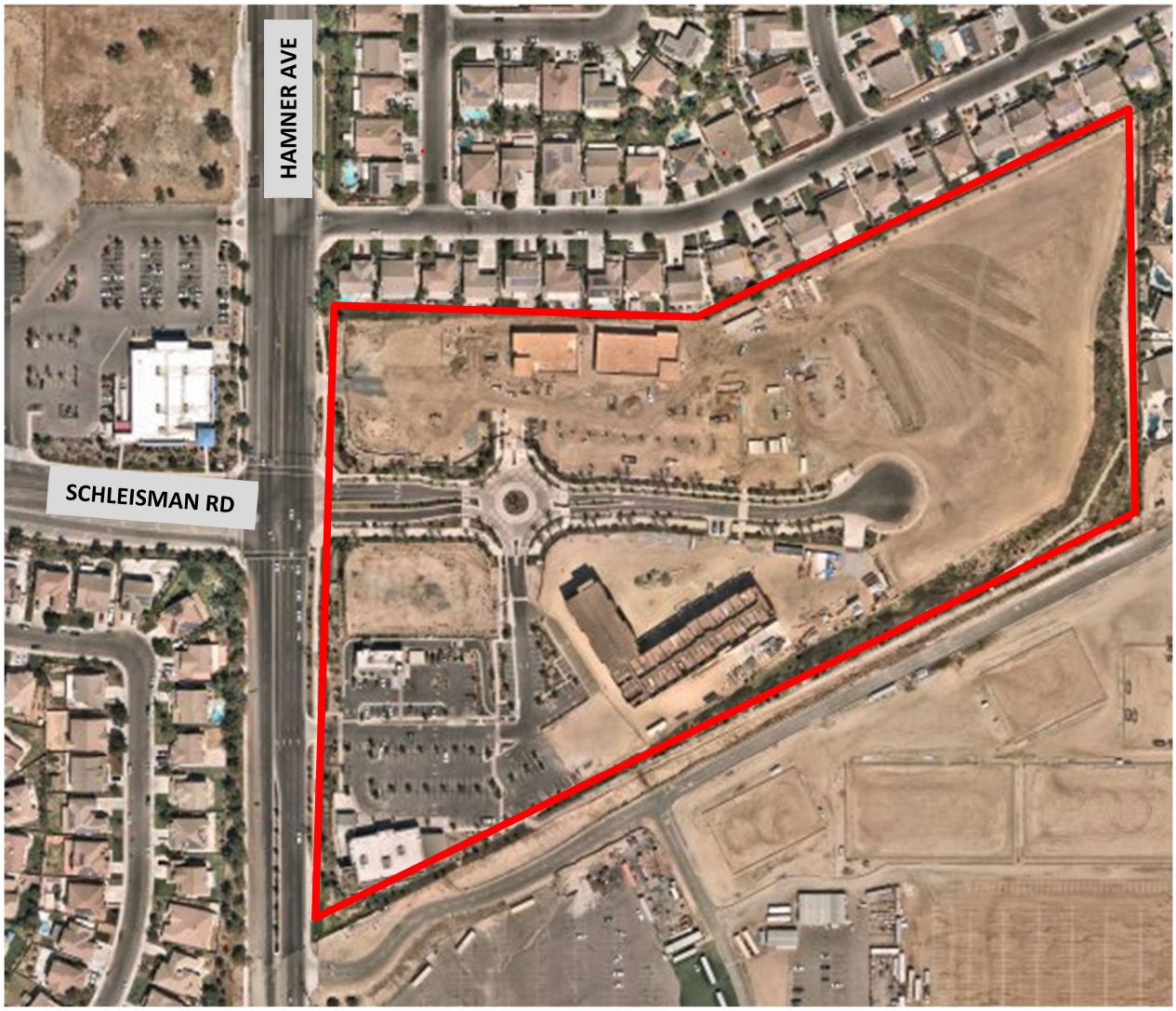
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Hamner Place
PROJECT NUMBER:	PW18-10712
PROJECT LOCATION:	East of Hamner Avenue and Schleisman Road
PROJECT DESCRIPTION:	Improvements include 21.48 gross acres.
PROJECT STATUS:	Onsite improvement ongoing Chipotle has applied for a grading permit.

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch (Parcel 14)
PROJECT NUMBER:	PW20-10007
PROJECT LOCATION:	East of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include the development of 61,000 square foot industrial building. Formation of CFD ongoing.
PROJECT STATUS:	Developer has finalized the project.

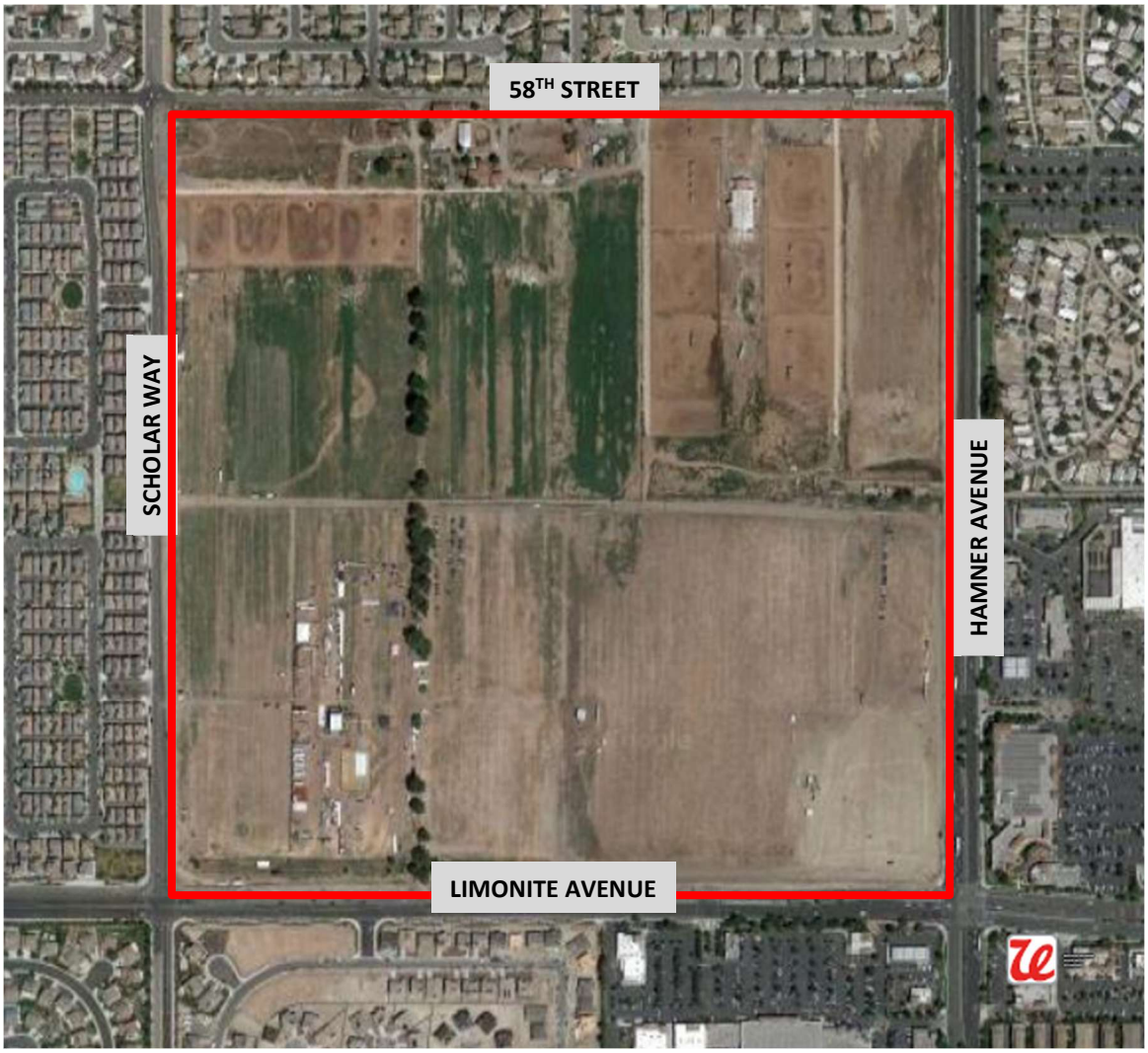
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Eastwalk/ Leal
PROJECT NUMBER:	PW22-1004
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Hamner Avenue
PROJECT DESCRIPTION:	158.6 acre development that will include approximately 2500 residential units as well as plans for future commercial development
PROJECT STATUS:	Developer has obtained precise grading, street, sewer and water, and building permits. Phase A homes are now on sale.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Walmart
PROJECT NUMBER:	PW23-10004
PROJECT LOCATION:	Southeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	177,000 square foot retail center on 23.3 acres
PROJECT STATUS:	Developer has obtained precise grading, street, sewer and water, and building permits.

PROJECT MAP:



PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	DUE DATE	STATUS
California Transportation Commission/California Department of Transportation	ATP: Active Transportation Project Cycle 4	Improvement of Bike Network Connectivity	$ 6,471,000.00	$ 1,620,000.00		Grant request has been approved. The project is currently under design.
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap Pedistrian Bridge	$ 1,600,000.00	$ 400,000.00		This grant is for construction phaseo only. The project is currently under design.
California Department of Resources Recycling and Recovery	CalRecycle Rubberized Pavement (TRP) Grant Program (TRP16-23-0047)	Annual Overlay/Residential Slurry Seal Project	$ 170,586.00		April 1, 2026	
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 12	Traffic Signal Improvement at Sumner and 68th	$ 642,402.00	$ 79,398.00	March 31, 2028	Allocation request for PE phase will be submitted.

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.3
June 18, 2025

Planning Division Update

Prepared By:
David Murray, City Planner

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Planning Division Update.

Summary
Planning projects are provided in the attached Planning Project Status list. The list provides a brief summary and status of each project. New information is highlighted in yellow. A map identifying the locations of each project is also included.

Background
The purpose of the Planning Division Update is to provide a list of the current status of major projects in the City of Eastvale.

Analysis
Not Applicable

Environmental
The following update requires no environmental review as it is not considered a "project" under the California Environmental Quality Act (CEQA).

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A
Not Applicable.

Fiscal Impact

The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Planning Division Update 6.18.25

CITY OF EASTVALE

Major Projects Summary

June 18, 2025

City of Eastvale Planning Division

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Contents

IN-PROCESS/REVIEW **2**

Sumner Place Residential Development (MAP ID: SMNR) *2*
Cherry Tree Residential *3*
Eastvale Care Facility (Selby) *4*
Oasis Residential *5*
New Restaurant Shell *6*
Wireless Facility – 7250 Cobble Creek *7*

APPROVED/ ENTITLED **8**

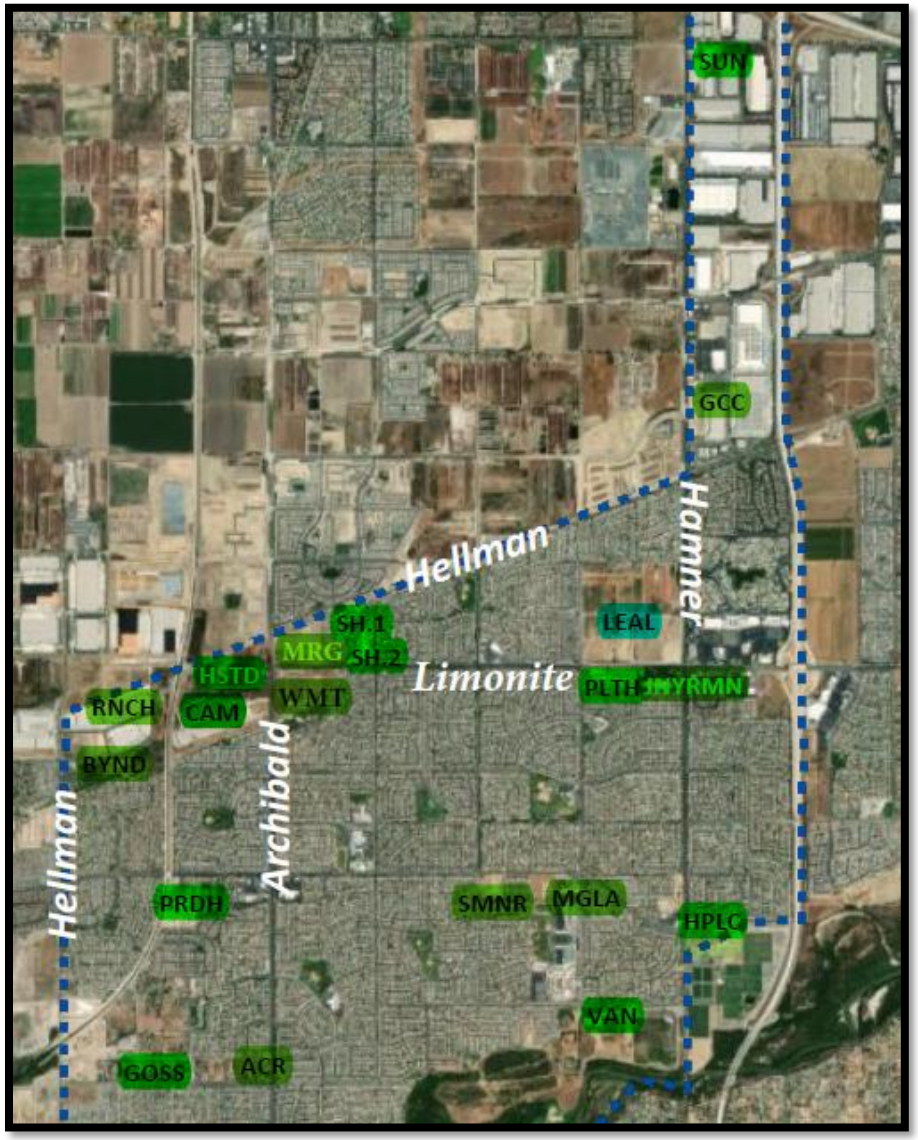
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1) *8*
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2) *9*
Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3) *10*
Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4) *11*
Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5) *12*
Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6) *13*
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7) *14*
New Home Recreation Center *15*
New Home TTM 38595 Phase B *16*
New Home Off-site *17*
Leal Ranch Residential PA-9 ..... *18*
Leal Ranch Residential PA-11A *19*
Leal Ranch Residential PA-11B *20*
Leal Ranch Residential PA-11C *21*
Leal Ranch Residential PA-4 Quarterra Phase II *22*
Warmington Residential *23*
Goodman Commerce Center (MAP ID: GCC) *24*
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13) *25*
GCC Planning Area 4 DR and TPM (MAP ID: GCC.15) *26*
Hamner Place Pad-2 (MAP ID: HPLC.4) *27*
The Ranch (MAP ID: RNCH) *28*
Beyond Food Mart at The Ranch (MAP ID: RNCH.5) *29*

THE RANCH TPM NO. 38114 (MAP ID: RNCH.6) *30*
Hotel Suites (HPLC.1) *31*
Hamner Place Retail Suites D.R (HPLC.3) *32*
The Merge (MAP ID: MRG) *33*
WALMART (MAP ID: WMT) *34*
MISTER CARWASH (MAP ID: WMT) *35*
MCDONANLDS (MAP ID: WMT) *36*
BETTER BUZZ (MAP ID: WMT) *37*
DUNKIN DONUTS AND CARWASH DR AND CUP (MAP ID: DUNK) *38*
ARCHIBALD AND CHANDLER RETAIL (MAP ID: ACR) *39*
MAGNOLIA RANCH *40*
ST. OSCAR ROMERO MODULAR BUILDINGS *41*

FUTURE **42**

THE LEAL PLAN (MAP ID: LEAL) *42*

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900



1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

In-Process/Review

Sumner Place Residential Development (MAP ID: SMNR)

Project:	Sumner Place Residential Development
Project No.	PLN25-20005_GPA001_DR001_COZ001_ TTM
Project Location:	Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)
Project Description:	**General Plan Amendment** to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Multi-Family-Low-Moderate (MF-LM 20.1-40 du/acre). **Change of Zone** to change the zone from Heavy Agriculture (A-2) to General Residential (R-3). **Major Development Review** for the development of a for-sale town home residential project consisting of 159-units on 7.5 acres. **Tentative Tract Map** for condominium purposes.
Planner:	Allen Lim

Notes:

- Received application on 1.30.25

Project Map:



Current Status:

- On 2.26.2025 an incomplete letter was sent out to the applicant and currently awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Cherry Tree Residential

Project:	Cherry Tree Residential
Project No.	PLN24-20092 TTM DR010 and PLN24-20057 SB330
Project Location:	Southwest corner of Walters St. and Selby Ave.
Project Description:	**Vesting Tentative Tract Map** for 39 lots for a single-family home community. **Major Development Review** for the development of 39 single-family residential units, 38 attached ADUs, and 38 detached ADUs.
Planner:	Allen Lim

Notes:

- Received application on 10.28.24
- An incomplete letter was sent to the applicant on 11.26.24
- On 3.3.25 the applicant resubmitted for plan review.
- A second incomplete letter was sent to the applicant on 3.27.25
- On 5.12.25 the applicant resubmitted the project for plan review

Project Map:



Current Status:

- The project has been deemed complete and is scheduled to be presented to the Planning Commission on the date of June 18, 2025.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Eastvale Care Facility (Selby)

Project:	Eastvale Care Facility
Project No.	PLN24-20047 DR003 CUP003
Project Location:	Southwest corner of Walters St. & Selby Ave.
Project Description:	**Major Development Review** for the development congregate care facility consisting of two single family homes. **Conditional Use Permit** for the allowance of a residential care facility for the elderly for up to 14 persons per home (28 max).
Planner:	Allen Lim

Notes:

- Received application on 6.20.24
- An incomplete letter was sent to the applicant on 7.11.24
- Resubmittal received on 12.30.24

Project Map:



Current Status:

- On 1.28.25 the applicant received an incomplete letter, and the Planning Division is awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Oasis Residential

Project:	Oasis Residential
Project No.	PLN25-20016 TTM002 DR002 SBB330
Project Location:	Southeast corner of Chandler Ave. & Hellman Ave.
Project Description:	**Tentative Tract Map** for 65 lots for a single-family home community and 2 open space lots. **Major Development Review** for the development of 65 single-family residential units.
Planner:	Allen Lim

Notes:

- Received application on 3.19.25
- On 4.17.25 the applicant received an incomplete letter.

Project Map:



Current Status:

- On 5.20.25 the applicant resubmitted the project to the Planning Division and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

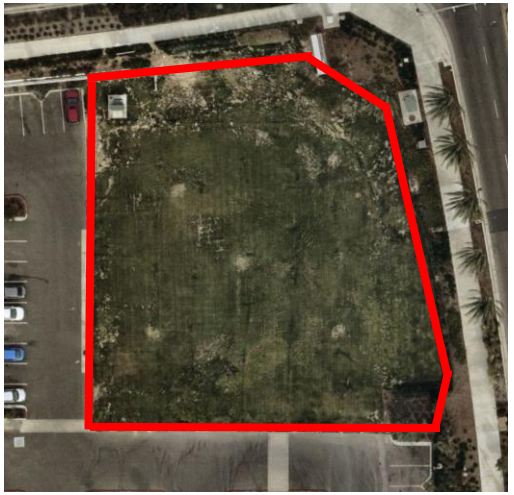
New Restaurant Shell

Project:	Commercial Restaurant Building
Project No.	PLN25-20031 DR003
Project Location:	Southwest corner of Cantu-Galleano Ranch Road. & Goodman Way.
Project Description:	**Major Development Review** for the development of a new restaurant building of 5,780 sq. ft. located on 1.17-acre vacant lot.
Planner:	Steven D. Fowler

Notes:

- Received application on 4.23.25

Project Map:



Current Status:

- On May 20, 2025 an incomplete letter was sent out to the applicant and currently awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Wireless Facility – 7250 Cobble Creek

Project:	Providence Ranch Monopine
Project No.	PLN24-20030 MDR010
Project Location:	Southeast corner of Hallow Brook Way and Westerly Way. East of Cobble Creek
Project Description:	**Minor Development Review** for the development of an unmanned telecom facility consisting of 70 ft. tall monopine 14 panel antennas mounted on the monopine, 35 RRUs mounted behind the antennas, and necessary equipment area.
Planner:	Steven D. Fowler

Notes:

- Received application on 4.30.24
- The project was scheduled for planning commission on 6.19.24.
- On 6.19.24 the planning commission continued the project to a future date.
- A second submittal was submitted for review.
- The project was scheduled for planning commission on 11.20.24.

Project Map:



Current Status:

- On 11.20.24 the Planning Commission continued the project off calendar. The Planning Division is waiting for a resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Approved/ Entitled

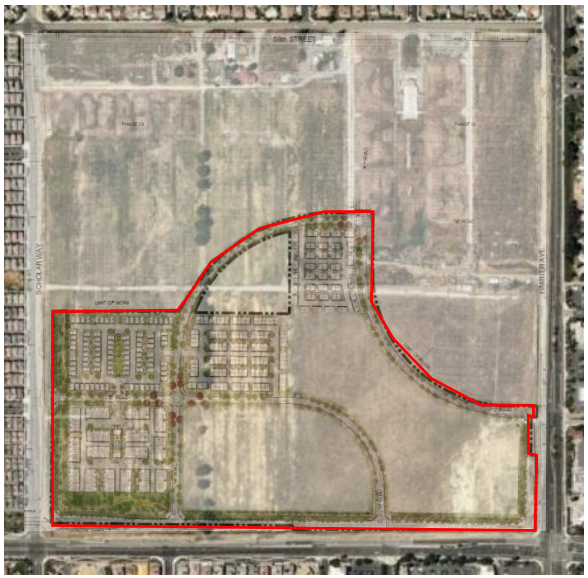
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

Project:	Leal Ranch Residential Tentative Tract Map (Phase A)
Project No.	PLN22-20087 TTM No. 38594
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Tentative Tract Map** to create 64 lots over 69.8 acres of land to facilitate various site improvements and initiate the residential development of PA-1, PA-6, PA-7A, and PA-8 of the Leal Ranch Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023 Planning Commission approved entitlements for PLN22-20087 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

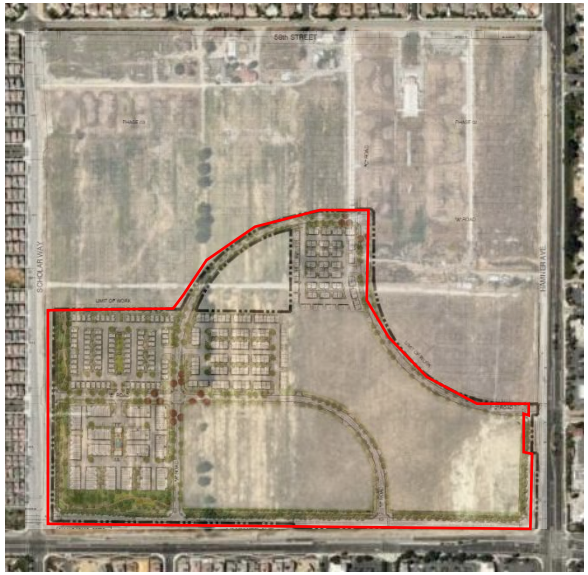
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

Project:	Leal Ranch Residential Overall DR (Phase A)
Project No.	PLN22-20088 DR006
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the overall Leal Phase A Residential Development and associated site improvements (PA-1, PA-6, PA-7A, and PA-8)
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023**,** Planning Commission approved entitlements for PLN22-20087 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3)

Project:	Leal Ranch Residential PA-1 (Phase A)
Project No.	PLN22-20089 DR007
Project Location:	Northeast corner of Limonite Avenue and Scholar Way.
Project Description:	**Major Development Review** for the development of 168 new residential units within Planning Area 1 of the Leal Master Plan. Plan types will consist of townhomes (10 plex and 11 plex).
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20089 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4)

Project:	Leal Ranch Residential Planning Area- 6 (Phase A)
Project No.	PLN22-20090 DR008
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the development of 102 new residential units within Planning Area 6 of the Leal Master Plan. Plan types will consist of townhomes (Duplex to 6 plex).
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20090 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5)

Project:	Leal Ranch Residential Planning Area-7A (Phase A)
Project No.	PLN22-20091 DR009
Project Location:	Northeast corner of Limonite Avenue and Scholar Way.
Project Description:	**Major Development Review** for the development of 94 single family residential units within Planning Area-7A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20091 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6)

Project:	Leal Ranch Residential Planning Area 8 (Phase A)
Project No.	PLN22-20092 DR010
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the development of 74 single family residential units within Planning Area 8 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20092 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

Project:	Leal Ranch Residential PA-2 Quarterra
Project No.	PLN23-20036 DR006
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
Project Description:	**Major Development Review** for the development of 320 new residential units within Planning Area 2 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on June 9, 2023.
- Application was deemed incomplete on July 3, 2023
- Application was resubmitted on August 31, 2023
- Application was deemed incomplete on September 27, 2023
- Application was resubmitted on November 14, 2023
- Application was deemed incomplete on December 7, 2023
- Application was resubmitted on January 18, 2024
- Planning Commission approval on February 21, 2024
- On February 21, 2024**,** the Planning Commission approved entitlements for PLN23-20036, with conditions of Approval.

Project Map:



Current Status:

- Construction document have been submitted with the Building Division and are currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

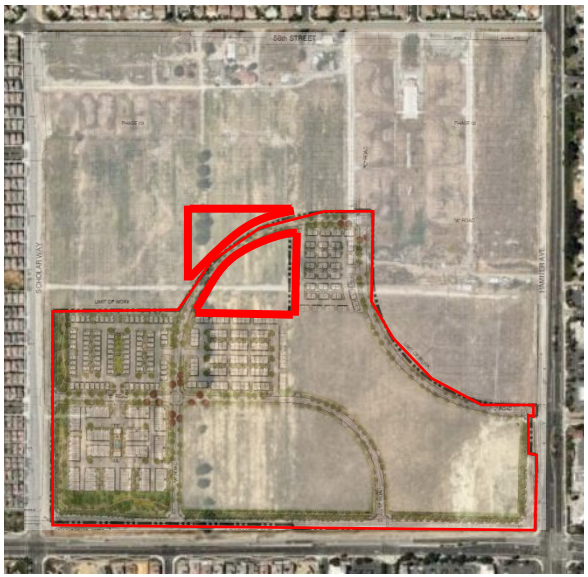
New Home Recreation Center

Project:	New Home Rec Center
Project No.	PLN24-20075 MDR014
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
Project Description:	**Major Development Review** for the site planning and architecture of the proposed recreation center within the Leal Ranch Master plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.20.24 an incomplete letter was sent out to the applicant.
- The project was deemed complete and scheduled for planning commission for 2.19.25.
- On February 19, 2025 Planning Commission approved entitlements for PLN24-20075 and is subject to conditions of approval.

Project Map:



Current Status:

- Construction documents have been submitted for review with the Building Division and Public Works Department.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

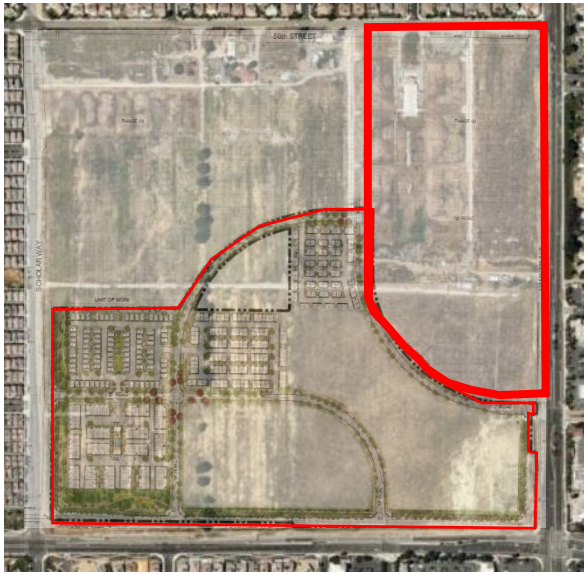
New Home TTM 38595 Phase B

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20074 TTM #38594 PH B
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Tentative Tract Map** for the development of an existing lot into 46 total lots for condominium purposes (37 residential, 1 commercial, 3 for open space and 5 for private street purposes) of TTM 38595 within Planning Area 9, 10, 11A, 11B, and 11C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.6.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 12.11.24
- The project was deemed complete and is currently scheduled for planning commission on 2.19.25

Project Map:



Current Status:

- On February 19, 2025, the Planning Commission approved entitlements for PLN24-20074 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

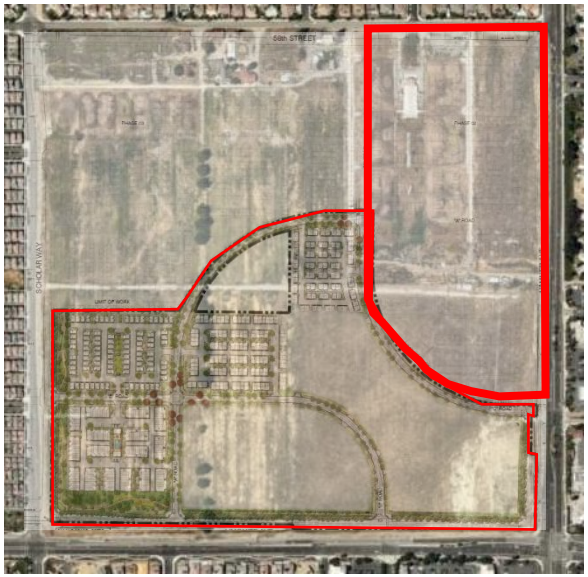
New Home Off-site

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20069 DR004
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** to establish the off-site streets and layout of Phase B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025

Project Map:



Current Status:

- On 3.19.2025 the Planning Commission approved entitlements for PLN24-20069 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

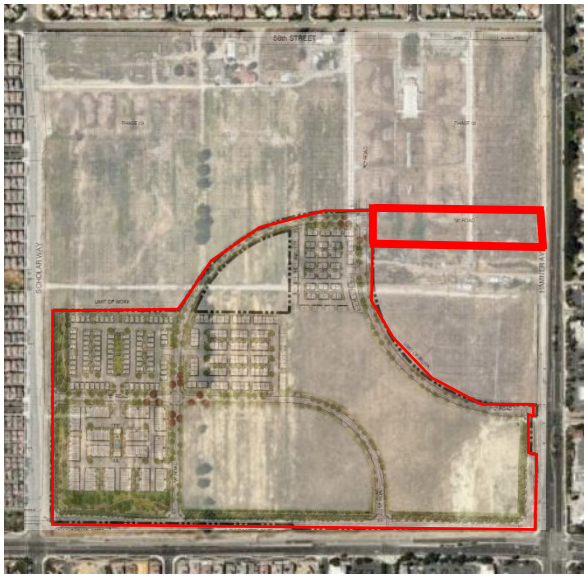
Leal Ranch Residential PA-9

Project:	Planning Area 9
Project No.	PLN24-20070 DR005
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 90 residential units (triplexes) on Lots 30-36 of TTM 38595 within Planning Area 9 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- The item was heard by Planning Commission on March 19, 2025 and was continued to the following meeting date of April 16,2025.

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20070 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

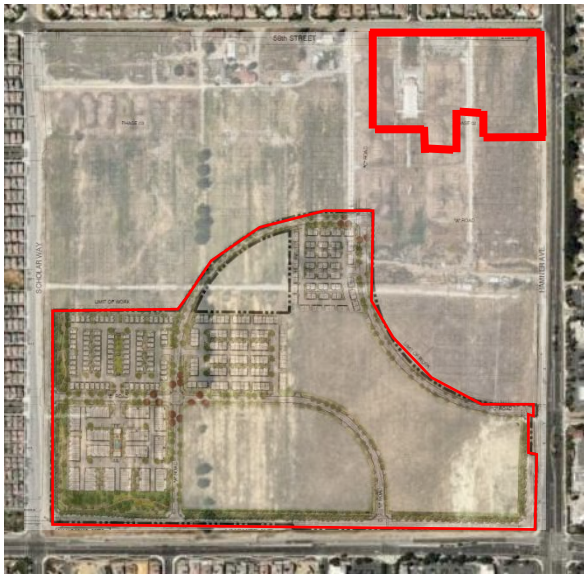
Leal Ranch Residential PA-11A

Project:	Planning Area 11A
Project No.	PLN24-20071 DR006
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 91 residential units (duplexes and triplexes) on lot 1-9 of TTM 38595 within Planning Area 11A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20071 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

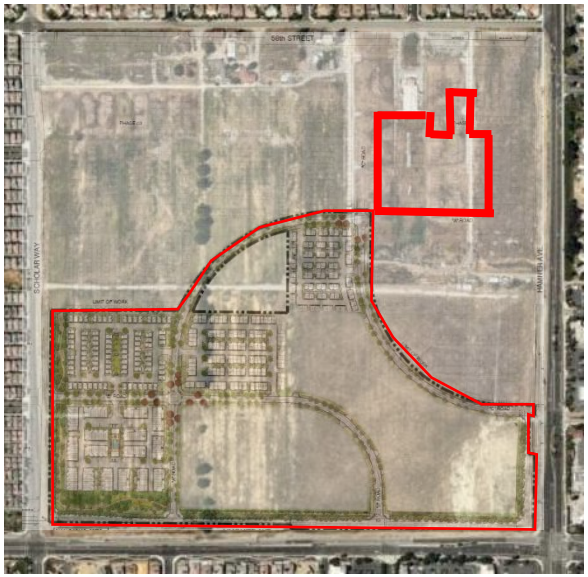
Leal Ranch Residential PA-11B

Project:	Planning Area 11B
Project No.	PLN24-20072 DR007
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 90 residential units (6-plex and 8-plexes) on Lots 10-18 of TTM 38595 within Planning Area 11B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20072 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

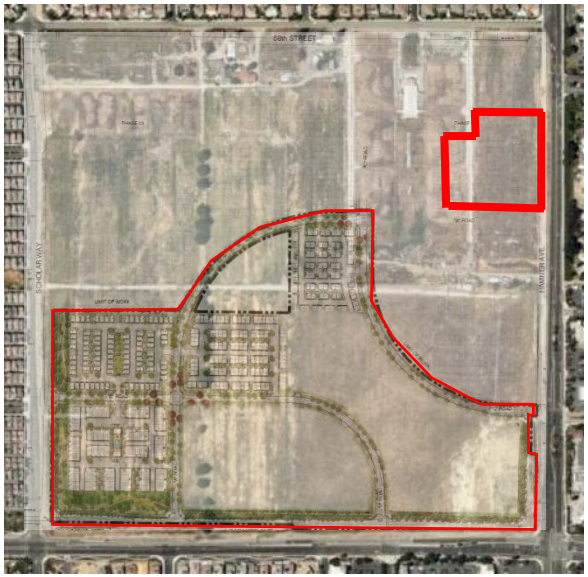
Leal Ranch Residential PA-11C

Project:	Planning Area 11C
Project No.	PLN24-20073 DR008
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 63 residential units (triplexes) on Lots 19-29 of TTM 38595 within Planning Area 11C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20073 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

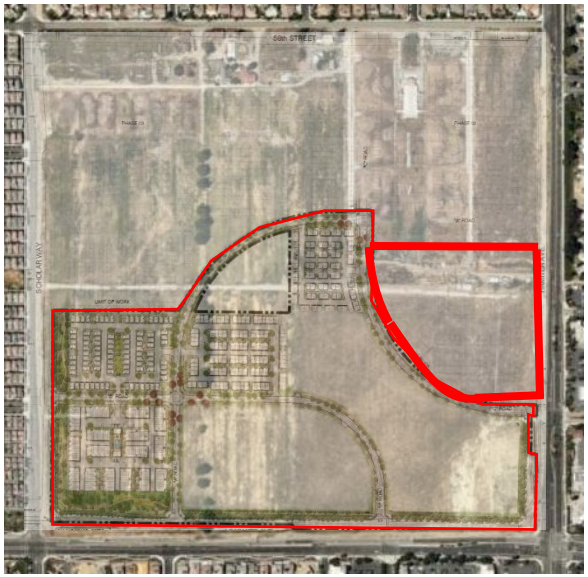
Leal Ranch Residential PA-4 Quarterra Phase II

Project:	Planning Area 4
Project No.	PLN24-20035 DR001
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 360 multi-family residential units on 10.6 acres within Planning Areas 4 & 10 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 5.7.24
- An incomplete letter was sent out to the applicant on 6.3.24
- On 7.24.24 the applicant resubmitted to the planning division for review.
- A second incomplete letter was sent to applicant on 8.12.24
- On 10.14.24 the applicant resubmitted to the planning division for review.
- A third incomplete letter was sent to applicant on 11.7.24
- On 12.19.24 the applicant resubmitted to the planning division for review.
- A fourth incomplete letter was sent to applicant on 1.16.25
- On 4.7.25 the applicant resubmitted to the planning division for review.
- The project was scheduled for Planning Commission on the date of 5.21.25.

Project Map:



Current Status:

- On 5.21.2025 the Planning Commission approved entitlements for PLN24-20035 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Warmington Residential

Project:	Warmington Residential
Project No.	PLN24-20053 TTM001 DR003 SB330
Project Location:	Northeast corner of Grapewin St. & Archibald Ave.
Project Description:	**Tentative Tract Map** for 76 lots for a single family home community. **Major Development Review** for the development of 76 single-family residential units.
Planner:	Jamie K. Cerda

Notes:

- Received application on 6.27.24
- An incomplete letter was sent to the applicant on 7.10.24 documents were resubmitted
- A second incomplete letter has been sent to applicant on 8.06.24
- A third incomplete letter has been sent to applicant on 10.17.24
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- The project was heard by the Planning Commission on 3.19.25 meeting and recommended to the City Council for approval.
- The project was heard by the City Council on 4.23.25 where action was to continue the project for the next scheduled City Council date on May 28, 2025.

Project Map:



Current Status:

- On 05.28.2025 City Council approved entitlements for PLN24-20053 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Goodman Commerce Center (MAP ID: GCC)

Project:	Goodman Commerce Center (formally Lewis Eastvale Commerce Center)
Project No.	11-0271 **see related projects below
Project Location:	190 acres +/- fronting on Hamner Ave. north of Bellegrave Ave. and south of Cantu-Galleano Ranch Road
Project Description:	General Plan Amendment, Change of Zone, and Specific Plan to provide a mix of warehousing, light industrial, office, and retail uses. Major Development Review for the development of two industrial buildings of approximately 1,007,705 square feet and 1,033,192 square feet. CEQA: Environmental Impact Report (certified)
Planner:	Allen Lim

Notes:

- Approved by City Council on November 12, 2014

See the following projects for more recent activity at the Goodman Commerce Center Development:

- Project No. PLN17-20033 Retail Building CR-3 – Starbucks & other tenants (GCC.1)
- Project No. PLN18-20014 Retail Building CR-12 – Quick Quack Carwash (GCC.2)
- Project No. PLN18-20042 Retail Building CR-11 – Multi-Tenant (GCC.3)
- Project No. PLN19-20006 Retail Building CR-10- Chick-fil-A (GCC.4)
- Project No. PLN19-20063 Retail Building CR-8 – Altura Credit Union (GCC.5)
- Project No. PLN19-20064 Retail Building CR-6 (GCC.6)
- Project No. PLN20-20018 Retail Building CR-6A, CRA, CR-B, CR-C
- Project No. PLN21-20063 Retail Building CR-1 – Chili's
- Project No. PLN21-20068 Retail Building CR-2 – Olive Garden
- Project No. PLN22-20025 Planning Area-4 Development

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

Project:	GCC CR-1 Alcohol CUP and VAR
Project No.:	PLN22-20010_CUP002_VAR001
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-023
Project Description:	**Conditional Use Permit** for the on-sale and consumption of beer, wine, and distilled spirits at a 7,757 square foot PAD building (CR-1) restaurant (dba Chili's). **Variance** to request modification to the sign standards to allow four (4) tenant wall signs.
Planner:	Jamie K. Cerda

Notes:

- Received application on March 7, 2022
- On April 20, 2022, PLN22-20012 was approved by the Planning Commission subject to conditions of approval.

Project Map:



Current Status:

- Project is currently on hold per developer.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

GCC Planning Area 4 DR and TPM (MAP ID: GCC.15)

Project:	GCC Planning Area 4 DR and TPM
Project No.:	PLN22-20025 CR-13 and TPM No. 38438, PLN22-20056 DR CR-14, PLN22-20057 DR CR-15, PLN22-20058 DR CR-16, PLN22-20059 DR CR-17
Project Location:	Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-010, -011, -012, -013, -015, -016, and -033)
Project Description:	**Major Development Review (DR)** for development of five (5) business park buildings ranging in size from 40,000 sf to 59,987 sf in Planning Area 4 of the Goodman Commerce Center in Eastvale Specific Plan. **TPM No. 38438:** For the reconfiguration of a 14.4-acre site into five (5) individual parcels.
Planner:	Allen Lim

Notes:

- Received application on April 20, 2022.
- Project was deemed incomplete by Staff on May 19, 2022.
- Received resubmittal on August 8, 2022.
- Project was deemed incomplete by Staff on August 24, 2022.
- Project was deemed complete by Staff on September 28, 2022.
- On October 19,2022, the Planning Commission approved PLN22-20025, -56 through -59 subject to conditions of approval.

Project Map:



Current Status:

- Building Permits issued on November 28,2023 and are currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Hamner Place Pad-2 (MAP ID: HPLC.4)

Project:	PAD-2 at Hamner Place
Project No.	PLN24-20019_MDR008_CUP001
Project Location:	Northeast corner of Schleisman Rd. and of Hamner Ave.
Project Description:	New 4,250 sq. ft. multi-tenant shops with pick-up drive-up lane.
Planner:	Allen Lim

Notes:

- Received application on 2.26.24
- On March 21, 2024 an incomplete letter was sent out to the applicant, awaiting resubmittal.
- May 1, 2024 applicant resubmitted.
- June 3, 2024 the application was deemed complete and tentatively scheduled for July planning commission.
- On July 17, 2024 The Planning Commission approved the entitlements for PLN24-20019 and is subject to conditions of approval.

Project Map:



Current Status:

- The Shell for pad 2 received approved building plans and grading plans and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

The Ranch (MAP ID: RNCH)

Project:	The Ranch
Project No.	15-0783
Project Location:	Northeast and southeast corners of Hellman and future Limonite (Kimball) Avenues, west of Cucamonga Creek Channel. Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)
Project Description:	• Specific Plan Amendment to modify boundaries for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9. • Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels. • Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels. CEQA: EIR Addendum
Planner:	Allen Lim

Notes:

- Approved by City Council on December 9, 2015.
- February 19, 2016, a new owner purchased the six (6) industrial lots.
- Monument Sign approved on February 1, 2018.
- See the following projects for more recent activity at The Ranch:
  - Project No. PLN18-20007: Eastvale 88,000 square-foot Warehouse building in Planning Area 3. (RNCH.1)
  - Project No. PLN18-20050: Howard Industrial -Major Development Review, Tentative Map for Planning Areas 7, 8 and 9 (RNCH.2)
  - Project No. PLN19-20034: Transwestern – Major Development Review, Amendment to Tentative Parcel Map for Planning Areas 7, 8, and 9 (RNCH.3)
  - Project No. PLN19-20035: Summit Development – Major Development Review for Planning Area 6 (RNCH.4)

Project Map



Current Status:

- Approved.
- Continue discussing potential development for commercial portion.
- Construction of six industrial/warehouse buildings are completed.
- A resolution for the Final Cancellation of the Williamson Act Contract for the Rodriguez Site was adopted by City Council meeting on July 24, 2019.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Beyond Food Mart at The Ranch (MAP ID: RNCH.5)

Project:	Beyond Food Mart Major Development Review and Conditional Use Permit(s)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	Northeast corner of Hellman Ave. and Limonite Ave. at The Ranch Specific Plan (Assessor Parcel Number: 144-010-077)
Project Description:	**Major Development Review,** for the construction of a new 7,150 square-foot Beyond Food Mart with a single lane drive-through operation, a 5,177 square-foot canopy, and a 2,312 square-foot drive-through carwash **Conditional Use Permit,** for the operation of automobile service station with concurrent off sale of beer and wine (Type 20) **Conditional Use Permit,** for the operation of a C-Store with a drive-through **Conditional Use Permit,** for the operation of a drive-through carwash
Planner:	Allen Lim

Notes:

- Received application on 3.17.21
- On November 17, 2021, the Planning Commission approved project PLN21-20014, subject to conditions of approval.

Project Map:



Current Status:

- The Building Permits have been issued and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

The Ranch TPM No. 38114 (MAP ID: RNCH.6)

Project:	The Ranch TPM No. 38114
Project No.	PLN22-20009_TPM38114
Project Location:	Northeast corner of Limonite Avenue and Hellman Avenue; Assessor Parcel Number (APN) 144-010-077
Project Description:	**Tentative Parcel Map** to subdivide one (1) 10.68 acres into two (2) individual parcels.
Planner:	Allen Lim

Notes:

- Received application on March 2, 2022
- On May 18th, 2022, the Planning Commission approved project PLN22-20009, subject to conditions of approval.
- On November 17, 2021, the Planning Commission approved project **PLN21-20014.**

Project Map:



Current Status:

The Building Permits of PLN21-20014 have been issued and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

Hotel Suites (HPLC.1)

Project:	Hotel - Staybridge Suites at Hamner Place
Project No.	PLN19-20023
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor Parcel Number: 152-050-050)
Project Description:	**Major Development Review** for a hotel and a banquet facility and a **Conditional Use Permit** for the sale of alcohol for on-site consumption.
Planner:	Allen Lim

Notes:

- Received application on June 6, 2019.

See the following project for more information:

- PLN17-20015: Hamner Place (former Polopolus Property)
- Approved by Planning Commission on June 19, 2019.
- Building plans received for review on January 30, 2020.

Project Map:



Current Status:

- The Staybridge Suites has obtained Certificate of Occupancy and is fully operational.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Hamner Place Retail Suites D.R (HPLC.3)

Project:	Hamner Place Retail Suites – Major Development Review (DR)
Project No.	PLN19-20053
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor's Parcel Number: 152-060-003)
Project Description:	**Major Development Review** for a multi-tenant building to include retail suites and a potential restaurant. The restaurant is proposed to be 5,910 square feet and the shops portion of the building is 2,270 square feet for a total building floor area of 9,190 square feet.
Planner:	Allen Lim

Notes:

- Received application on November 21, 2019.
- On December 18, 2019, the Planning Commission approved project PLN19-20053 subject to conditions of approval.

Project Map:



Current Status:

- The Building is currently operational.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

The Merge (MAP ID: MRG)

Project:	The Merge Retail and Industrial Center
Project No.	PLN18-20026
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; APN: 164-010-019-6
Project Description:	**Major Development Review**, **Tentative Parcel Map**, and **Variance** for the development of a retail and light industrial center on an approximately 26-acre site, and various **Conditional Use Permits** for certain uses.
Planner:	Allen Lim

Notes:

- Received application on May 24, 2018; Development plans received on June 26, 2018.
- Draft Environmental Impact Report (EIR) available for a 45-day public review period from September 18, 2018, to November 2, 2018.
- Condition Use Permits application submitted on October 1, 2018.
- November 21, 2018, Planning Commission recommended approval of all applications, plus added new conditions for the Major Development Review application.
- December 12, 2018, City Council certified the EIR and approved all applications as recommended by the Planning Commission including the new conditions recommended by the Planning Commission, plus the Council added one new condition for the Major Development Review. January 9, 2019, City Council conducted second reading of ordinance for Change of Zone.
- Construction building plans for industrial buildings 1-6 approved by Planning 11.25.19
- Sprouts (Major 1) is completed and in operation 10.28.20

Project Map:



Current Status:

- The Merge Industrial and Retail have completed construction.
- Pad 2 is currently under Tenant Improvements with the Building Division.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Walmart (MAP ID: WMT)

Project:	Walmart – Eastvale Crossings
Project No.	PLN12-0051, PLN21-20021_DR002 (Ref. PLN12-0051)
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	General Plan Amendment, Change of Zone, Major Development Review, five Conditional Use Permits, Tentative Tract Map No. 35061, and Variance for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 24.78 acres. CEQA: Environmental Impact Report (certified) **Major Development Review** for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061
Planner:	Jamie K. Cerda

Notes:

- City Council approval on April 26, 2017.
- Project was reviewed by the Riverside County Airport Land Use Commission and received a conditional finding of conformance with the Chino Airport Land Use Compatibility Plan.
- Public review of DEIR available from September 27 to November 17, 2016.
- On March 15, 2017, the Planning Commission reviewed and recommended approval of the project to City Council.
- City Council public hearing on April 12, 2017, with a staff recommendation to continue the hearing to April 26, 2017.
- City Council approval on April 26, 2017. Notice of Determination recorded on April 27, 2017.
- Waiting for applicant to submit construction plans.
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN21-20021 MDR002) has been approved by the planning department on 11.02.2021.
- Minor Development Review (PLN22-20012 MDR002) has been approved by the planning department on 1.24.2023
- Extension of Time (PLN22-20017 EOT 001) has been approved by the planning department on 10.20.2021
- On April 26, 2023, the City Council approved Final Map TR35061.

Project Map:



Current Status:

- The site is actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Mister Carwash (MAP ID: WMT)

Project:	Mister Car Wash
Project No.	PLN24-20024_DR001_CUP002
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 5,435 sq. ft. building with 3 queuing lanes funneling into a 130' tunnel which leads out to 26 vacuum stalls.
Planner:	Steven D. Fowler

Notes:

- Received application on 3.25.24
- On April 23, 2024 an incomplete letter was sent to the applicant
- On June 11, 2024 resubmittal was received.
- On July 10, 2024 an incomplete letter was sent to the applicant
- On August 20, 2024, the Planning Division deemed the project complete
- On September 18, 2024 the Planning Commission approved project PLN24-20024, subject to conditions of approval.

Project Map:



Current Status:

- Building Division has construction plans ready to issue.
- Public Works department is currently awaiting submittal for grading.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

McDonanlds (MAP ID: WMT)

Project:	McDonalds
Project No.	PLN24-20089_DR009
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 4,375 sq. ft. building with drive thru lane.
Planner:	Steven D. Fowler

Notes:

- Received application on 10.15.24
- An incomplete letter was sent out to the applicant on 11.14.24
- On 1.6.25 the project was resubmitted for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department .

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Better Buzz (MAP ID: WMT)

Project:	Better Buzz
Project No.	PLN24-20091_MDR015
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 1,770 sq. ft. building with patio and drive-thru
Planner:	Steven D. Fowler

Notes:

- Received application on 10.28.24
- On 11.21.24 an incomplete letter was sent out to the applicant.
- On 1.21.25 the applicant resubmitted the project for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20091 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK)

Project:	Dunkin Donuts and Carwash DR and CUP
Project No.	PLN21-20030_DR_003_CUP_007 Dunkin Donuts and PLN21-20060_DR006_CUP011 American Express Carwash
Project Location:	Northwest corner of Schleisman and Hamner Ave.; Assessor Parcel Number (APN) 152-341-017
Project Description:	**Major Development Review (DR):** For the development of a 3,400 square foot multi-tenant building where 1,600 square feet will be for a Dunkin Donuts with a drive-through and outdoor patio and where 1,800 square feet will be for a bistro with an outdoor patio. (PLN21-20030) **Major Development Review (DR)**: for the development of a 5,113 square foot car/truck wash with 18 vacuum stalls. (PLN21-20060) **Conditional Use Permit (CUP):** To allow the operation of a drive-through for the proposed coffee shop. (PLN21-20030) **Conditional Use Permit (CUP)**: To allow the operation of a drive-through for the proposed car/truck wash use. (PLN21-20060)
Planner:	Jamie K. Cerda

Notes:

- Received application on 5.26.21
- Applicant has provided updated submittal package 5.9.22
- On July 20, 2022 the Planning Commission approved project PLN21-20030 and PLN21-20060, subject to conditions of approval.
- The building division has approved constructions plans.

Project Map:



Current Status:

- All-American Carwash has received TCO and is currently operational.
- Dunkin Donuts have pulled permits currently awaiting to being construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Archibald and Chandler Retail (MAP ID: ACR)

Project:	Archibald and Chandler Retail Center
Project No.	PLN23-20018 TPM #37653, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006
Project Location:	Northwest corner of Archibald and Chandler; (Assessor Parcel Numbers: 144-130-004, 144-130-011, 144-130-012, 144-130-013)
Project Description:	**Tentative Parcel Map (37653)** to parcelize a 2.71-acre site into three (3) parcels. **Minor Development Review** for a commercial development on a 0.81-acre parcel comprised of a 3,500 square feet sit-down restaurant (Zendejas) **Minor Development Review** for a commercial development on a 1.18-acre parcel a 3,598 square feet drive-through carwash (Quick Quack Express Carwash) **Minor Development Review** for a commercial development on a 0.75-acre parcel with a 950 square feet drive-through coffee shop (Dutch Bros). **Conditional Use Permit** for the operation of a drive-through coffee shop. **Conditional Use Permit** for the operation of a drive-through carwash.
Planner:	Allen Lim

Notes:

- Received application on 04.11.23
- On 5/9/2023 comments were returned to the applicant.
- On July 27, 2023 the project was resubmitted.
- On August 24, 2023 a correction letter was sent out to the applicant.
- Application deemed complete scheduled Planning Commission date of October 18, 2023.
- The item was continued to the November 15, 2023 Planning Commission.
- The Item was continued to the December 20,2023 Planning Commissio**n**.
- On December 20, 2023, the Planning Commission approved entitlements for PLN23-20018 TPM #37653, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006

Project Map:



Current Status:

- Awaiting submittal of Final parcel map to Public Works Department.
- Quick Quack has submitted for grading to public works and construction documents to building division.
- Dutch Bros has submitted for grading to public works and construction documents to building division.
- Overall site grading has been submitted to public works.
- Zendejas has submitted construction documents for plan check with the building division.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Magnolia Ranch

Project:	Magnolia Ranch (Woodside)
Project No.	PLN23-20043 DR005
Project Location:	Southwest of Schleisman Rd. and Scholar Way. North of Orange St.
Project Description:	**Development Review** for the development of 41 traditional single-family homes on lots of a minimum 55' x 90 (4950 SF)
Planner:	Jamie K. Cerda

Notes:

- Application submitted on July 6, 2023.
- Application was deemed incomplete on July 6, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- On October 18, 2023 Planning Commission approved entitlements for PLN23-20043 and is subject to conditions of approval.

Project Map:



Current Status:

- Building plans were issued on 2.13.2025 and the project is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

St. Oscar Romero Modular Buildings

Project:	St. Oscar Romero's Modular Buildings
Project No.	PLN23-20038 MDR008
Project Location:	Northwest corner of Chandler St. and of Selby Ave. North of Retriever St.
Project Description:	**Minor Development Review** for the development of 2 temporary 1,059 square feet (total of 2,118 square feet) Modular Office Building with accessible stairs, ramps, restrooms, parking and connected walkway.
Planner:	Steven D. Fowler

Notes:

- Application submitted on July 6, 2023.
- Application was deemed incomplete on July 6, 2023
- Application was deemed incomplete on July 24, 2023
- Application was resubmitted on August 21, 2023
- Application was deemed complete on September 7, 2023.

Project Map:



Current Status:

- Building Division has issued permits for construction and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Future

The Leal Plan (MAP ID: LEAL)

Project:	Leal Master Plan
Project No.	Special Project
Project Location:	160 acres ± at the northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides the project's implementation plan. CEQA: EIR
Planner:	Jamie K. Cerda

Notes:

- In September 16, 2016, the Planning Commission reviewed and recommended approval to City Council. May 2017 – City has been asked by property owner's representative to postpone action on the project while issues related to the estate of Brad Leal are resolved August 30, 2017 – City met with Leal family and prospective developer to discuss processing and timing.
- City Council Approved Master Plan and Final Environmental Impact Report on December 13, 2017.
- Adopted by City Council on December 13, 2017.
- Staff continues to coordinate with the property owners as they seek a developer(s) for the site.
- Planning Commission recommend approval to City Council on April 26, 2022
- On May 11, 2022, the City Council approved the Leal Masterplan Amendment (PLN21-20039) and related entitlements (DA, TTM 382290, DR PLN22-20020)
- On May 25, 2022, the City Council approved the second reading of the ordinances for the Leal Master Plan Amendment (PLN21-20039) and Development Agreement (PLN22-20039).
- On August 24, 2022**,** Lot Line Adjustment (2022-001) was recorded with the Assessor-County Clerk Recorder.

Project Map:



Current Status:

- Construction documents are currently under review for phase A of Leal Master Plan. Awaiting submission of entitlements application for phase B.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.1
June 18, 2025

PLN25-20033 City-Initiated Municipal Code Amendment for Drive-Through and Drive-In Restaurants, Carwashes, Gasoline Service Stations, Alternative Fueling Stations, Electric Vehicle Charging Stations, Mini-Storage Facilities, and Truck and Trailer Rental and Storage Facilities

---

Prepared By:

Allen Lim, Senior Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Recommend the City Council determine that the proposed ordinances are not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA; and
2. Recommend the City Council approve the Municipal Code Amendments.

Summary

The Planning Commission has expressed the importance of considering the highest and best use for the limited remaining vacant land within the City. Subsequently, there has been a growing number of requests to establish and operate mini-storage facilities and auto-oriented uses such as carwashes, drive-through food and drink establishments, gasoline service stations, alternative fueling stations, and truck and trailer sales, rental, and storage throughout the City. As a result of the growing interest in these uses, a discussion was initiated to obtain feedback on how these land use types should be regulated and gain an understanding of what municipal code changes would be

appropriate.

The amendments are intended to consider the highest and best use for the limited remaining developable parcels in the city and to address the increased interest in developing mini-storage facilities and auto-oriented uses such as carwashes, drive-through food and drink establishments, gasoline service stations, alternative fueling stations, and truck and trailer sales, rental and storage facilities

Background

In past meetings, the Planning Commission expressed the importance of considering the highest and best use for the limited remaining vacant land within the City. Subsequently, there has been a growing number of requests to establish and operate mini-storage facilities and auto-oriented uses such as carwashes, drive-through food and drink establishments, gasoline service stations, alternative fueling stations, and truck and trailer sales, rental, and storage throughout the City. As a result of the growing interest in these uses, a discussion was initiated to obtain feedback on how these land use types should be regulated and gain an understanding of what municipal code changes would be appropriate.

On January 18, 2023, staff brought forward a land use discussion to the Planning Commission to gain further direction on how to proceed with drive-through businesses. The Commission recommended that staff further pursue an approach to modify conditional use permit findings to ensure land use compatibility with existing shopping centers and/or their surrounding area of the proposed drive-through.

On September 18, 2024, staff brought forward a land use discussion to the Planning Commission to gain further direction on how to proceed with drive-throughs, carwashes, gasoline stations, alternative fueling stations, mini-storage facilities, and truck and trailer rental and storage facilities. The Commission advised staff to conduct a more in-depth analysis, taking into account the available vacant developable land within the City, the suitability of the proposed land uses within current zoning designations, and the potential for implementing alternative regulations through enhanced design and development standards.

On October 16, 2024, staff brought forward a land use discussion to the Planning Commission with updated information, exhibits, and various redline changes to the Zoning Code based on the input received by the Planning Commission from the September 18, 2024 discussion. The Commission was generally supportive of the changes and provided further direction to update the code based on the examples presented.

On February 26, 2025, staff brought forward a land use discussion to the City Council with the updated information, exhibits, and various redline changes to the Zoning Code based on the input received from the Planning Commission from the September 18, 2024, and October 16, 2024 discussions with the Planning Commission. The Council was generally supportive of the changes and provided further direction to update the code based on the examples presented.

A summary of the proposed amendments are provided as **Attachment 1** to this report and include the description and purpose of each amendment.

Analysis

Planning Commission and City Council Feedback

On September 18, 2024 the Planning Commission provided the following comments with regard to each of the uses:

Carwashes:

- Limit new carwashes to industrial and manufacturing zones.
- Look at existing specific plans to determine appropriateness.

Drive-throughs:

- Maintain development standards and permitted locations with a CUP.
- Explore distance/separation requirements for discussion.
- Identify locations of existing drive-throughs and illustrate possible distance radius scenarios.
- Explore enhanced design and development standards/requirements for new drive-throughs.

Mini-Storage Facilities:

- Limit new mini-storage facilities to industrial and manufacturing zones.
- Share results of market analysis prepared for The Ranch area.

Gasoline Service Stations:

- Explore prohibiting new gasoline service stations in commercial zones and limit to industrial and manufacturing zones.
- There is a decreasing need in gasoline service stations with the growth of electric vehicle ownership and mandates.

Alternative Fuel Stations/EV Charging Stations:

- Distinguish between light duty vehicle charging and heavy duty (truck) charging facilities and regulate differently in the code.
- Require a CUP for new alternative fuel and EV charging stations.
- Consider and address safety concerns due to the extended time necessary for electric vehicle charging.

Truck and Trailer Rental and Storage:

- Limit new truck and trailer rental and storage facilities to industrial and manufacturing zones.
- Require a CUP for new facilities.
- Consider and address safety concerns due to the long-term parking and lack of people at facilities.

On October 16, 2024 the Planning Commission provided the following comments with regard to each of the uses:

- Drive-throughs:
  Continue exploring other agencies' development standards for drive-through screening, outdoor dining, and pedestrian circulation.

- Alternative Fuel Stations/EV Charging Stations:
  Create new land uses which distinguishes light duty, medium duty, and heavy-duty electric vehicle charging facilities or as consistent with state requirements.
- Light duty charging facilities shall be permitted in every zone or as required by state

requirements.
- Have staff explore the feasibility of requiring DC fast charging for light duty vehicles in non-residential zones. Consider the requirement of allowing Level 2 charging and DC Fast charging for light duty facilities in park space and public facilities.

In general, the Planning Commission provided guidance to begin the process of amending the Zoning Code with regard to all of the uses discussed. Although the Commission expressed support for continuing to allow all of the uses and continuing to require conditional use permits, there was a general consensus to limit new carwashes, mini-storage facilities, truck and trailer rental/storage facilities, and gasoline service stations to be located strictly within industrial and manufacturing zones.

The Commission was generally supportive of continuing to allow drive-throughs in the commercial, industrial, and manufacturing zones and also suggested adding electric vehicle charging stations for light duty passenger vehicles within the commercial and industrial zones or as required by state regulations.

The Commission also recognized the limited availability of vacant, developable land and expressed a desire to gain a better understanding of market demand to support the highest and best use for remaining developable parcels.

The Commission was receptive to exploring enhanced design standards to address aesthetic concerns with vehicle-oriented businesses, particularly drive-throughs. Staff has explored best practices from other jurisdictions to identify enhancements to the development standards for these types of uses which include, but are not limited to, site orientation, outdoor dining, structural screening, and dense landscape screening.

Finally, the Commission emphasized the importance of addressing safety and security for uses such as long-term electric vehicle charging and truck and trailer rental/storage uses. Staff will work closely with the Riverside County Sheriff's Office to develop strategies to address safety and security within the development standards for these uses.

On February 26, 2025, the City Council was generally in agreement with the recommendations and feedback provided by the Planning Commission expressing similar concerns with aesthetics, overconcentration of specific uses, and recognizing the limited availability of vacant and developable land in the city.

Additional Amendments

In addition to the proposed changes as discussed as part of the prior land use workshops, a technical change has also been proposed for "Dwelling, Multiple Family" as required by Government Code Section 65583.2(h).

Environmental

The proposed ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the “State CEQA Guidelines”) because it will not result in a direct

or reasonably foreseeable indirect physical change in the environment and is not a "project," as defined in Section 15378 of the CEQA Guidelines.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not applicable.

Fiscal Impact

The processing of the proposed Municipal Code Amendment is covered under the Planning Division's Fiscal Year (FY) 24/25 budget.

Prior City Council/Commission Action

On January 18, 2023, staff brought forward a land use discussion to the Planning Commission to gain further direction on how to proceed with drive-through businesses. The Commission recommended that staff further pursue an approach to modify conditional use permit findings to ensure land use compatibility with existing shopping centers and/or their surrounding area of the proposed drive-through.

On September 18, 2024, staff brought forward a land use discussion to the Planning Commission to gain further direction on how to proceed with drive-throughs, carwashes, gasoline stations, alternative fueling stations, mini-storage facilities, and truck and trailer rental and storage facilities. The Commission advised staff to conduct a more in-depth analysis, taking into account the available vacant developable land within the City, the suitability of the proposed land uses within current zoning designations, and the potential for implementing alternative regulations through enhanced design and development standards.

On October 16, 2024, staff brought forward a land use discussion to the Planning Commission with updated information, exhibits, and various redline changes to the Zoning Code based on the input received by the Planning Commission from the September 18, 2024 discussion. The Commission was generally supportive of the changes and provided further direction to update the code based on the examples presented.

On February 26, 2025, staff brought forward a land use discussion to the City Council with the updated information, exhibits, and various redline changes to the Zoning Code based on the input received from the Planning Commission from the September 18 and October 16, 2024 discussions with the Planning Commission. The Council was generally supportive of the changes and provided further direction to update the code based on the examples presented.

Attachment(s)

Attachment 1: Summary of Amendments
Attachment 2: Draft Resolution and Ordinance
Attachment 3: Public Hearing Notice
Attachment 4: February 26, 2025 - City Council - Staff Report for Land Use Workshop

CHAPTER 120.03. ZONING DISTRICT REGULATIONS

Sec. 120.03.020. Residential and agricultural permitted uses and development standards.

(a) *Purpose.*

(b) *Uses.*

(c) *Categories.*

(…)

Note to the reader. If a site is located within an airport influence area, as generally shown on the zoning map, the applicable airport land use compatibility plan must be consulted for any additional restrictions.

TABLE 3.2-1 USE MATRIX FOR RESIDENTIAL AND AGRICULTURAL ZONES

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Agricultural Uses												
Animal Keeping, Noncommercial	P	P	P	P								Section 120.04.080
Animal Keeping, Poultry	P	P	P	P		P	P					
Animal Keeping, Small	P	P	P	P								
Commercial Breeding	C			C								
Commercial Fertilizer Operation	P	P										Section 120.04.060
Commercial Poultry Operation	C	C										
Crop Production[G]	P	P	P	P								
Dairy Farm	C	P		C								
Electric Vehicle Charging Station, Small	P	P	P	P	P	P	P	P	P	P	P	Chapter 110.96
Farm Stand, Temporary	P	P	P	P								
Stand, Permanent	P	P										
Grazing[G]	P	P		P								
Grazing, Temporary			P									
Kennel, Class I[G]	P	P	P	P								Section 120.04.070
Kennel and Cattery, Class II[G]	P	P	P	P								
Kennel and Cattery, Class III[G]	P	P		P								
Kennel and Cattery, Class IV[G]	C	C		C								
Livestock Sales Yard		C										
Packaged Dry Fertilizer Storage, not including Processing	C			C								Section 120.04.060
Pen-Fed Beef Cattle Operation		C										
Agricultural Workers Housing[G]	P	P	P	C								
Bungalow Courts						P	P					

Congregate Care Facilities (7 or more persons)						C	C					Section 120.04.030
Dwelling, Multiple Family [2]						P	P	P		P		
Dwelling, Second Unit	P	P	P	P	P	P	P	P			P	Section 120.04.010
Dwelling, Single Family	P	P	P	P	P	P	P	P			P	
Dwelling, Two Family						P	P			P		
Family Day Care, Large			P	P	P	P	P	P	P	P	P	Section 120.01.050
Family Day Care, Small			P	P	P	P	P	P	P	P	P	
Group Homes (6 or fewer persons)			P	P	P	P	P	P	P	P	P	
Home Occupations	P	P	P	P	P	P	P	P	P		P	Section 120.04.040
Mobile Home Parks	C		C	C	C	C	C	C		C	C	Section 120.04.020
Mobile Home	P	P	P	P	P	P	P	P			P	Section 120.04.020
Planned Residential Developments			P			P	P			P		Section 120.04.050
Restricted Single-Family Residential Subdivisions						P	P					
Senior Housing							P			P		
Supportive and Transitional Housing			P	P	P	P	P	P	P	P	P	
Recreation, Education, and Public Assembly Uses												
Community Auction and Sales Yards	C	C		C								
Fraternal Lodges, including Grange Halls	P	P		P								
Fraternity and Sorority Houses							P					
Hunting Clubs		C		C								
Libraries	P	P		P		P	P					
Museum and Art Galleries				P		P	P					
Nursery Schools for Preschool Day Care and Child Care							P					
Private Recreation or Event Facilities			C							P	P	
Public Recreation, Nonprofit Community Centers, Social Halls, Parks, Community Recreation Facilities	P	P	P	P		P	P	P	P			
Religious Institutions	P	P	C		C	P	P	P	P	P		
Schools, Private[1]	P	P		P		P	P					
Retail and Consumer Service Uses												
Beauty Shops[G]	P	P	P	P		P	P					
Feed and Grain Sales	P	P		P								
Nurseries	P	P	P	P								
Business Operations and Services Uses												

Agricultural Equipment Sales and Repair		P										
Animal Hospitals, Large and Small		P		C								
Automobile Storage Space												
Commercial Stables and Riding Academies	C	P		C								
Hotels and Motels				C								
Landing Strip or Heliport		C										
Professional Offices[G]				C			P					
Real Estate Offices	P	P		P								
Real Estate Offices, Temporary			P	P			P	P		P	P	
Riding Academies and Stables									C			
Truck Transfer Stations		P										
Winery, not associated with Vineyard[G]		C										
Winery, with Onsite Vineyard[G]	P			P								
Industrial, Manufacturing, and Processing Uses												
Abattoirs		C										
Canning, Freezing, and Packing Plants		P										
Meat Cutting and Packaging Plants		P										

[1] Public schools are not regulated by this code.

[2] Notwithstanding any provision of this code or any specific plan to the contrary, as required by Government Code Section 65583.2(h) multiple family dwellings shall be permitted by right on any site listed in the City's Housing Element as available for the development of lower income housing if at least twenty percent of the proposed units are affordable to lower income households during the housing element planning period.

[G] Denotes a specific definition. Please see section 120.06, glossary.

(d) *Development standards.* The following development standards are applicable to the agricultural and residential zones. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high-quality development.

(Ord. of 7-2012, § 3.2; Ord. No. 2013-09, § 3, 5-22-2013)

Sec. 120.03.030. Commercial and industrial permitted uses and development standards.

(a) *Purpose.*

(b) *Uses.* The permitting requirements identified in table 3.3-1 are:

(c) *Categories.*

(...)

TABLE 3.3-1.
USE MATRIX FOR COMMERCIAL, BUSINESS PARK, INDUSTRIAL AND SPECIAL PURPOSE ZONES

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Retail and consumer service uses									
Alcohol sales	All sales require a conditional use permit, regardless of primary use								Section 120.04.090
Banks and financial institutions	P	P	P	P	P	P	P		
Barbershop and beauty shops	P	P		P	P	P	P		
Bars and cocktail lounges	C	C	C						
Cigar, cigarette and tobacco sales	C	C							
Cigar, hookah, and cigarette lounges	C	C							
Clinics, including medical, dental, chiropractic	P	P	C						
Day care centers	P	P	P	P	P	P	P		
Department stores	P	P							
Drive-in or drive-through operations or facilities (any use)	C	C	C	C					
Farmers' markets	C	C	C						Section 120.04.100
Fortunetelling, spiritualism or similar activity	P				P				
Grocery stores/market/ food stores	P	P							
Hardware and home improvement centers	P	P			P	P	P		
Hotels and motels	P	P	C	P	P	P	P		
Liquor stores	C	C							Section 120.04.090
Massage parlors, Turkish baths or similar personal service establishments	C	C							
Medicinal cannabis retailer, delivery-only				C	C				Section 120.04.150
Nurseries and garden supply stores	P	P			P	P	P		
Religious institutions	P		P	P	P	P	P		
Restaurants and other eating establishments, including fast food restaurants and sandwich shops (see drive-in and drive-through uses)	P	P	C	P	P	P	P		
Retail sales and services, small scale[G]	P	P	C	C	C	C	C		
Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming	C	C	C						
Swap meets	C					C	C		
Tattoo parlors	C	C							
Theaters, not including drive-ins	P	P							
Tourist information centers	P	P	P						
Wedding chapels		P							
Business operations and services uses									

Alternative Fueling Station such as but not limited to hydrogen, propane, biodiesel, etc. (with or without retail, rest stop facility, or office)				C	C	C	C		
Animal hospitals	C	C		P					
Animal training				P		P			
Apiaries								P	
Aquaculture								P	
Auction houses	P								
Automobile parts and supply stores	P	P		P					
Automobile service and repair	C	C		P	P	P	P		
Blueprint and duplicating services	P	P		P	P	P	P		
Boat and other marine sales and rental	C	C		P					
Boat services		C		P					
Body and fender shops and spray painting					P	P	P		
Building materials sales yards					P	P	P		
Building movers storage yard					P	P	P		
~~Car washes~~				~~C~~					
Car and truck washes (with or without drive-through operation)	~~P~~	~~C~~		C	C ~~P~~	C ~~P~~	C		
Electric Vehicle Charging Station, Small	P	P	P	P	P	P	P		Chapter 110.96
Electric Vehicle Charging Station, Large	P	P	P	P	P	P	P		Chapter 110.96
Employment agencies	P	P	P						
Equipment rental services	P	C							
Equipment sales and storage				P					
Feed and grain sales	P	P			P	P	P		
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption	~~P~~	~~P~~		C	C	C ~~P~~	C ~~P~~		
Gasoline service stations, with concurrent sale of beer and wine for off-premises consumption	~~C~~	~~C~~		C	C	C	C		
Golf cart sales and service	P	P							
Golf courses, not including the construction of buildings								P	
Laboratories, film, dental, medical, research or testing	P	P	C	P	P	P	P		
Liquid petroleum service stations[G]	C	C							
Lumberyards, including only incidental millwork				P	P	P			
Meteorological towers								P	

Mini-storage	~~C~~			C	C ~~P~~	C ~~P~~	C ~~P~~		Section 120.04.020
Mobilehome sales and storage, trailer sales and rental house trailers	P								
Mobilehome sales lot					P	P	P		
Parcel Delivery Services				P	P	P	P		
Petroleum and Bulk Fuel Storage, above ground					C	C	C		
Printers or Publishers	P	P		P	P	P	P		
Professional Offices	P	P	P	P	P	P	P		
Sale, Rental, Repair, or Demonstration of Motorcycles, Scooters, and Motorbikes	C	C		P					
Sex-oriented Businesses	Subject to the provisions of the Eastvale Municipal Code								
Stations, Bus, Railroad and Taxi	P	P							
Tire Recapping							P		
Tire Sales and Service, not including recapping	P	C		P					
Trailer and Boat Storage	P								
Travel Trailers and Recreational Vehicle Sales and Service		C							
Truck and Trailer Sales, ~~and~~ Rental, and Storage				C	C ~~P~~	C ~~P~~	C ~~P~~		
Truck Service	C	C			P	P	P		
Public and quasi-public uses									
Airports				C	C	C	C		
Ambulance Services	C	C		P	P	P	P		
Cemeteries, Crematories and Mausoleums					C	C			
Communications and Microwave Installations					P	P	P		Section 120.04.140
Fire and Police Stations				P	P	P	P		
Hazardous Waste Facilities							C		
Heliports	C	C		C	P	P	P		
Hospitals	C	C							
Mortuaries	P	C							
Public utility substations and storage yards				P	P	P	P		
Sewage treatment plants						C	C		
Recreation, education, and public assembly uses									
Art gallery, library, reading room, museum	P	P	P						
Indoor amusement/entertainment facility: establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including dance halls and ballrooms	P	P							

and electronic game arcades. Establishments with four or more electronic games or coin-operated amusements, or where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described in this category; three or fewer machines are not considered a land use separate from the primary use of the site									
Indoor fitness and sports facility: predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs and health clubs	C	C	C	P	P	P	P		
Outdoor commercial recreation: facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos)	C	C						C	
Public or private recreation, including parks								C	
Recreational vehicle parks								C	
Hunting clubs, skeet, trap, rifle and pistol ranges								C	
Industrial, manufacturing and processing uses									
Abattoirs						C	C		
Acid and abrasives manufacturing					C	C	C		
Auto wrecking and junkyards						C	C		
Blast furnaces							C		
Breweries, distilleries and wineries					C	P	P		
Casting metals							C		
Cold storage plant					P	P	P		
Communications and microwave installations				P	P	P	P		Section 120.04.140
Concrete batch plants and asphalt plants					C	C	C		
Contractor storage yards					P	P	P		

Disposal service operations						C	C		
Disposal service operations, not including transfer stations					C				
Fertilizer production and processing organic or inorganic					C	C	C		Section 120.04.060
Field, tree and bush crops; flower and herb gardening								P	
Hauling, freighting and trucking operations					C	P	P		
Industrial and manufacturing uses				P	P	P	P		
Manufacturing, limited: limited manufacturing, fabricating, processing, packaging, treating, and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises				P	P	P	P		
Manufacturing, minor: manufacturing, fabrication, processing and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and beverage manufacturing				C	P	P	P		
Manufacturing, major: manufacturing, fabrication, processing and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing					C	P	P		

Meat and poultry products, not including meat packing or slaughtering					P	P	P		
Meat packing plants					C				
Paints and varnishes							P		
Paints and varnishes manufacturing and incidental storage					C	C			
Paper storage and recycling, not within a building					C	C	C		Section 120.04.110
Poultry and egg processing					C	C	C		
Railroad yards and stations					P	P	P		
Recycling collection facilities	P	P		P	P	P	P		Section 120.04.110
Recycling of wood, metal, construction wastes and other materials				C	C	C	P		Section 120.04.110
Sand blasting						C	C		
Smelting metal and foundries						C	C		
Trailer and boat storage, outdoor					C	C	C		
Trailer, recreational vehicle and boat storage within an enclosed building				P	P	P	P		
Vehicle storage and impoundment within an enclosed building				P	P	P	P		
Vehicle storage and impoundment, outdoor					C	C	C		
Vehicles, aircraft, boats and parts manufacture					P	P	P		
Warehousing and distribution					P	P	P		
Warehousing and distribution, including mini-storage facilities				P	P	P	P		Section 120.04.120
Agricultural uses									
Agricultural uses of the soils for crops					P	P	P		
Grazing[G]								P	
Kennel and cattery, class I[G]					P	P	P		Section 120.04.070
Kennel and cattery, class II[G]					P	P	P		
Kennel and cattery, class III[G]					P	P	P		
Kennel and cattery, class IV[G]					C	C	C		
Residential uses									
Caretaker's unit[G]	P	P		P	P	P	P		
Congregate care residential facilities (7 or more persons)	C								Section 120.04.030
Emergency shelters				P					
Mobilehomes	P	P		P	P	P	P		Section 120.04.020
Single-room occupancy units	C								

[G] Denotes a specific definition. Please see section 120.06.010, glossary.

(d) *Development standards.* The following development standards are applicable to the commercial and industrial zones. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high-quality development.

(Ord. of 7-2012, § 3.3; Ord. No. 2013-09, § 3, 5-22-2013; Ord. No. 2018-01, § 3(Exh. A), 2-14-2018; Ord. No. 23-26, § 2, 1-10-2024)

CHAPTER 120.04. STANDARDS RELATED TO SPECIFIC USES

Sec. 120.04.170. Drive-in and drive-through uses.

(a) *Intent*. The intent of this section is to do each of the following:

(1) Regulate drive-through businesses to ensure compatibility of such uses with surrounding uses and properties.

(2) Ensure that an adequate amount of space is allocated for on-site maneuvering and circulation.

(3) Ensure vehicles in a queue for service do not impede traffic on abutting streets and parking areas.

(4) Ensure that vehicle stacking lanes will not have nuisance impacts on neighboring properties and nearby residential uses.

(5) Establish development standards to mitigate the impacts of traffic, congestion, excessive pavement, litter, and noise while ensuring pedestrian connectivity is uninterrupted by vehicles.

(6) Ensure outdoor spaces are provided and preserved.

(b) *Permitted zoning.* Drive-in and drive-through facilities shall be allowed per chapter 120.03, zoning district regulations.

(c) *Design and development standards.*

(1) Required studies. The design of all drive-through lanes for any facility shall be subject to review and approval of a drive-through queuing analysis (or such other study as requested by the City Engineer or their designee) prepared by an independent traffic engineer licensed by the State of California, and provided to the City by the developer, at such developer's sole expense, at the time of application for such use.

(2) Building placement and orientation.

a. The minimum net land area for uses with drive-through facilities is one (1) acre. This minimum land area may be modified by the reviewing authority through the design review process when the drive-through facility is within a specific plan or an integrated shopping center.

b. Buildings shall be placed on the front yard or street side yard setback line and oriented so that the primary public entrance faces the street and so that any mechanical equipment or other supporting equipment are screened from the public view at grade and from higher buildings.

c. Outdoor dining and seating areas shall be located near the main pedestrian entrance.

d. Walk-up windows, if used, shall be located near outdoor dining areas or other pedestrian areas, to encourage accessibility and limit vehicle and pedestrian conflicts.

e. Buildings may be clustered to create a plaza or outdoor dining area between buildings.

f. Pedestrian pathways and sidewalks must provide safe and convenient access to the building, shall connect directly to the public right-of-way, and shall not cross driveways or stacking lanes to get to the building entrance.

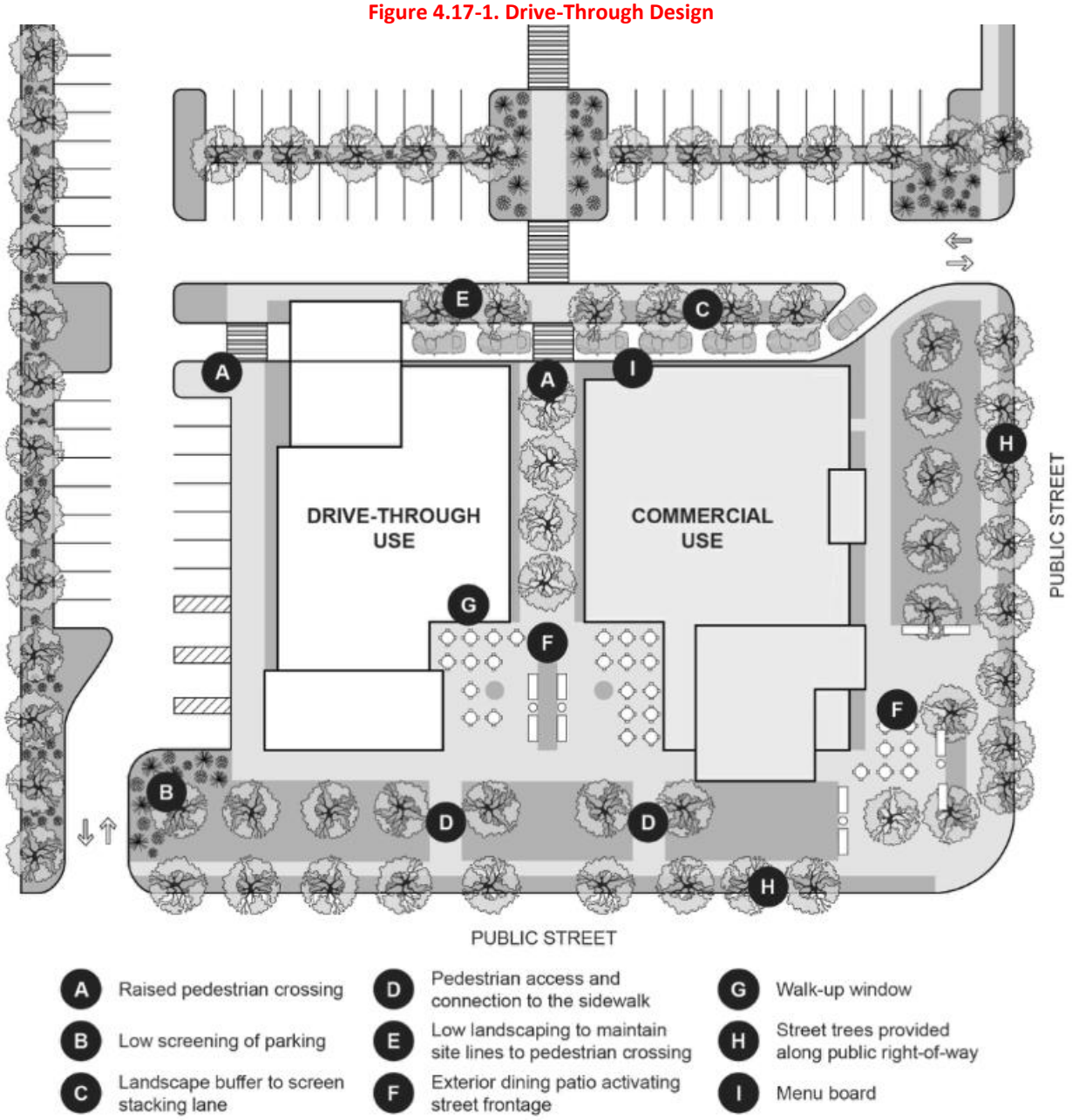
g. The drive-through lanes shall not be located between the property line and the front of the building.

h. Drive-through lanes shall be located to the side or rear of the building and shall be screened with a combination of decorative and split face low screen walls with capping and dense landscaping. The drive-through lanes may be designed to pass through an enclosed building element that is architecturally consistent and integrated into the building's design so that the lanes are enclosed.

i. Loading and service areas must be located on the site to minimize potential noise incompatibility with surrounding properties and so that, to the maximum extent feasible, they are not visible from the rights -of-way.

j. Future drive-through facilities proposed in a master plan or shopping center shall be identified early in the review process to avoid retrofitting the site at a later date.

Figure 4.17-1. Drive-Through Design



(3) Building entrances.

a. Primary building entrances and entry features shall be clearly defined through variation of architectural planes on the building and pavement surfaces, and must be accessible from a courtyard or plaza.

b. The primary building entries shall be accessed directly from the sidewalk in the public right-of-way or from within the development site. Pedestrian circulation paths may only intersect or cross a drive-through lane(s) if the applicant can demonstrate that there are no other feasible or practical options available, in which case the pedestrian crossing shall be raised to create a hump to enhance pedestrian safety.

(4) Building architecture and articulation.

a. Prominent architectural features shall be located near corners, intersections, or where visible to the public right-of-way to promote and enhance the primary building entrance.

b. Drive-through facilities within an integrated shopping center or master plan must have an architectural style consistent with the theme established in the center.

c. The architecture of drive-through facilities must be compatible and consistent with surrounding uses in form, materials, colors, scale, etc.

d. Building planes shall have variation in depth and angle to create variety and interest in the basic form and silhouette of the building.

e. Articulation of building surfaces shall be encouraged through the use of openings and recesses which create texture and shadow patterns.

f. For the purposes of screening, mechanical and/or electrical equipment, when feasible shall be integrated into the architecture and design of the proposed building.

(5) Outdoor dining areas for restaurants.

a. Outdoor dining areas are required for all new drive-in and drive-through restaurant facilities.

b. Outdoor dining areas shall be designed as an integral part of the drive-through facility, and can include plazas, arcades, colonnades, or courtyards.

c. Outdoor dining areas and other publicly accessible outdoor spaces shall include tables and seating, trash cans, and structures that provide shade and protection from the weather.

d. To the maximum extent feasible, outdoor dining areas shall be oriented for maximum benefit of sunlight and views and to the extent possible, outdoor dining areas shall be oriented away from drive-through stacking lanes.

e. The minimum dimension of an outdoor dining area shall be 20 feet measured in any direction with a minimum area of 450 square feet.

(6) Parking and Circulation

a. Parking. The parking for drive-through facilities shall be determined according to Sec. 120.05.060. - Off-street vehicle parking.

b. Setbacks. Parking and the drive-through lane(s) shall be set back a minimum of 45 feet from the curb face of a public street. Greater setbacks may be required as mentioned in an applicable specific plan or as deemed necessary during the design review process.

(7) Stacking requirements.

a. Drive-through lanes shall be designed to accommodate adequate vehicle stacking as determined by a drive-through queuing analysis, reviewed by the City Engineer or their designee, that shall be based on the number of vehicles in the drive-through lanes for seven (7) consecutive days during peak lunch hours between 11:00 a.m. to 2:00 p.m. and peak dinner hours between 5:00 p.m. to 8:00 p.m. at three (3) different locations in cities with a similar population as Eastvale and in a similar location as the proposed site. At the request of the City Engineer or their designee, additional information may be requested to ensure a complete and accurate evaluation of the drive-through design.

b. All stacking must be designed to be accommodated on the site of the drive-through use without impacting or causing obstructions to adjacent tenants, drive-aisles, parking spaces, or public or private streets.

c. In the event that the number of vehicles waiting at the service window or kiosk exceeds the length of the stacking lane(s), personnel from the drive-through establishment shall manage the queue to ensure that all vehicles do not block or interfere with on-site vehicular and pedestrian circulation and parking areas.

d. Drive-Through Lane Design

i. The entrance and exit of a drive-through lane must be at least 50 feet from an intersection of public rights-of-way when measured at the closest intersecting curbs.

ii. The drive-through lane must be at least 10 feet wide with a minimum 10-foot interior radius at curves.

iii. At a minimum, food and beverage drive-through businesses shall provide stacking space for at least six (6) vehicles before the order menu board, and other service-oriented drive-through businesses shall provide stacking space for at least six (6) vehicles before the drive-up window or kiosk.

iv. The drive-through lanes shall be separate from the circulation route necessary for ingress and egress from the property or access to any parking spaces within the site using concrete curbing or paint striping on at least one side of the lane. These requirements do not apply to the reuse of existing properties.

v. All stacking lanes must be clearly identified with pavement markings and signage to indicate the entrance, direction of traffic flow and exit.

vi. At the discretion of the approving authority, the driveway-through lane design may be required to provide for a minimum nine (9) feet wide escape/emergency lane allowing motorists to exit the stacking lane before reaching the drive-through window.

(8) Performance Standards

a. The use shall be operated in a manner that does not interfere with the normal use of adjoining properties. If, in the opinion of the Community Development Director or their designee, the provisions of this paragraph are being violated, the violations shall be grounds for reopening conditional use permit hearings and adding conditions to control the violation. Performance standards include, but are not limited to, the following considerations, which, where appropriate, shall be incorporated as conditions of approval in all use permits as determined by the approving body:

i. All graffiti shall be removed within 72 hours.

ii. No undesirable odors shall be generated on the site.

iii. Noise levels measured at the property line shall not exceed the level of background noise normally found in the area or as required per Chapter 8.52. – Noise regulation.

iv. All exterior lighting shall be contained to the subject property and shall not encroach onto neighboring properties as consistent with Sec. 120.05.050. – Outdoor lighting.

v. A traffic management plan shall be submitted, reviewed, and approved by the Community Development Director and the City Engineer. This plan shall include detailed information and mitigation measures (such as traffic control measures, tablets, online orders, temporary drive-through closures, and/or use of off-duty officers for traffic control) to ensure visitor vehicles shall remain completely on-site and shall not impede any public rights-of-way (streets, drives, walks, etc.), drive aisles, parking spaces, etc. This plan shall be kept onsite and made available to the store manager from implementation as required.

(9) Additional permit findings.

a. In addition to the findings required for the granting of the applicable discretionary application, the following additional findings are required to be made by the approving body in approving a discretionary permit for a drive-through business:

i. That the proposed amount of parking, circulation plan, and traffic management plan will provide adequate area for safe stacking and maneuvering of vehicles, and the site design will provide adequate buffering for the use from adjoining land uses:

ii. The proposed location of the drive-through facility will not result in adverse impacts upon the vicinity after giving consideration to a litter clean-up plan, the hours of operation, and the site plan;

iii. The proposed location of the drive-through facility will not block existing drive aisles in shared parking areas;

iv. The proposed location of the drive-through facility will not interfere with and or impact on-site pedestrian access and circulation.

v. The use will not substantially less the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic;

vi. That the use will not create increased traffic hazards to pedestrians;

vii. That the site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping, and other required improvements; and

viii. That the use will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.

CHAPTER 120.05. DEVELOPMENT STANDARDS

Sec. 120.05.060. Off-street vehicle parking.

The purpose of this section is to provide sufficient off-street parking and loading spaces for all land uses in the city and to ensure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this section that the number of required parking and loading spaces will meet the needs created by the particular uses. The standards for parking facilities are also intended to reduce street congestion and traffic hazards and promote vehicular and pedestrian safety and efficient land use. Off-street vehicle parking shall be provided in accordance with this section when the associated building or structure is constructed or the use is established. Additional off-street parking shall be provided in accordance with this section when an existing building is altered or dwelling units, apartments or guestrooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.

(1) *Parking design standards.*

a. *Approval of off-street parking plan.*

b. *Number of required parking spaces.*

c. *Location and design of parking spaces.*

(…)

Use Type	Per Square Foot or Unit	Per Employee or Student	Other Criteria
General commercial/retail uses			
Auditoriums, exhibition halls, theaters, movie theaters and similar places with fixed seats	1 space per 3 seats		
Auditoriums, exhibition halls, theaters, movie theaters, and similar places without fixed seats	1 space per 30 sq. ft. of net assembly area		
Automobile repair and service shops	1 space per 150 sq. ft. gross floor area		
Automobile service stations	4 spaces		4 spaces per service bay
Automobile washing and cleaning establishments, except self-serve		1 space per 3 employees of largest shift	2 spaces per stall
Automobile washing and cleaning establishments, self-serve			2 spaces per stall

Banks, savings and loans and other financial institutions*	1 space per 250 sq. ft. gross floor area		Vehicle stacking for 6 vehicles prior to the drive-up window or as required by the queueing analysis.
Barbershops and beauty shops and similar uses	1 space per 150 sq. ft. gross floor area		
Clubs, discos, ballrooms, cabarets, cocktail lounges, dance halls, lodges and incidental dancing areas, and similar facilities where dancing is the principal use	1 space per 30 sq. ft. of dance floor area		
General retail including but not limited to freestanding convenience markets, liquor stores and supermarkets	1 space per 200 sq. ft. of gross floor area		
General retail including but not limited to neighborhood, community and regional shopping centers, including those with restaurants	5½ spaces per 1,000 sq ft. of net leasable floor area		
Furniture, drapery, plumbing, floor covering and appliance stores	1 space per 750 sq. ft. of sale or display area		
Laundries, self-serve	1 space per 250 sq. ft. of gross floor area		
Mini-warehouses, self-storage		2 spaces per 3 employees	
Professional business office	1 space per 200 sq. ft. of net leasable floor area		
Restaurants, drive-throughs, walk-ups, cafes, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages	1 space per 45 sq. ft. of serving area	1 space per 2 employees	Stacking for 6 vehicles prior to the menu board or as required by the queueing analysis.
Uncovered sales area, including areas for new or used automobiles, boat or trailer sales, lumber or building materials yards, plant nurseries or similar uses	1 space per 1,000 sq. ft. of uncovered sales area to a maximum of 20 spaces	1 space per employee	
Video arcades	1 space per 250 sq. ft. of gross floor area		
Recreational uses			
Billiard and pool rooms			1 space per 250 sq. ft. of gross floor area
Bowling alleys			4 spaces per lane

Driving ranges			1 space per tee
Game courts, tennis courts, racquetball clubs			1 space per court
Golf courses			6 spaces per hole
Golf course, miniature			3 spaces per hole
Gymnasiums, spas and health studios	1 space per 200 sq. ft. of gross floor area		
Parks and recreational uses	1 space per 8,000 sq. ft. of active recreational area within a park		1 space per acre of passive recreational area within a park
Skating rinks, ice and roller	1 space per 20 sq. ft. of seating area, and 1 space per 250 sq. ft. of skating area		
Stadiums and sports arenas	1 space per 30 sq. ft. of net assembly area		
Swimming pools, commercial	1 space per 250 sq. ft. of pool area		
Industrial uses			
Industrial uses	If number of workers cannot be determined: 1 space per 250 sq. ft. of office area, plus 1 space per 500 sq. ft. of fabrication area, plus 1 space per 1,000 sq. ft. of storage area, and 1 space per 500 sq. ft. of floor plan which is uncommitted to any type of use	If number of workers can be determined: 1 space per 2 employees of largest shift, and 1 space per vehicle kept in connection with the use	
Manufacturing or repair plants maintaining more than one shift of workers		2 spaces per 3 employees on each of the two largest shifts	1 space per company operated vehicle
Salvage yards and junkyards, including but not limited to automobile dismantling, auto-wrecking yards, storage yards, scrap metal processing and similar uses	1 space per 5,000 sq. ft. of lot area		
Warehouses and wholesaling	1 space per 2,000 sq. ft. of gross floor area		
Residential uses			
Single-family	2 spaces per dwelling unit		
Multiple-family:			
Single-bedroom or studio dwelling unit	1.25 spaces per unit		

	Two bedrooms per dwelling unit	2.25 spaces per unit	1 space per employee
Three or more bedrooms per dwelling unit	2.75 spaces per unit		
Planned residential development (see section 120.04.050):			
Single-bedroom dwelling unit	1.5 spaces per unit		
Two or more bedroom dwelling unit	2.5 spaces per unit		
Senior citizen (parking spaces shall be located no more than 150 feet from the unit they serve)	Refer to single-family and multiple-family residential requirements stated under residential uses		
Mobilehome parks	2 spaces per travel trailer or mobilehome space, spaces may be tandem		1 guest space per 8 mobilehome spaces
Lodging uses (all parking must be within 150 feet of the use served)			
Boardinghouses, lodginghouses or roominghouses, dormitories, fraternity and sorority houses			1 space per 2 beds
Hotels and motels			1 space per room, and 2 spaces per resident manager
Recreational vehicle parks	1 space per recreation vehicle site		1 visitor space per 5 recreational vehicle sites
Medical uses			
Sanitariums, convalescent homes, children's homes, asylums, and nursing homes or similar institutions		1 space per 3 employees	1 space per 3 beds, and 1 space per vehicle owned and operated by the institution
Hospitals and clinics (a hospital may have a parking area more than 150 feet from the building to be served as long as an automatic parking gate or similar method of vehicular control is installed)		1 space per staff member of largest shift	1 space per 2 patient's beds, and 1 space per vehicle owned and operated by hospital or clinic
Medical and dental offices, clinics, and medical business offices	1 space per 200 sq. ft. of net leasable floor area		
Veterinary hospitals and clinics	1 space per 300 sq. ft. of gross floor area		
Civic/religious institutions			
Auditoriums with fixed seats	1 space per 3 seats		

Auditoriums without fixed seats	1 space per 30 sq. ft. of net assembly area in the assembly hall		
Cemeteries and crematories, mausoleums, columbariums and funeral establishments when incidental to a cemetery	1 space per 30 sq. ft of net assembly room area	1 space per employee	1 space per vehicle operated on the grounds by the proprietary institution
Churches, chapels and other places of worship	1 space per 35 sq. ft. of net assembly area used simultaneously for assembly purposes		When a school bus is kept, there can be a reduction of 2 spaces for bus
Libraries, museums, art galleries or similar uses	1 space per 300 sq. ft. of gross floor area	1 space per 2 employees	
Mortuary and funeral homes	1 space per 35 sq. ft. of net assembly area	1 space per employee	
Public utilities/telecommunications			
Public utility facilities, including but not limited to electric, gas, telephone, and telecommunication facilities not having business offices on the premises; includes cell towers and well sites.		1 space per 2 employees	1 space per vehicle kept in connection with the use

Educational Institutions*	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
Day care centers, including nurseries and preschools	1 space per 500 sq. ft. of gross floor area		When a school bus is kept, there can be a reduction of 2 spaces for bus	
Private elementary and intermediate	Whichever is greater: 1 space per classroom, or 1 space per 3 seats in the auditorium or multipurpose room	1 space per employee	When a school bus is kept, there can be a reduction of 2 spaces for bus	Loading/unloading space for at least 2 school buses
Private high schools	Whichever is greater: 1 space per classroom, or 1 space per 3 seats in the auditorium or multipurpose room	1 space per employee, and 1 space per 8 students	When a school bus is kept, there can be a	Loading/unloading space for at least 2 school buses

			reduction of 2 spaces for bus	
Private colleges and universities	1 space per 30 sq. ft. of net assembly area of main auditorium or stadium	1 space per employee, plus 1 space per faculty member, and 1 space per 2 students		
Trade schools, business colleges and commercial schools	1 space per 30 sq. ft. of net assembly area of main auditorium or stadium	1 space per employee, plus 1 space per faculty member, and 1 space per 2 students		

*The city does not regulate public schools.

d. *Parking requirements for uses not specified.* When parking requirements for a use are not specifically stated, the parking requirement for such use shall be determined by the community development director, based on the requirement for the most comparable listed use in this title.

e. *Request for modifications from parking standards.* The community development director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

(Ord. of 7-2012, § 5.6; Ord. No. 2013-09, § 3, 5-22-2013; Ord. No. 23-22, § 1, 2-8-2023)

CHAPTER 120.06. GLOSSARY

Sec. 120.06.010. Glossary of terms.

(a) For the purpose of this zoning title, certain words and terms used in this title are defined as follows:

Abandoned sign means any sign which is located on a premises that has been vacated for a period of more than 90 days as regulated in section 120.05.070(e), nonconforming and abandoned signs.

Accessory building.

(1) The term "accessory building" means a subordinate building on the same lot or building site, the use of which is incidental to that of the main building. A mobilehome shall constitute a main building where installed.

(2) The term "accessory building" does not means a second unit, as defined by state law and this Code.

Accessory structures means buildings or structures separate from the main dwelling unit, such as carports, storage sheds, and pool houses.

Accessory use means a use customarily incidental and accessory to the principal use of a lot or a building which is located upon the same lot or building site.

Agricultural uses of the soils for crops includes the grazing of not more than two mature farm animals per acre and their immature offspring.

Agricultural workers' housing means any on-site employee housing for agricultural workers, subject to special provisions included within this title.

Agricultural zone means zones A-1 and A-2.

Alley means a public or private thoroughfare or way, permanently reserved and having a width of not more than 20 feet, which affords only a secondary means of access to abutting property.

Alternative access means a public road or driveway constructed pursuant to appropriate city standards with no restrictions.

Apartment means a room or suite of two or more rooms in a multiple dwelling, occupied or suitable for occupancy as a residence for one family.

Assembly area, net, means the area of a structure which does not include foyers, corridors, restrooms, kitchens, storage and other areas not used for the assembly of people.

Attractive nuisances means any condition that is dangerous or likely to shelter vagrants or criminal activities, including but not limited to:

(1) Any abandoned or substandard structure, building or fence;

(2) Abandoned, broken or neglected equipment, appliances or machinery; and

(3) Hazardous swimming pools, ponds or other excavations including abandoned shafts or basements.

Auction means the sale of new and used merchandise offered to bidders by an auctioneer for money or other consideration.

Automatic control timer means a mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.

Automobile storage space means a permanently maintained space on the same lot or building site as the use it is designed to serve.

Automobile wrecking means the dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts, outside of an enclosed building, but not including the incidental storage of vehicles in connection with the operation of a repair garage.

Basement means a story partly underground and having at least one-half its height measured from its floor to its finished ceiling, below the average adjoining grade. A basement shall be counted as a story if the vertical distance from the average adjoining grade to its finished ceiling is over five feet.

Beauty shop means beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

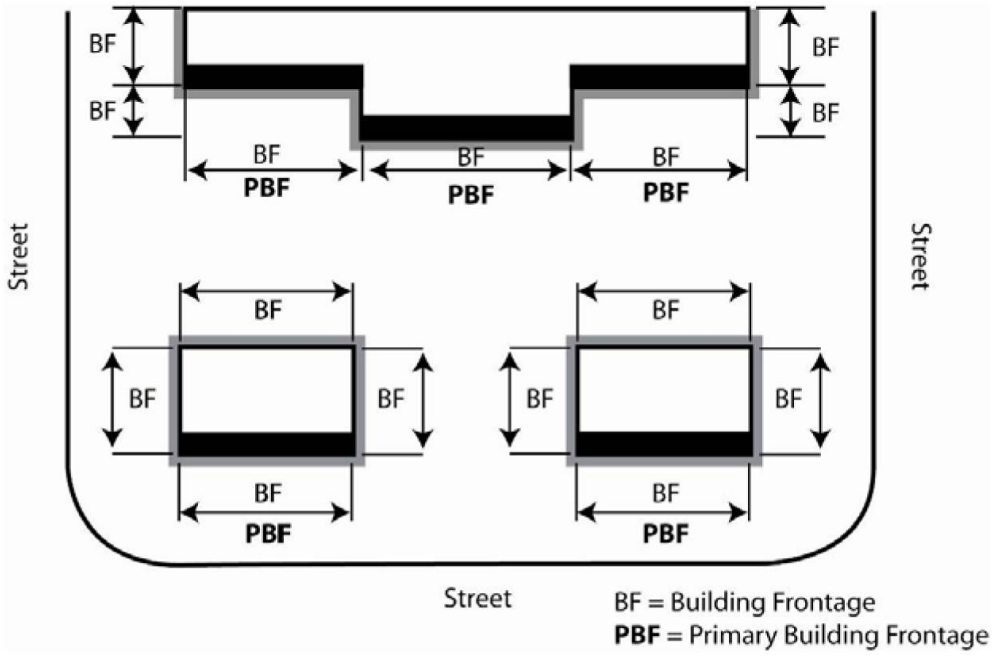
Billboard means a sign which advertises or identifies a use, good or service not located on the same lot or premises as the sign.

Boardinghouse, roominghouse or *lodginghouse* means a building where lodging and meals are provided for compensation for six but not more than 15 persons, not including rest homes.

Building means a structure having a roof supported by columns or walls. See *Structure.*

Building frontage, primary, means the building frontage that faces the street (i.e., immediately adjacent or behind a parking area). In cases where a building has more than one street frontage, the longest of the street frontages shall be considered the primary building frontage. In cases where a business has no building frontage facing a street, the building frontage with the primary business entrance shall be considered the primary building frontage. (See figure 6-1, building frontage and primary building frontage). For multitenant buildings, ground floor tenants may have their primary frontage determined independently of the rest of the building based upon the aforementioned rules.

Figure 6-1. Building Frontage and Primary Building Frontage



Building height. See section 120.05.010(c), height measurement.

Building, main, means a building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building on the lot on which the same is situated.

Building setback line means the distance between the highway line or permanent access easement located on the same lot and the minimum setback distance required by the underlying zone.

Building site means the ground area of a building or buildings together with all open spaces adjacent thereto, as required by this title.

Bungalow court means two or more dwelling units detached or connected.

Business sign means any structure, sign, banner, flag, device, figure, painting, display, message placard or other contrivance, or any part thereof, which has been designated to advertise a business, or to provide data or information regarding services that are provided by that business.

Camps means any parcel or parcels of land used wholly or in part for recreational, educational, or religious purposes, accommodating five or more children or adults, that is operated as a day camp and/or a resident camp.

Car pool means two or more people traveling together on a continuing and prearranged basis in a motor vehicle over routes tailored to accommodate rider needs.

Caretaker's unit means one-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.

Catteries means any building, structure, enclosure or premises whereupon or within which ten or more cats, four months of age or older, are kept or maintained. (See section 120.04.070, kennels and catteries.)

Catteries, commercial, means any building, structure, enclosure or premises whereupon or within which five or more cats are kept or maintained primarily for financial profit for the purpose of boarding, breeding, training, marketing, hire, or any other similar purpose.

Catteries, noncommercial, means any building, structure, enclosure, or premises whereupon or within which five or more cats are kept or maintained, but not primarily for financial profit.

Ceramic sales and manufacturing for on-site sales means the sale and manufacturing of ceramics for on-site sales.

Certified recycling facility means a facility approved by the state to collect and redeem recyclable materials for a value not less than that which has been established by the state.

City means the City of Eastvale.

Clinic means a place used for the care, diagnosis, and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room, nor kept overnight on the premises.

Club.

(1) The term "club" means a nonprofit association of persons who are bona fide members, paying regular dues, and are organized for some common purpose.

(2) The term "club" does not include a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

Commercial poultry operation means the raising for profit of chickens, turkeys, ducks, geese or other fowls, but not including flocks of less than 200 birds, pigeons or smaller fowls, pets or hatcheries.

Commercial vehicle means any motor vehicle, truck or trailer used for the transportation of passengers, goods, wares or merchandise having a manufacturer's gross vehicle unladen weight rating greater than 10,000 pounds.

Commission means the city planning commission.

Compensation means anything of value.

Conditional use permit allows for consideration of special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, through a public hearing process. A conditional use permit can provide flexibility within a zoning code. Another traditional purpose of the conditional use permit is to enable a municipality to control certain uses which could have detrimental effects on the community.

Congregate care facility means a housing arrangement developed pursuant to section 120.04.030, where nonmedical care and supervision are provided, including meals and social, recreational, homemaking and security services.

Convenience zone means a geographical area designated by the state department of conservation which comprises a one-half-mile radius around an established supermarket or grocery store with gross annual sales of $2,000,000.00 or more in underserved areas with no supermarket.

Cool season turf grass means turf grass which withstands winter cold and grows best during the cooler months of the year. Most types languish in hot, dry summers and are best adapted to cool regions or regions where marine influence tempers summer heat. Examples are bluegrasses, bents, fescues, and ryegrasses.

Cottage, commercial, means a dwelling wherein limited commercial uses are allowed provided that:

(1) The commercial use is conducted entirely within the dwelling;

(2) The use is secondary to the principal use of the dwelling as a residence;

(3) The commercial use does not require substantial parking and circulation facilities;

(4) The residential character of the exterior and interior of the dwelling is not changed; and

(5) The combination of residential and commercial uses in one dwelling does not violate state, city and county sanitation requirements.

The commercial use cottage must be compatible with the established neighborhood, and must be subject to development review or conditional use permit approval. No more than two persons may be employed on the premises in addition to the family residing in the dwelling.

County means the County of Riverside.

Covenants, conditions and restrictions (CC&Rs) means a document used to describe restrictive limitations placed on real property and its uses, and which usually are made a condition of holding legal title to, or leasehold interest in, the real property in question.

Crop coefficiency means a correction factor, expressed as a decimal fraction, comparing the water consumption by a given plant species to the reference evapotranspiration (ETo). The term "reference Eto" means a standard of measurement of environmental parameters which affect the water use of plants. Reference ETo is given in inches per day, month or year and is an estimate of the ETo of a large field of four- to seven-inch-tall, cool season grass that is well watered. Reference ETo is used as the basis of determining the maximum water allowances so that regional differences in climate can be accommodated.

Crop production means the drying, packing, processing, canning, freezing and other accepted methods of processing the produce, nuts and other horticultural products, resulting from such permitted uses, and when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

Crowing fowl, as used in this title, includes chickens, peafowl and guinea fowl.

Dairy farm means a parcel or contiguous parcels of land used primarily to maintain cattle for the production of milk, including a building or buildings for milking, processing of milk produced on the premises, retail or wholesale sales and deliveries of such milk, and other buildings and structures incidental to the operation.

Day care center means a day care facility other than a family day care home, including infant centers, preschools, and extended day care facilities. Such a facility must provide care to children or adults in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis.

Decorative fence means a fence installed for decorative purposes, such as split rail, picket, wrought iron, or low brick or stucco walls, constructed alternately of brick or masonry, and sections of wrought iron, aluminum or material similar in appearance.

Display face.

(1) The term "display face" means the surface area of a sign available for the purpose of displaying an advertising message.

(2) The term "display face" does not include the structural supports or lighting.

Disposal service operations means areas for the storage and maintenance of vehicles and equipment used in the collection, transportation and removal of garbage and rubbish not including storage or dumping of garbage or rubbish.

Draying, freighting and truck operations means a business whose sole purpose is to move goods by truck as opposed to businesses which produce, store and then distribute goods such as manufacturers with warehouses and distribution centers. See *Warehousing and distribution.*

Drive-in and drive-through operations or facilities, means a business which includes dining services (such as but not limited to restaurants, coffee shops, or online food/beverage order pick-up) or other services (such as but not limited to banks, carwashes, pharmacies, or other pick-up operations) that are designed so that customers can be served while remaining in their vehicles in a dedicated queue lane.

Dwelling means a building or portion thereof designed for or occupied exclusively for residential purposes including one-family and multiple-family dwellings but not including hotels, auto courts, boardinghouses or lodginghouses.

Dwelling, guest, means a building that contains no cooking facilities and is used exclusively for housing members of a single-family and their nonpaying guests. A guest dwelling shall be subject to the provisions of section 120.04.010.

Dwelling, multiple-family, means a building or portion thereof used to house two or more families, including domestic employees or each such family, living independently of each other, and doing their own cooking.

Dwelling, one-family, means a building or structure, including a mobilehome or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees.

Dwelling, resort, means a building used exclusively for residential purposes, containing not more than two kitchens, with permanent interior means of access between all parts of the building, and located on a lot in a recorded subdivision with an average lot area of 10,000 square feet or more. No such dwelling shall be erected unless, as a part of the purchase price of the property, the purchaser receives the privilege of use of recreational facilities such as golf courses or polo fields, which facilities are adjacent to and a part of the residential development. No reduction of yard setbacks shall be permitted despite any other provisions of this title.

Dwelling, second-unit, means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking and sanitation sited on the same parcel as the primary dwelling unit. The term "second-unit dwelling" includes granny flats.

Dwelling, two-family.

(1) The term "two-family dwelling" means an attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. For the purposes of this title, this definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the general plan.

(2) The term "two-family dwelling" does not include second dwelling units. See *Dwelling, second-unit.*

Dwelling unit means a building or portion thereof used by one family and containing one kitchen.

Dwelling unit, factory-built.

(1) The term "factory-built dwelling unit" means a dwelling unit constructed in accordance with the Uniform Building Code and manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage or destruction of the part.

(2) The term "factory-built dwelling unit" does not include a mobilehome, a mobile accessory building or structure, a recreational vehicle, or a commercial coach.

Dwelling unit, manufactured.

(1) The term "manufactured dwelling unit" means a residential structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

(2) The term "manufactured dwelling unit" does not include a factory-built dwelling unit, a mobile accessory building or structure, a recreational vehicle or a commercial coach.

Edge of a right-of-way means a measurement from the edge of a right-of-way horizontally along a line normal or perpendicular to the centerline of the freeway or highway.

Educational institutions means schools, colleges or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instruction as determined by the state board of education.

Electronic sign means a sign with a fixed or changing display/message that can be changed through electronic means.

Electric vehicle charging station, small means a station that is designed and operated as a use ancillary to the primary permitted use on the site (such as a single family residence, condominium, apartment, office building, commercial retail, parking lot, garage or structure) in order to deliver electricity to personal or commercial passenger vehicles and trucks owned or operated by individuals who either reside or work on the site or are guests on the site where the charging station is located.

Electric vehicle charging station, large means a station that is designed to charge personal passenger vehicles and trucks and/or commercial passenger vehicles and trucks which is open to the public, whether with or without the payment of fees, subscriptions or monetary charges for the service. A “large electric vehicle charging station” includes the electrical and mechanical equipment as defined in Article 625 of the California Electrical Code, and any subsequent amendments, that is necessary to delivery electricity from a source outside an electric vehicle into a plug-in electric vehicle. It does not include ancillary equipment and facilities that are not directly necessary for the charging of plug-in electric vehicles, including but not limited to, canopies (with or without solar panels), patronage resting facilities, commercial sales kiosks or buildings, public restrooms, family amenities or pet amenities. Such ancillary equipment and facilities are not subject to the expedited application and permitting requirements as referenced in Chapter 110.96, electric vehicle charging systems, but shall be subject to the applicable development review process as referenced in Section 120.02.010, development review.

Emergency access means a private drive or roadway providing access to one or more buildings. The access may be gated and locked at one or both ends restricting traffic to emergency vehicles only.

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

Equipment rental services means equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.

Erected means built, built upon, added to, altered, constructed, reconstructed, moved upon, or any physical operations on the land required for a building.

Established facility means an existing, legally permitted facility that is designed and constructed to accommodate 2,000 or more people.

Evapotranspiration means the quantity of water evaporated from adjacent soil surfaces, transpired by plants, and retained in plant tissue during a specific time.

Event, major. See definition in section 120.01.050(7), temporary event permits.

Event, minor. See definition in section 120.01.050(7), temporary event permits.

Event, temporary. See definition in section 120.01.050(7), temporary event permits.

Family means one or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen and eating areas within the dwelling unit.

Family day care home, large, means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

Family day care home, small, means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

Farm means a parcel of land devoted to agricultural uses where the principal use is the propagation, care, and maintenance of viable plant and animal products for commercial purposes.

Farmworker housing means consistent with Health and Safety Code §§ 17021.5 and 17021.6, any employee housing consisting of no more than 36 beds in group quarters, or 12 units or spaces designed for use by a single-family or household, shall be deemed an agricultural land use designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

Fence means a manmade continuous barrier of any material, or combination of materials, erected to prohibit entry to real property.

Freestanding sign means any sign not attached to any building or structure.

Freeway means a divided arterial highway for through traffic with full control of access and with grade separations at intersections.

Garage, private, means an accessory building or a main building or portion thereof, used for the shelter or storage of self-propelled vehicles, owned or operated by the occupants of a main building and wherein there is no service or storage for compensation.

Grazing means the grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided, however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six-month period. The provisions of this definition apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the

offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing, or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

Group home means shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, dormitories, fraternities, sororities, convents, rectories and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boardinghouses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

Halfway house means a rehabilitation center for the treatment, counseling, rooming and boarding of persons released from jail, prisons, hospitals and sanitariums.

Hardware and home improvement centers means a hardware and home improvement center, including not more than 1,000 square feet of outside storage lumber.

Hazardous waste facility means a hazardous waste facility provided a hazardous waste facility siting permit.

Height, building. See section 120.05.010(c), height measurement.

Highway means roads, streets, boulevards, lanes, courts, places, commons, trails, ways or other rights-of-way or easements used for or laid out and intended for the public passage of vehicles or persons.

Holiday display.

(1) The term "holiday display" means any display that is commonly associated with any local or religious holiday and erected on a temporary basis, including but not limited to: Christmas lights and other decorations, Halloween decorations, or similar items, etc.

(2) The term "holiday display" does not include any patriotic display such as a flag or ribbon.

Home occupation means an accessory, nonresidential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone.

Hotel means a building designed for or occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in which there are six or more guest rooms, and in which no provision is made for cooking in any individual room or suite. Jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint are specifically not included.

Hotel, resort, means a hotel, including all accessory buildings defined as "hotel" in this title and having a building site or hotel grounds of not less than 50,000 square feet. Such hotel may have accessory commercial uses operated primarily for the convenience of the guests thereof, provided there is no street entrance directly to such commercial uses, and further provided such commercial uses shall not occupy more than 20 percent of the ground floor area of such hotel building.

Illegal sign means any of the following:

(1) A sign and related structures erected without first complying with all applicable city ordinances and regulations in effect at the time of its construction, erection or use;

(2) A sign and related structures which do not comply with this title;

(3) A sign and related structures which are a danger to the public or are unsafe.

Indoor amusement/entertainment facility means establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including dance halls, ballrooms and

electronic game arcades. Any establishment with four or more electronic games or coin-operated amusements, or premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described in this definition; three or fewer machines are not considered a land use separate from the primary use of the site.

Indoor fitness and sports facility means predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs and health clubs.

Junkyards, wrecking, dismantling and salvage yards means the use of any lot or parcel of land for outside storage, wrecking, dismantling or salvage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture. A proposed or intended use by the owner of the used or secondhand materials does not constitute an exception to this definition.

Kennel means any building, structure, enclosure or premises whereupon or within which five or more dogs, four months of age or older, are kept or maintained. (See section 120.04.070, kennels and catteries.)

(1) *Class I kennel* means any building, structure, enclosure, or premises whereupon or within which five to ten dogs, four months or older of age, are kept or maintained. A class I kennel shall not include a sentry dog kennel or an animal rescue operation that meets the definition and requirements set forth in section 120.04.070.

(2) *Class II kennel* means any building, structure, enclosure, or premise, whereupon or within which eleven to 25 dogs, four months of age or older, or cattery (10 to 25 cats) are kept or maintained. A class II kennel shall not include a sentry dog kennel.

(3) *Class III kennel* means 26 to 40 dogs or a cattery (26 to 40 cats).

(4) *Class IV kennel* means 41 or more dogs, or a sentry dog kennel or a cattery (41 or more cats).

(5) *Sentry dog kennel* means any building, structure, enclosure, or premises whereupon or within which five or more guard or sentry dogs are kept or maintained. A sentry dog is any dog trained to work without supervision in a fenced facility and to deter or detain unauthorized persons found within the facility. The term "guard dog" also means a sentry dog.

Kitchen means any room in a building or dwelling unit which is used for cooking or preparation of food.

Labor camp means any building or group of buildings where five or more farm employees are housed.

Lake, recreational, means a confined body of standing fresh water containing more than 500,000 gallons of water and covering more than one acre of surface area, not including reservoirs, duck clubs, bodies of water contained within golf courses, and water storage used only for agricultural or domestic purposes.

Leasable floor area, net, means the area including sales areas and integral stock areas, but excluding corridors, enclosed malls, lobbies, stairwells, elevators, equipment rooms and restrooms.

Liquid petroleum service stations means stations with or without the concurrent sale of beer and wine for off-premises consumption, provided that if storage tanks are above ground, the total capacity of all tanks shall not exceed 10,000 gallons. Storage tanks shall be painted a neutral color and shall not have any advertising painted or placed on their surface.

Lot means parcel of real property:

(1) Shown as a delineated parcel of land with a separate and distinct number or other designation of a plot recorded in the office of the county recorder;

(2) Not so delineated and containing not less than 7,200 square feet and abutting on a street or alley and held under separate ownership from adjacent property prior to the effective date of the ordinance from which this title is derived; or

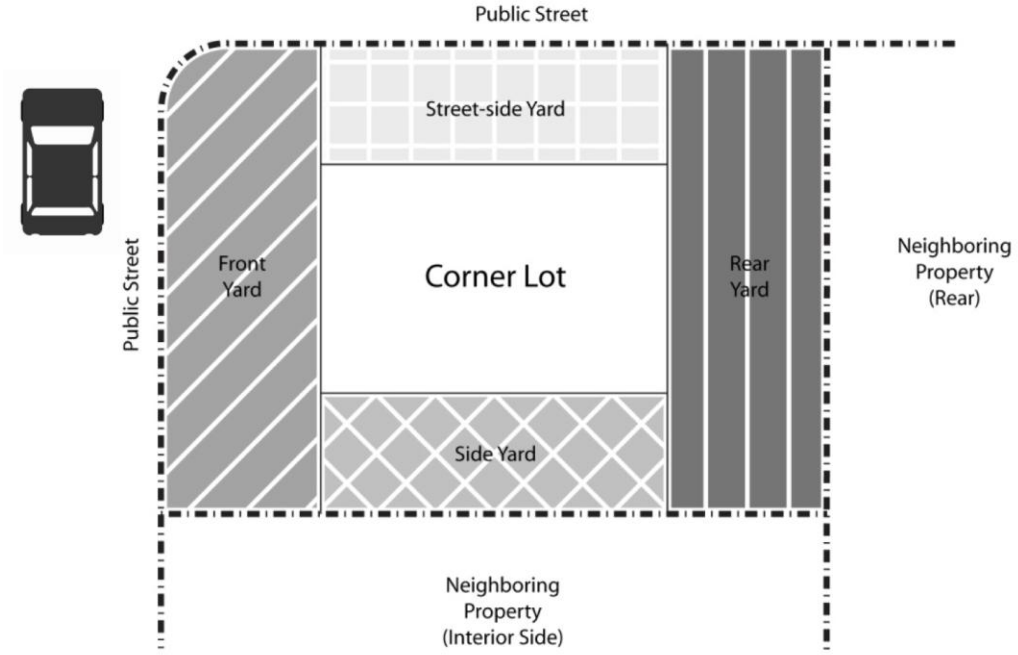
(3) Not so delineated containing not less than 7,200 square feet abutting on a street or alley, if the same was a portion of a larger piece of real property held under the same ownership prior to the effective date of the ordinance from which this title is derived.

A lot shall not come into existence solely because it is described as a parcel of real property securing, or in part securing, a promise to pay money or other thing of value whether its title is held by a trustee for such purpose or not.

Lot area means the total horizontal area within the lot lines of a lot.

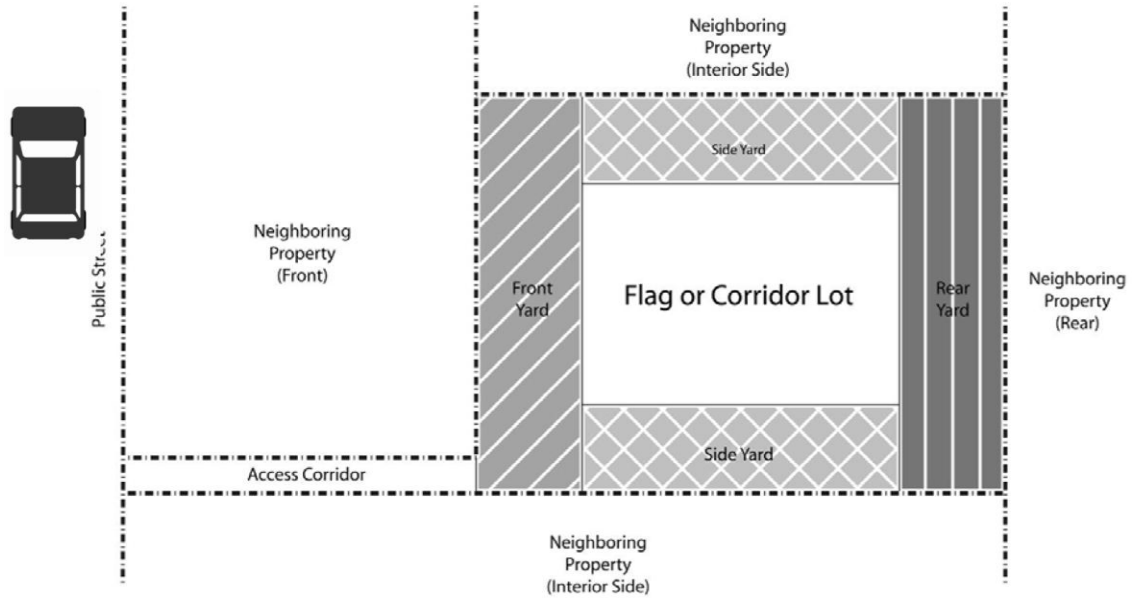
Lot, corner, means a lot located at the junction of two or more intersecting streets having an angle of intersection of not more than 135 degrees, with a boundary line thereof bordering on two of the streets.

Figure 6-2. Corner Lot



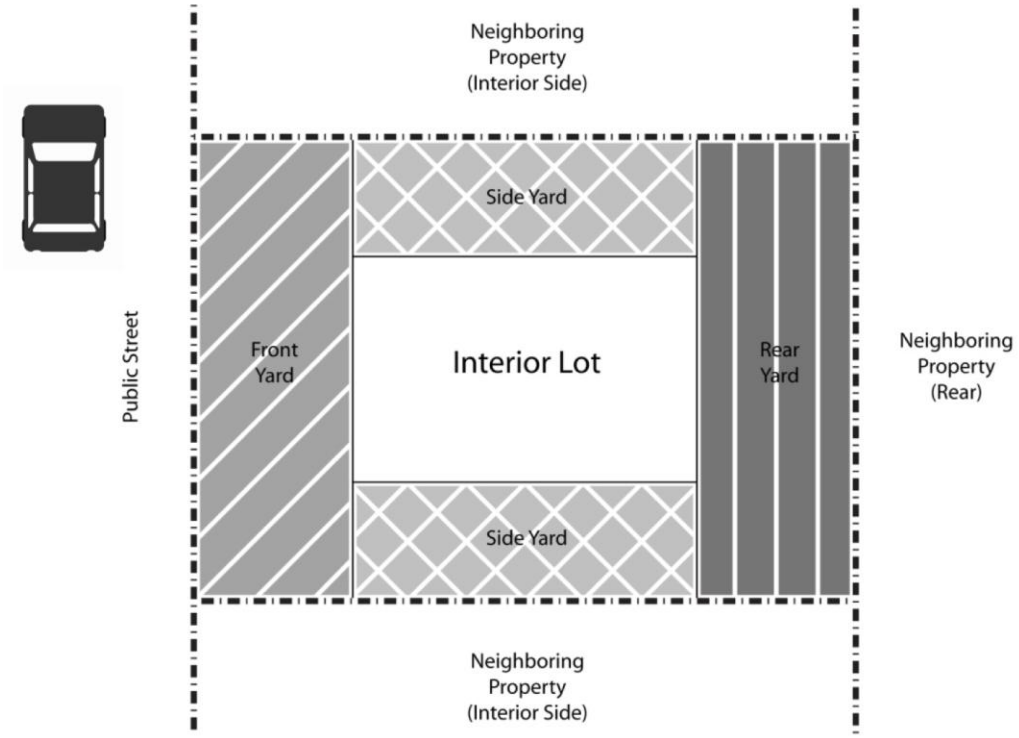
Lot, flag, means a parcel of land shaped like a flag. The staff (access corridor) is a narrow strip of land providing vehicular and pedestrian access to the street with the bulk of the property lying to the rear of other lots.

Figure 6-3. Flag Lot



Lot, interior, means a lot other than a corner lot.

Figure 6-4. Interior Lot



Lot lines means the boundary lines of lots and as follows:

(1) *Front lot line.* The line dividing a lot from the street, or from a permanent access easement located on the same lot.

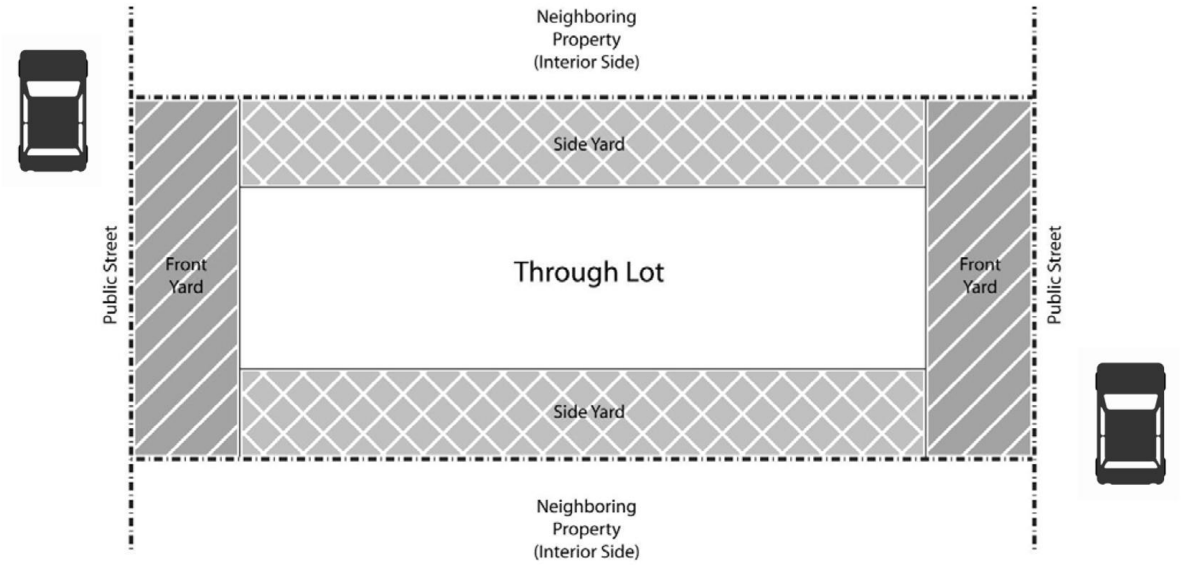
(2) *Corner lot.* Only one street line shall be considered as a front lot line, and such front lot line shall be determined by the commission.

(3) *Rear lot line.* The line opposite the front lot line.

(4) *Side lot lines.* Any lot lines other than the front lot line or the rear lot line.

Lot, through, means an interior lot having frontage of two parallel or approximately parallel streets.

Figure 6-5. Through Lot



Manufacturing, limited, means limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises.

Manufacturing, major, means manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing.

Manufacturing, minor, means manufacturing, fabrication, processing and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include, but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication and food and beverage manufacturing.

Mass transit means publicly provided transportation, usually either by bus or rail, to users at a fixed cost per ride.

Maximum height means the highest point of the structure or sign measured from the average natural ground level at the base of the supporting structure.

Menagerie means:

(1) Any lot or premises on which one or more wild animals of the following types are kept:

a. Venomous reptiles;

b. Nonvenomous reptiles that weigh more than ten pounds, not including turtles or tortoises;

c. Birds or members of the Aves class that weigh more than 20 pounds, not including poultry;

d. Mammals that weigh more than 20 pounds.

(2) Any lot or premises on which wild animals of the following types are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted use:

a. Ten or more nonvenomous reptiles;

b. 25 or more mammals.

(3) A wild animal that has been tamed or trained shall be considered a wild animal. As used in this chapter, the term "wild animal" means any animal of the class Aves (birds), class Mammalia (mammals), class Amphibia (frogs, toads, salamanders), class Osteichtyes (bony fishes), class Crustacea (crayfish) or class Gastropoda (slugs, snails) which are not normally domesticated in this state as determined by the state fish and game commission.

Migrant agricultural worker means an itinerant agricultural worker that travels from place to place for employment in the planting, growing and harvesting of seasonal crops.

Mining operation means any process by which one or more substances classified geologically as minerals are extracted from the earth or stockpiled, including the reworking of mineral dumps which have been artificially created by mining operations.

Mobile recycling unit means a licensed vehicle used for the collection of recyclable materials. The term "mobile recycling unit" may also include trailers, bins, boxes or other storage containers which are transported by vehicles, and does not occupy more than five parking spaces or 500 square feet of floor area.

Mobilehome park means any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehomes used for human habitation.

Mulch means a material such as leaves, bark or straw left loose and applied to the soils surface to prevent evaporation of water.

Noise attenuation barrier means a soundwall or other structure built by the state department of transportation to reduce noise impacts.

Noncommercial structure or sign means any sign that does not do any of the following:

(1) Advertise a product or service for profit or for a business purpose;

(2) Propose a commercial transaction; or

(3) Relate solely to economic interests.

Nonconforming building means a building that was legal when established, but because of the adoption or amendment of the ordinance from which this title is derived conflicts with the provisions of this title applicable to the district in which such a building is situated.

Nonconforming use means the use of a building or land that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such use is located.

Nonprofit clubs means nonprofit community centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.

Occupancy, change of means a discontinuance of an existing use, and substitution thereof, of a use of a different kind or class.

Occupied means used, arranged, converted to, rented, leased, or intended to be occupied.

Outdoor commercial recreation means facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, and zoos).

Outdoor film studios means a facility utilizing on-site indoor and outdoor locations for the filming of motion pictures, television programs, and music videos. Outdoor film studios may provide limited housing for temporary use during such filming operations. This definition does not include permanent production facilities such as would be used for film processing or editing, although sound recording or dubbing shall be allowed.

Outdoor lighting means outside illuminating devices that are electrically powered and used to light yards, building façades, patios, balconies, building overhangs, open canopies, parking sheds, landscaping, walkways, and driveways.

Outdoor storage means any outside storage of material including but not limited to: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, work tools, or other items or substances. Items stored under a carport, awning, or patio shall be considered outside storage.

Overlay zone means a set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

Parking area means any area for the parking of a motor vehicle, plus those additional areas required to provide ingress to and egress from the parking area.

Patio cover means a structure attached to the main building and fully unenclosed on all sides except the side which is the main building or detached from the main building and fully unenclosed on all sides. The roof of the patio cover may be fully or partially enclosed. The unenclosed sides of the patio cover structure must remain unenclosed and shall not be covered with any permanent or semi-permanent material including, but not limited to, insect screening, transparent plastic, or lattice.

Pen-fed beef cattle operations means six or more beef cattle per acre being fed or fattened for marketing purposes whether the owner or operator performs the feeding service for himself or others. (Dairy herd replacements are not considered beef cattle.)

Person includes association, company, firm, corporation, partnership, co-partnership or joint venture.

Place of public assembly means any place designed or used for congregation or gather of 20 or more persons in one room where such gathering is of a public nature. Assembly hall, church, auditorium, recreational hall, pavilion, place of amusement, dance hall, opera house, motion picture theater, outdoor theater or theater are included within this term.

Planned commercial development means a development that may be permitted to have reduced width, depth, and building setback requirements, and have common access and common parking, provided a planned development land division is approved pursuant to the provisions of title 130, subdivisions.

Planned industrial development means a development that may be permitted to have reduced lot area, width, depth, and building setback requirements, and have common access and common parking, provided a planned development land division is approved pursuant to the provisions of title 130, subdivisions.

Planned residential development means a residential development including, but not limited to, statutory and nonstatutory condominiums, cluster housing, townhouses, community apartment projects and mobilehome

developments; that is permitted to have reduced lot area, width and depth requirements, and building setback requirements by integrating into the overall development open space and outdoor recreational facilities; and may include recreational and public buildings intended primarily for the use of the residents of the project within the development.

Poultry means domestic birds including turkeys, ducks, geese, pheasants, and other fowl specialized for meat projects, egg laying or ornamental show, but not including crowing fowl as defined in this title.

Professional offices means administrative and professional offices including medical, dental, chiropractic, law offices, architectural, engineering, community planning, and real estate, provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.

Property, private, means land or belongings owned by a person or group and kept for their exclusive use.

Property, public, means property owned by a government agency.

Public recreation means public parks and public playgrounds, golf courses with standard length fairways and city clubs.

Public schools means public educational institutions such as community colleges, universities, elementary, middle/junior high and high schools, and military academies.

Rain shutoff device means a device that senses rainfall and automatically shuts off the irrigation system.

Ranch, guest, means any property containing five acres or more operated as a ranch which offers guestrooms for rent and has outdoor recreational activities such as horseback riding, swimming or hiking.

Recreational equipment means any equipment used for sports, exercise, leisure, and recreation including but not limited to basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbeques, fire pits and outdoor heaters.

Recreational trailer means a motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy. The term "dependent recreational vehicle" means a recreational vehicle not equipped with a toilet for sewage disposal. The term "independent recreational vehicle" means a recreational vehicle equipped with a toilet for sewage disposal.

Recreational vehicle park means any area or tract of land, or a separately designated section within a mobilehome park, where one or more spaces are rented or leased or held out for rent or lease to owners or users of recreational vehicles. A recreational vehicle park may have a membership organization that provides for the use of spaces within a park:

(1) Vacation recreational vehicle parks means a park designed for transient use, such as overnight or short-term occupancy. Generally, only limited services and amenities are provided.

(2) Extended occupancy parks means a recreational vehicle park designed for extended occupancy.

(3) Permanent occupancy parks means a recreational vehicle park designed for permanent occupancy. Full urban services and recreational amenities are provided.

Recreational vehicles means vehicles with or without motive power, designed for human habitation or recreation, including but not limited to: boats, snowmobiles, watercraft, racing vehicles, off-road vehicles, utility trailers, motor homes, travel trailers, truck campers or camping trailers.

Recyclable materials.

(1) The term "recyclable materials" means any reusable material acceptable for reprocessing and redemption including, but not limited to, glass, metal, paper, and plastic.

(2) The term "recyclable materials" does not include hazardous waste or other refuse.

Recycling collection facility means a facility that accepts recyclable material by donation, redemption, or purchase; and where the use of power-driven machinery is limited to that which is necessary for the temporary storage, efficient transfer and securing of materials, as set forth in section 120.04.110.

Recycling facility means a facility equipped to accept and/or process recyclable materials. The term "recycling facility" includes, but is not limited to, reverse vending machines, collection facilities and processing facilities.

Recycling processing facility means a facility that collects and processes acceptable recyclable materials by donation, redemption or purchase. The term "processing" means the preparation or transformation of recyclable materials for efficient shipment to an end user by, but not limited to, such means as baling, compacting, crushing, shredding and sorting.

Religious institution means churches, temples and other places of religious worship.

Retail sales and service, small scale, means establishments providing nonmedical services as a primary use, including, but not limited to, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

Reverse vending machine means an automated and mechanical recycling facility, not more than 50 square feet in floor area, which accepts one or more types of beverage containers made typically of glass, metal or plastic, and issues in return a cash refund or redeemable credit receipt with a value not less than the redemption worth of the container as determined by the state.

Scenic highway means any officially designated state or city scenic highway.

Sex-oriented business. See chapter 6.44, sex-oriented businesses.

Shopping center means a parcel of land not less than three acres in size, on which there exists four or more separate business uses that have mutual parking facilities.

Sidewalk means any right-of-way designed for the use by pedestrians and not intended for use by motor vehicles of any kind. A sidewalk may be located within or without a street right-of-way, at grade or at a grade separated from vehicular traffic.

Sign means a sign used for outdoor advertising purposes as defined and directional as provided in this Code.

Sign structure means any structure defined as follows:

(1) For a freestanding sign or a sign that projects from another structure, the sign structure shall be a physical structure upon which letters or symbols are placed;

(2) For a sign placed parallel to the surface or a building, the sign structure shall consist of all elements placed directly upon the building, including individually mounted letters.

Significant resources means any city, county, state or federal site which has significant or potentially significant social, cultural, historical, archaeological, recreational, or scenic resources, or which plays or potentially could play a significant role in promoting tourism. For the purposes of this Code, the term "significant" includes, but is not limited to, the following:

(1) Scenic highways;

(2) A corridor 500 feet in width adjacent to both sides of all highways within three-tenths of a mile of any regional, state or federal park or recreation area.

Single-room occupancy (SRO) unit means multiunit housing for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages.

Soil moisture-sensing device means a device that measures the amount of water in the soil.

Stable, commercial, means a stable for horses which are let, hired, used or boarded on a commercial basis and for compensation.

Story means the portion of a building included between the surface of any floor and the finished ceiling next above it or the finished undersurface of the roof directly over that particular floor.

Street means a public or an approved private thoroughfare or road easement which affords the principal means of legal vehicular access to abutting property.

Street line means the boundary line between a street and abutting property.

Structural alteration means any change in the supporting members of a building or structure, such as bearing walls, columns, beams, girders, floor joists or roof joists.

Structure means anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground, such as awnings and patio covers, but not including walls and fences six feet or less in height.

Supportive housing means housing with no limit on length of stay, occupied by the target population and linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his health status, and maximizing his ability to live and, when possible, work in the community.

Swap meets means the use, rental, or lease of stalls or areas outside of an enclosed building by vendors offering goods or materials for sale or exchange, not including public fairs or art exhibits.

Temporary exterior display means any display commonly associated with any significant event for the household, and erected on a temporary basis, including but not limited to birthday, wedding, or any other party decoration.

Temporary real estate offices means temporary real estate offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

Trail bike park means an open area used by trail bikes or motorcycles, for purposes including but not limited to hill climbing, trail riding, scrambling, racing, and riding exhibitions.

Transitional housing and *transitional housing development* mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Use means the purpose for which land or a building is arranged, designed, or intended, or for which either is or may be occupied or maintained.

Used includes occupied, arranged, designed for, or intended to be used.

Van pool means seven or more people traveling together on a continuing and prearranged basis in a motor vehicle designed for the transportation of persons over routes tailored to accommodate rider needs.

Variance allows the city to grant exceptions to the development standards of this Code under unique and limited circumstances.

Warehousing and distribution means businesses whose sole purpose is to store and then distribute goods for sale as opposed to businesses whose sole purpose is to move goods by truck.

Wind energy conservation system (WECS) means a machine that converts the kinetic energy of the wind into a usable form of electrical or mechanical energy. The WECS include all parts of the system except the tower and electrical transmission equipment.

(1) Accessory wind energy conservation system (accessory WECS) means a WECS with a rated output of 20 kilowatts or less and is an accessory use to the principal use of a lot in that at least 50 percent of the average annual power production is used on the lot.

(2) Commercial wind energy conservation system (commercial WECS) means any WECS which is not an accessory WECS as defined herein.

Yard means an open and unoccupied space that is unobstructed from the ground to the sky, on a lot upon which a building is situated.

Yard, front, means a yard extending across the full width of the lot between the side lot lines, and between the front lot line and either the nearest line of the main building or the nearest line of any enclosed or covered porch.

Yard, rear, means a yard extending across the full width of the lot between the side lot lines and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch. Where a rear yard abuts a street it shall meet front yard requirements of the district.

Yard, side, means a yard extending from the front yard to the rear yard between the side lot line and the nearest line of the main building, or of any accessory building attached thereto.

Zoning code means title 120 (this title), planning and zoning, of the Eastvale Municipal Code.

(b) When not inconsistent with the context, words used in the present tense include the future tense; words in the singular number include the plural number and words in the plural number include the singular number. The masculine gender includes the feminine and neuter gender. The term "shall" is always mandatory and not merely directory. The term "may" is permissive.

(Ord. of 7-2012, § 6.1; Ord. No. 2013-09, § 3, 5-22-2013; Ord. No. 23-21, § 1, 2-8-2023; Ord. No. 23-26, § 4, 1-10-2024)

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE PLN25-20033, ADOPTING AN ORDINANCE TO AMEND SECTIONS 120.03.020, 120.03.030, 120.05.060, 120.06.010, AND THE ESTABLISHMENT OF SECTION 120.04.170 OF THE EASTVALE MUNICIPAL CODE MAKING CHANGES TO LAND USES SUCH AS DRIVE-IN AND DRIVE-THROUGH RESTAURANTS, CARWASHES, ELECTRIC VEHILCE CHARGING STATIONS, GASOLINE SERVICE STATIONS, ALTERNATIVE FUELING STATIONS, TRUCK AND TRAILER RENTAL AND STORAGE FACILITIES, AND MINI-STORAGE FACILITIES

WHEREAS, the City of Eastvale has initiated a Municipal Code Amendment (PLN25-20033), in order to establish and make changes to land uses such as drive-in and drive-through restaurants, carwashes, electric vehicle charging stations, gasoline service stations, alternative fueling stations, truck and trailer rental and storage facilities, and mini-storage facilities, as described in the title of this resolution and the attached Draft Ordinance (Exhibit A); and

WHEREAS, the purpose of this ordinance is to consider the highest and best use of land by establishing changes to the City's regulations to provide clear, objective design standards and findings for drive-through and drive-in restaurants. It also modifies the zoning designations of car washes, gasoline service stations, alternative fueling stations, truck and trailer rental and storage facilities, and mini-storage facilities to the industrial and manufacturing zones. Additionally, the municipal code amendment includes updates to the zoning designations and glossary in relation to electric vehicle charging stations; and

WHEREAS, the proposed Municipal Code Amendment has been fully evaluated and considered with respect to the City's General Plan; and

WHEREAS, the proposed ordinances is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the "State CEQA Guidelines") because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a "project," as defined in Section 15378 of the CEQA Guidelines.

WHEREAS, the Planning Commission conducted a duly noticed public hearing on June 18, 2025, at which public testimony was received concerning the drive-throughs, car washes, gasoline service stations, alternative fueling stations, electric charging stations, truck and trailer rental and storage facilities, and mini-storage facilities municipal code amendment; and

WHEREAS, on May 29, 2025, the City of Eastvale City Clerk published a legal notice concerning the drive-through and drive-in restaurants, car washes, gasoline service stations, alternative fueling stations, electric charging stations, truck and trailer rental and storage facilities, and mini-storage facilities municipal code amendment in the Press Enterprise, a local newspaper of general circulation, regarding the Planning Commission meeting on June 18, 2025, and the proposed ordinance.

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

SECTION 1. FINDINGS

As required by Section 120.01.070(e) of the Eastvale Municipal Code, the changes contained in this ordinance are consistent with the General Plan goals, policies, and implementation programs.

SECTION 2. RECORD OF PROCEEDING

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

SECTION 3. DETERMINATION

Based upon the findings outlined in Sections 1, the Planning Commission of the City of Eastvale hereby recommends that the City Council approve PLN25-20033, to adopt an ordinance to establish Section 120.04.170 creating development standards for drive-through and drive-in uses and amend sections 120.03.020, 120.03.030, 120.05.060, and 120.06.010 of the Eastvale Municipal Code to update the zoning designations of car washes, gasoline service stations, alternative fueling stations, truck and trailer rental and storage facilities, and mini-storage facilities to the industrial and manufacturing zones. Additionally, the municipal code amendment includes updates to the zoning designation and glossary in relation to electric vehicle charging stations.

PASSED, APPROVED AND ADOPTED this 18th day of June 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

Exhibit 'A'

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA TO AMEND OF SECTIONS 120.03.020, 120.03.030, 120.05.060, 120.06.010, AND THE ESTABLISHMENT OF SECTION 120.04.170 OF THE EASTVALE MUNICIPAL CODE MAKING CHANGES TO LAND USES SUCH AS DRIVE-IN AND DRIVE-THROUGH RESTAURANTS, CARWASHES, ELECTRIC VEHILCE CHARGING STATIONS, GASOLINE SERVICE STATIONS, ALTERNATIVE FUELING STATIONS, TRUCK AND TRAILER RENTAL AND STORAGE FACILITIES, AND MINI-STORAGE FACILITIES

WHEREAS, the purpose of this ordinance is to amend the city's regulations to establish development standards for drive-through and drive-in restaurant uses and establish updated zoning designations for carwashes, gasoline service stations, alternative fueling stations, truck and trailer rental and storage facilities, and mini-storage facilities to be located within the industrial and manufacturing zones. Additionally, the municipal code amendment includes updates to the zoning designations and glossary in relation to regulating electric vehicle charging stations; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings. As required by Section 120.01.070(e) of the Eastvale Municipal Code, the City Council finds that the changes contained in this ordinance are consistent with the General Plan goals, policies, and implementation programs. Specifically, the purpose of this ordinance is to redesignate land uses such as carwashes, gasoline service stations, alternative fueling stations, truck and trailer rental and storage facilities, and mini-storage facilities to the industrial and manufacturing zones. The ordinance establishes development standards and glossary terms for drive-through and drive-in uses, and establishes updates to the zoning designations and glossary terms pertaining to the regulation of electric vehicle charging stations. Additionally, technical changes were made to clarify the applicability of multi-family dwellings to be consistent with state requirements.

SECTION 2. Amendment of Section 120.03.020 (Residential and agricultural permitted uses and development standards). Table 3.2-1 in Section 120.03.020 (Use matrix for residential and agricultural zones) of the Eastvale Municipal Code is amended to add "Electric Vehicle Charging Station, Small" and add footnote "2" to "Dwelling, Multiple Family" with the footnote description to read as:

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Electric Vehicle Charging Station, Small	P	P	P	P	P	P	P	P	P	P	P	Chapter 110.96
Dwelling, Multiple Family [2]						P	P	P		P		

[1] Public schools are not regulated by this code.

[2] Notwithstanding any provision of this code or any specific plan to the contrary, as required by Government Code Section 65583.2(h) multiple family dwellings shall be permitted by right on any site listed in the City's Housing Element as available for the development of lower income housing if at least twenty percent of the proposed units are affordable to lower income households during the housing element planning period.

[G] Denotes a specific definition. Please see section 120.06, glossary.

SECTION 3. Amendment of Section 120.03.030 (Commercial and industrial permitted uses and development standards). Table 3.3-1 in Section 120.03.020 (Use matrix for commercial, business park, industrial, and special purpose zones) of the Eastvale Municipal Code is amended to modify the rows for "Car and truck washes (with or without drive-through operation)", "Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption", "Gasoline service stations, with concurrent sale of beer and wine for off-premises consumption", "Mini-storage", "Truck and Trailer Sales, Rental, and Storage", addition of "Alternative Fueling Station such as but not limited to hydrogen, propane, biodiesel, etc. (with or without retail, rest stop facility, or office)", "Electric Vehicle Charging Station, Small", "Electric Vehicle Charging Station, Large", and removal of "Car washes" to read as:

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Alternative Fueling Station such as but not limited to hydrogen, propane, biodiesel, etc. (with or without retail, rest stop facility, or office)				C	C	C	C		
~~Car washes~~				~~C~~					
Car and truck washes (with or without drive-through operation)	~~P~~	~~C~~		C	C ~~P~~	C ~~P~~	C		
Electric Vehicle Charging Station, Small	P	P	P	P	P	P	P		Chapter 110.96
Electric Vehicle Charging Station, Large	P	P	P	P	P	P	P		Chapter 110.96

Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption	~~P~~	~~P~~		C	C	C ~~P~~	C ~~P~~		
Gasoline service stations, with concurrent sale of beer and wine for off-premises consumption	~~C~~	~~C~~		C	C	C	C		
Mini-storage	~~C~~			C	C ~~P~~	C ~~P~~	C ~~P~~		Section 120.04.020
Truck and Trailer Sales, ~~and~~ Rental, and Storage				C	C ~~P~~	C ~~P~~	C ~~P~~		

SECTION 4. Establishment of Section 120.04.170 (Drive-in and drive-through uses). The Eastvale Municipal code is amended to establish Section 120.04.170 (Drive-in and drive-through uses) for the development standards and requirements for "Drive-in and drive-through uses" to read as:

Sec. 120.04.170. Drive-in and drive-through uses.

(a) *Intent*. The intent of this section is to do each of the following:

(1) Regulate drive-through businesses to ensure compatibility of such uses with surrounding uses and properties.

(2) Ensure that an adequate amount of space is allocated for on-site maneuvering and circulation.

(3) Ensure vehicles in a queue for service do not impede traffic on abutting streets and parking areas.

(4) Ensure that vehicle stacking lanes will not have nuisance impacts on neighboring properties and nearby residential uses.

(5) Establish development standards to mitigate the impacts of traffic, congestion, excessive pavement, litter, and noise while ensuring pedestrian connectivity is uninterrupted by vehicles.

(6) Ensure outdoor spaces are provided and preserved.

(b) *Permitted zoning.* Drive-in and drive-through facilities shall be allowed per chapter 120.03, zoning district regulations.

(c) *Design and development standards.*

(1) Required studies. The design of all drive-through lanes for any facility shall be subject to review and approval of a drive-through queuing analysis (or such other study as requested by the City Engineer or their designee) prepared by an independent traffic

engineer licensed by the State of California, and provided to the City by the developer, at such developer's sole expense, at the time of application for such use.

(2) Building placement and orientation.

a. The minimum net land area for uses with drive-through facilities is one (1) acre. This minimum land area may be modified by the reviewing authority through the design review process when the drive-through facility is within a specific plan or an integrated shopping center.

b. Buildings shall be placed on the front yard or street side yard setback line and oriented so that the primary public entrance faces the street and so that any mechanical equipment or other supporting equipment are screened from the public view at grade and from higher buildings.

c. Outdoor dining and seating areas shall be located near the main pedestrian entrance.

d. Walk-up windows, if used, shall be located near outdoor dining areas or other pedestrian areas, to encourage accessibility and limit vehicle and pedestrian conflicts.

e. Buildings may be clustered to create a plaza or outdoor dining area between buildings.

f. Pedestrian pathways and sidewalks must provide safe and convenient access to the building, shall connect directly to the public right-of-way, and shall not cross driveways or stacking lanes to get to the building entrance.

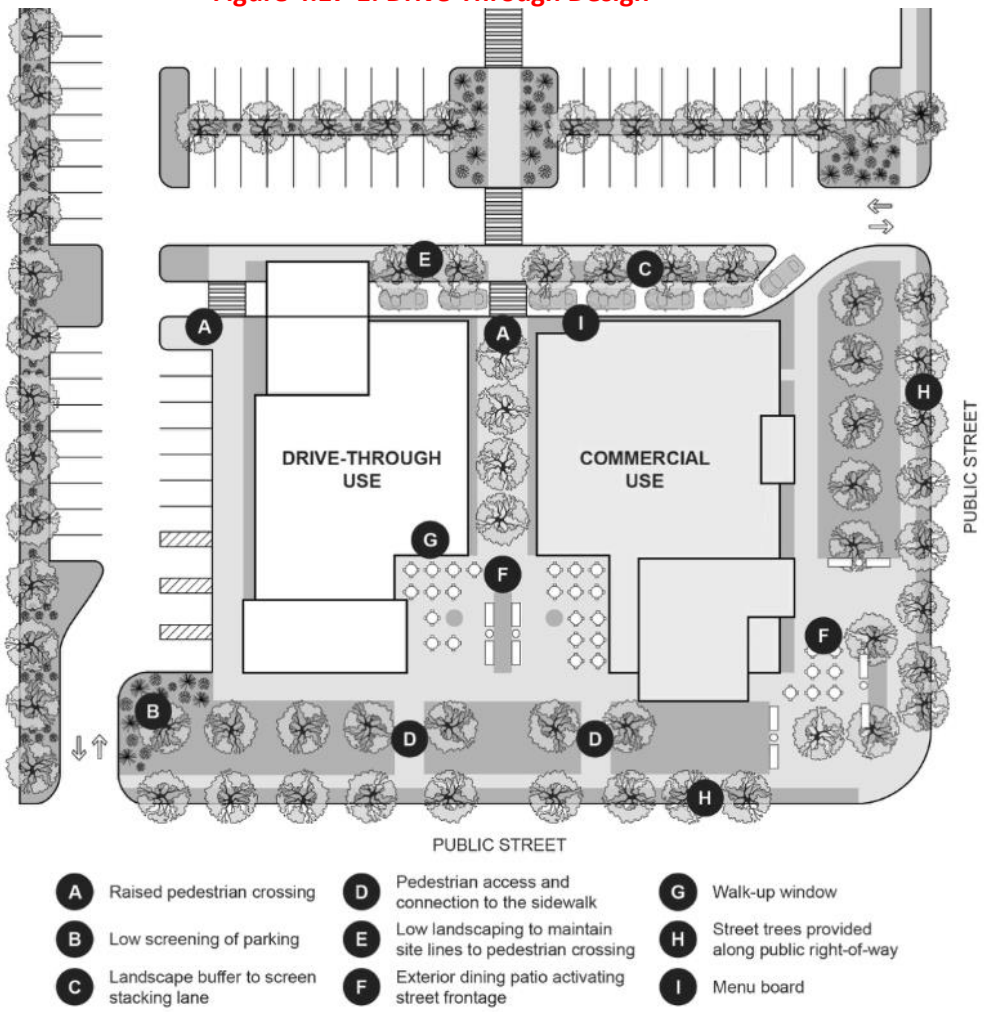
g. The drive-through lanes shall not be located between the property line and the front of the building.

h. Drive-through lanes shall be located to the side or rear of the building and shall be screened with a combination of decorative and split face low screen walls with capping and dense landscaping. The drive-through lanes may be designed to pass through an enclosed building element that is architecturally consistent and integrated into the building's design so that the lanes are enclosed.

i. Loading and service areas must be located on the site to minimize potential noise incompatibility with surrounding properties and so that, to the maximum extent feasible, they are not visible from the rights -of-way.

j. Future drive-through facilities proposed in a master plan or shopping center shall be identified early in the review process to avoid retrofitting the site at a later date.

Figure 4.17-1. Drive-Through Design



(3) Building entrances.

a. Primary building entrances and entry features shall be clearly defined through variation of architectural planes on the building and pavement surfaces, and must be accessible from a courtyard or plaza.

b. The primary building entries shall be accessed directly from the sidewalk in the public right-of-way or from within the development site. Pedestrian circulation paths may only intersect or cross a drive-through lane(s) if the applicant can demonstrate that there are no other feasible or practical options available, in which case the pedestrian crossing shall be raised to create a hump to enhance pedestrian safety.

(4) Building architecture and articulation.

a. Prominent architectural features shall be located near corners, intersections, or where visible to the public right-of-way to promote and enhance the primary building entrance.

b. Drive-through facilities within an integrated shopping center or master plan must have an architectural style consistent with the theme established in the center.

c. The architecture of drive-through facilities must be compatible and consistent with surrounding uses in form, materials, colors, scale, etc.

d. Building planes shall have variation in depth and angle to create variety and interest in the basic form and silhouette of the building.

e. Articulation of building surfaces shall be encouraged through the use of openings and recesses which create texture and shadow patterns.

f. For the purposes of screening, mechanical and/or electrical equipment, when feasible shall be integrated into the architecture and design of the proposed building.

(5) Outdoor dining areas for restaurants.

a. Outdoor dining areas are required for all new drive-in and drive-through restaurant facilities.

b. Outdoor dining areas shall be designed as an integral part of the drive-through facility, and can include plazas, arcades, colonnades, or courtyards.

c. Outdoor dining areas and other publicly accessible outdoor spaces shall include tables and seating, trash cans, and structures that provide shade and protection from the weather.

d. To the maximum extent feasible, outdoor dining areas shall be oriented for maximum benefit of sunlight and views and to the extent possible, outdoor dining areas shall be oriented away from drive-through stacking lanes.

e. The minimum dimension of an outdoor dining area shall be 20 feet measured in any direction with a minimum area of 450 square feet.

(6) Parking and Circulation

a. Parking. The parking for drive-through facilities shall be determined according to Sec. 120.05.060. - Off-street vehicle parking.

b. Setbacks. Parking and the drive-through lane(s) shall be set back a minimum of 45 feet from the curb face of a public street. Greater setbacks may be required as mentioned in an applicable specific plan or as deemed necessary during the design review process.

(7) Stacking requirements.

a. Drive-through lanes shall be designed to accommodate adequate vehicle stacking as determined by a drive-through queuing analysis, reviewed by the City Engineer or their designee, that shall be based on the number of vehicles in the drive-through lanes for seven (7) consecutive days during peak lunch hours

between 11:00 a.m. to 2:00 p.m. and peak dinner hours between 5:00 p.m. to 8:00 p.m. at three (3) different locations in cities with a similar population as Eastvale and in a similar location as the proposed site. At the request of the City Engineer or their designee, additional information may be requested to ensure a complete and accurate evaluation of the drive-through design.

b. All stacking must be designed to be accommodated on the site of the drive-through use without impacting or causing obstructions to adjacent tenants, drive-aisles, parking spaces, or public or private streets.

c. In the event that the number of vehicles waiting at the service window or kiosk exceeds the length of the stacking lane(s), personnel from the drive-through establishment shall manage the queue to ensure that all vehicles do not block or interfere with on-site vehicular and pedestrian circulation and parking areas.

d. Drive-Through Lane Design

i. The entrance and exit of a drive-through lane must be at least 50 feet from an intersection of public rights-of-way when measured at the closest intersecting curbs.

ii. The drive-through lane must be at least 10 feet wide with a minimum 10-foot interior radius at curves.

iii. At a minimum, food and beverage drive-through businesses shall provide stacking space for at least six (6) vehicles before the order menu board, and other service-oriented drive-through businesses shall provide stacking space for at least six (6) vehicles before the drive-up window or kiosk.

iv. The drive-through lanes shall be separate from the circulation route necessary for ingress and egress from the property or access to any parking spaces within the site using concrete curbing or paint striping on at least one side of the lane. These requirements do not apply to the reuse of existing properties.

v. All stacking lanes must be clearly identified with pavement markings and signage to indicate the entrance, direction of traffic flow and exit.

vi. At the discretion of the approving authority, the driveway-through lane design may be required to provide for a minimum nine (9) feet wide escape/emergency lane allowing motorists to exit the stacking lane before reaching the drive-through window.

(8) Performance Standards

a. The use shall be operated in a manner that does not interfere with the normal use of adjoining properties. If, in the opinion of the Community Development Director or their designee, the provisions of this paragraph are being violated, the violations shall be grounds for reopening conditional use permit hearings and adding conditions to control the violation. Performance standards include, but are not limited to, the following considerations, which, where appropriate, shall be incorporated as conditions of approval in all use permits as determined by the approving body:

i. All graffiti shall be removed within 72 hours.

ii. No undesirable odors shall be generated on the site.

iii. Noise levels measured at the property line shall not exceed the level of background noise normally found in the area or as required per Chapter 8.52. – Noise regulation.

iv. All exterior lighting shall be contained to the subject property and shall not encroach onto neighboring properties as consistent with Sec. 120.05.050. – Outdoor lighting.

v. A traffic management plan shall be submitted, reviewed, and approved by the Community Development Director and the City Engineer. This plan shall include detailed information and mitigation measures (such as traffic control measures, tablets, online orders, temporary drive-through closures, and/or use of off-duty officers for traffic control) to ensure visitor vehicles shall remain completely on-site and shall not impede any public rights-of-way (streets, drives, walks, etc.), drive aisles, parking spaces, etc. This plan shall be kept onsite and made available to the store manager from implementation as required.

(9) Additional permit findings.

a. In addition to the findings required for the granting of the applicable discretionary application, the following additional findings are required to be made by the approving body in approving a discretionary permit for a drive-through business:

i. That the proposed amount of parking, circulation plan, and traffic management plan will provide adequate area for safe stacking and maneuvering of vehicles, and the site design will provide adequate buffering for the use from adjoining land uses:

ii. The proposed location of the drive-through facility will not result in adverse impacts upon the vicinity after giving consideration to a litter clean-up plan, the hours of operation, and the site plan;

iii. The proposed location of the drive-through facility will not block existing drive aisles in shared parking areas;

iv. The proposed location of the drive-through facility will not interfere with and or impact on-site pedestrian access and circulation.

v. The use will not substantially less the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic;

vi. That the use will not create increased traffic hazards to pedestrians;

vii. That the site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping, and other required improvements; and

viii. That the use will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.

SECTION 5. Amendment of Section 120.05.060. Section 120.05.060 (Off-street vehicle

parking) of the Eastvale Municipal Code is amended to make clarifying changes to the stacking criteria of drive-throughs to read as follows:

Use Type	Per Square Foot or Unit	Per Employee or Student	Other Criteria
Banks, savings and loans and other financial institutions*	1 space per 250 sq. ft. gross floor area		Vehicle stacking for 6 vehicles prior to the drive-up window or as required by the queueing analysis.
Restaurants, drive-throughs, walk-ups, cafes, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages	1 space per 45 sq. ft. of serving area	1 space per 2 employees	Stacking for 6 vehicles prior to the menu board or as required by the queueing analysis.

SECTION 6. Amendment of Section 120.06.010. Section 120.06.010 (Glossary of terms) of the Eastvale Municipal Code is amended to add the definition for "Drive-in and drive-through operations or facilities", "Electric vehicle charging station, small", and "Electric vehicle charging station, large" to read as follows:

Drive-in and drive-through operations or facilities, means a business which includes dining services (such as but not limited to restaurants, coffee shops, or online food/beverage order pick-up) or other services (such as but not limited to banks, carwashes, pharmacies, or other pick-up operations) that are designed so that customers can be served while remaining in their vehicles in a dedicated queue lane.

Electric vehicle charging station, small means a station that is designed and operated as a use ancillary to the primary permitted use on the site (such as a single family residence, condominium, apartment, office building, commercial retail, parking lot, garage or structure) in order to deliver electricity to personal or commercial passenger vehicles and trucks owned or operated by individuals who either reside or work on the site or are guests on the site where the charging station is located.

Electric vehicle charging station, large means a station that is designed to charge personal passenger vehicles and trucks and/or commercial passenger vehicles and trucks which is open to the public, whether with or without the payment of fees, subscriptions or monetary charges for the service. A "large electric vehicle charging station" includes the electrical and mechanical equipment as defined in Article 625 of the California Electrical Code, and any subsequent amendments, that is necessary to delivery electricity from a source outside an electric vehicle into a plug-in electric vehicle. It does not include ancillary equipment and facilities that are not directly necessary for the charging of plug-in electric vehicles, including but not limited to, canopies (with or without solar panels), patronage resting facilities, commercial sales kiosks or buildings, public restrooms, family amenities or pet amenities. Such ancillary equipment and facilities are not subject to the expedited application and permitting requirements as referenced in Chapter 110.96, electric vehicle charging systems, but shall be subject to the applicable development review process as

referenced in Section 120.02.010, development review.

SECTION 5. Severability. If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. Effective Date. This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 7. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

PASSED, APPROVED AND ORDAINED this __ day of _____, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
Government Services Director/City Clerk

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

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 25-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the __ day of _____, 2025, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
Government Services Director/City Clerk

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR THE LAND USE MUNICIPAL CODE AMENDMENT

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, June 18, 2025**, at 6:00 p.m. at Eastvale City Hall Council Chambers located at 12363 Limonite Ave., Suite 900, Eastvale, CA 91752, to consider a City-initiated amendment to the Eastvale Municipal Code.

PROJECT DESCRIPTION: A City-initiated amendment to the Eastvale Municipal Code making technical changes to land uses such as drive-in and drive-through restaurants, carwashes, electric vehicle charging stations, gasoline service stations, alternative fueling stations, truck and trailer rental and storage facilities, and mini-storage facilities to the following sections: Section 120.03.020 (Residential and agricultural permitted uses and development standards), Section 120.03.030 (Commercial and industrial permitted uses and development standards), Section 120.05.060 (Off-street vehicle parking), Section 120.06.010 (Glossary of terms), and the establishment of Section 120.04.170 (Drive-in and drive-through uses).

PROJECT LOCATION: Citywide.

ENVIRONMENTAL: The proposed amendment is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the "State CEQA Guidelines") because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not considered a "project," as defined in Section 15378 of the CEQA Guidelines.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to alim@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, June 18, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, please contact Allen Lim, Senior Planner, at (951) 703-4461 or alim@eastvaleca.gov.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting
CITY COUNCIL/EASTVALE PUBLIC FINANCING AUTHORITY/EASTVALE PARKING AUTHORITY BUSINESS
Agenda Item No. 13.1
February 26, 2025

Workshop on Land Use Types: Drive-Throughs, Car Washes, Fueling Station, Storage Facilities, and Truck/Trailer Rental and Storage

Prepared By:

Allen Lim, Senior Planner

Recommended Action(s)

Staff recommends that the City Council receive a presentation and provide staff with direction on potential future regulation of specific land use types.

Summary

In response to increasing developer interest in constructing new mini-storage facilities and auto-oriented uses such as car washes, drive-through food and drink establishments, gasoline service stations, alternative fueling stations, and truck and trailer sales, rental, and storage, the workshop aims to facilitate a discussion and receive input from the City Council to inform and guide a potential amendment to Title 120 (Planning and Zoning) of the Eastvale Municipal Code. These potential amendments will provide greater clarity to staff and the development community for future development throughout the City.

Background

Over the last several years as the City has continued to be built out, the Planning Commission and City Council have expressed the importance of carefully considering the highest and best use for the limited remaining vacant land within the City. Concurrently, there has been a growing number of requests to establish and operate mini-storage facilities and auto-oriented uses such as car washes, drive-through food and drink establishments, gasoline service stations, alternative fueling stations,

and truck and trailer sales, rental, and storage throughout the City. Due to the growing interest in these uses, staff is initiating a discussion to obtain feedback on how these land use types should be regulated.

On January 18 2023, staff brought forward a land use discussion to the Planning Commission to gain further direction on how to proceed with drive-through businesses. The Commission recommended that staff further pursue an approach to modify conditional use permit findings to ensure land use compatibility with existing shopping centers and/or their surrounding area of the proposed drive-through.

On September 18, 2024, staff brought forward a land use discussion to the Planning Commission to gain further direction on how to proceed with drive-throughs, carwashes, gasoline stations, alternative fueling stations, mini-storage facilities, and truck and trailer rental and storage facilities. The Commission advised staff to conduct a more in-depth analysis, taking into account the available vacant developable land within the City, the suitability of the proposed land uses within current zoning designations, and the potential for implementing alternative regulations through enhanced design and development standards.

On October 16, 2024, staff brought forward a land use discussion to the Planning Commission with updated information, exhibits, and various redline changes to the Zoning Code based on the input received by the Planning Commission from the September 18, 2024 discussion. The Commission was generally supportive of the changes and provided further direction to update the code based on the examples presented.

As an implementation item of the recently adopted Eastvale 2040 General Plan, staff is working on a comprehensive Zoning Code update for consideration by the Planning Commission. Input received from the workshop will be used to inform the Zoning Code update. If warranted, staff may bring a focused Zoning Code Amendment to address the more critical uses prior to the comprehensive update.

Staff has included details on the number of existing locations of each use within the City to aid in the discussion.

Analysis

Analysis – Car Washes

Pursuant to *Table 3.3-1 Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones of the Eastvale Zoning Code*, Car and Truck washes are permitted by right within the C-1/C-P (General Commercial), M-SC (Manufacturing- Service Commercial), and M-M (Manufacturing-Medium) Zones, conditionally permitted within the C-P-S (Scenic Highway Commercial) Zone and prohibited in all remaining zones. Additionally, *Table 3.3-1 Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones* allows drive-in or drive-through operations or facilities (any use) as a conditionally permitted use in the following zones: C-1/C-P (General Commercial), C-P-S (Scenic Highway Commercial), and I-P (Industrial Park). As a result of drive-in and drive-through uses being conditionally permitted, staff has historically processed a Conditional Use Permit along with a Development Review application for each proposed car wash project despite the fact that the use itself is permitted within select zones.

Each of the sites that staff has received inquiries about in recent months has been located in the C-1/C-P (General Commercial) Zone and has been either an infill pad within an existing or proposed shopping center.

To determine the existing conditions, staff examined the supply of existing and/or approved carwash locations within the City of Eastvale and found the following as shown in **Table 1 - Existing Conditions for Carwashes**.

Table 1 - Existing Conditions for Car Washes			
Name	**Location**	**Type**	**Status**
Chevron	12515 Riverside Dr.	Gasoline Service Station	Operational
Chevron	12464 Limonite Ave.	Gasoline Service Station	Operational
7-Eleven	6291 Archibald Ave.	Gasoline Service Station	Operational
Quick Quack	5116 Hamner Ave.	Express	Operational
Beyond Mart	14997 Limonite Ave.	Gasoline Service Station	Approved
All American Express	7075 Hamner Ave.	Express	Approved
Quick Quack	7779 Archibald Ave.	Express	Approved
Mister Car Wash	6280 Archibald Ave.	Express	Approved

Analysis – Drive-Throughs

Pursuant to *Table 3.3-1 Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones of the Eastvale Zoning Code*, Drive-in or drive-through operations or facilities (any use) are conditionally permitted within the C-1/C-P (General Commercial), C-P-S (Scenic Highway Commercial), and I-P (Industrial Park) Zones. As a result of drive-in and drive-through uses being conditionally permitted, staff has historically processed a Conditional Use Permit along with a Development Review application for each proposed project. To ensure a drive through will not operate in a manner that would be detrimental to the health, safety, peace, morals, comfort, or general welfare of the City, staff evaluates the anticipated vehicle queueing at peak demand hours, driveway lengths, screening, as well as the location of menu boards related to vehicle stacking and the surrounding uses.

To determine the existing conditions, staff examined the supply of existing and/or approved drive-throughs within the City of Eastvale and included the findings in **Attachment 1 and 2**. In summary, at the time of preparing this report, there are a total of forty-four (44) drive-through facilities throughout the City. Of the forty-four (44) drive-through facilities, a total of thirty-three (33) are operational, seven (7) are approved by the Planning Commission or City Council but not yet constructed, and four (4) are actively under construction. A further breakdown of drive-throughs by type can be found below in **Table 2 – Existing Conditions for Drive-Throughs**.

Table 2 - Existing Conditions for Drive-Throughs	
Type of Drive-Through	**Quantity**
Food	17
Carwash	8
Coffee	7
Bank/ATM	7

Pharmacy	3
To Be Determined*	2
Total Existing:	**44**

*Planning Entitlement PLN12-0051 Eastvale Crossings (Walmart) approved by City Council on April 12, 2017, pre-approved two (2) drive-through conditional use permits. At this time the type of drive-throughs proposed that are currently under staff review are a 4,375 sf McDonald's (Restaurant) and a 1,770 sf Better Buzz (Coffee Shop).

Analysis – Mini-Storage Facilities

Pursuant to *Table 3.3-1 Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones* of the Eastvale Zoning Code, Mini-storage facilities are permitted by right within the M-SC (Manufacturing – Service Commercial), M-M (Manufacturing – Medium), and M-H (Manufacturing-Heavy) Zones, conditionally permitted within the C-1/C-P (General Commercial) and I-P (Industrial Park) Zones, and prohibited in all remaining zones.

To determine the existing conditions, staff examined the supply of existing and/or approved mini-storage facilities within the City of Eastvale and included the findings in **Attachment 3**. In summary, at the time of preparing this report, there are a total of two (2) operational facilities. A further breakdown of the mini-storage facilities can be found below in **Table 3 – Existing Conditions for Mini-Storage Facilities**.

Table 3 - Existing Conditions for Mini-Storage Facilities			
Name	**Location**	**Type**	**Status**
Public Storage	6301 Archibald Ave.	Mini-Storage	Operational
Eastvale Storage	14555 Chandler St.	Mini-Storage	Operational

Analysis – Gasoline Service Stations

Pursuant to *Table 3.3-1 Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones* of the Eastvale Zoning Code, Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption are permitted by right within the C-1/C-P (General Commercial), C-P-S (Scenic Highway Commercial), M-M (Manufacturing –Medium) and M-H (Manufacturing – Heavy) Zones, conditionally permitted within the I-P (Industrial Park) Zone, and prohibited in all remaining zones.

Further, pursuant to *Table 3.3-1, Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones*, Gasoline service stations, with concurrent sale of beer and wine are only conditionally permitted in the C-1/C-P (General Commercial), C-P-S (Scenic Highway Commercial), I-P (Industrial Park), and M-SC (Manufacturing – Service Commercial) Zones, while prohibited in remaining zones.

To determine the existing conditions, staff examined the supply of existing and/or approved gasoline service stations within the City of Eastvale and included the findings in **Attachment 4.** In summary, at the time of preparing this report, there are a total of nine (9) gasoline service stations in operation and two (2) approved but not constructed. A further breakdown of the gasoline service stations can be found below in **Table 4 – Existing Conditions for Gasoline Service Facilities** .

Table 4 - Existing Conditions for Gasoline Service Stations

Name	Location	Type	Status
Chevron Extra Mile	12515 Riverside Dr.	Gasoline Service Station	Operational
Costco Gas	5030 Hamner Ave.	Gasoline Service Station	Operational
Vons	6110 Hamner Ave.	Gasoline Service Station	Operational
Chevron Extra Mile	12464 Limonite Ave.	Gasoline Service Station	Operational
Ralph's	12618 Limonite Ave.	Gasoline Service Station	Operational
Chevron Extra Mile	6078 Archibald Ave.	Gasoline Service Station	Operational
7-Eleven	6291 Archibald Ave.	Gasoline Service Station	Operational
7-Eleven	7014 Archibald Ave.	Gasoline Service Station	Operational
Chevron 7-Eleven	12578 Schleisman Rd.	Gasoline Service Station	Operational
Walmart Gas	13980 Limonite Ave.	Gasoline Service Station	Approved
Beyond Mart	14997 Limonite Ave.	Gasoline Service Station	Approved

Analysis - Alternative Fueling Stations

As for alternative fueling stations such as electric truck charging stations and hydrogen fuel stations, the Eastvale Zoning Code does not specify these uses within *Table 3.3-1 Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones*. Although there has been an increased interest in alternative fueling stations, there are currently no reportable locations within the City, with the exception of electric vehicle charging parking spaces within shopping centers throughout the City.

Analysis - Truck and Trailer Sales, Rental and Storage

Pursuant to *Table 3.3-1 Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones of the Eastvale Zoning Code*, Truck and Trailer Sales and Rental, are permitted by right within the M-SC (Manufacturing – Service Commercial), M-M (Manufacturing – Medium), and M-H (Manufacturing -Heavy) Zones and prohibited in all remaining zones.

Further *Table 3.3-1 Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones of the Eastvale Zoning Code*, as currently adopted, does not specifically identify truck storage as a permitted or conditionally permitted use. Pursuant to *Table 3.3-1*, a similar use that may be considered truck storage, for the purpose of an interpretation, although unclear, would be a *contractor storage yard* which is permitted by right in the M-SC (Manufacturing – Service Commercial), M-M (Manufacturing – Medium), and M-H (Manufacturing Heavy) Zones and prohibited in all remaining zones. Although there has been an increased interest in truck and trailer sales, rental, and storage, there are currently no reportable standalone locations within the City.

Location Discussion

Currently, there are thirteen (13) designated commercial centers throughout the City. **Attachment 5** identifies the existing shopping centers within the City and their associated acreage, type, and intended walkability. Of the thirteen commercial centers, there are five large shopping centers, five neighborhood centers, and two local centers in addition to the proposed downtown lifestyle center. Three of the centers are intended to be pedestrian-oriented centers that offer a variety of retail and dining options and feature enhanced landscaping, attractive walkways, and other outdoor amenities. These centers include Hamner Place, The Merge, and the future Downtown area. As part of the consideration of the above described uses, the City Council may consider the appropriateness of some of the uses in the City's commercial centers, and in particular the appropriateness of auto-related uses within the centers designed with a pedestrian focus.

Planning Commission Feedback

On September 18, 2024 the Planning Commission provided the following comments with regard to each of the uses:

Carwashes:

- Limit new carwashes to industrial and manufacturing zones.
- Look at existing specific plans to determine appropriateness.

Drive-throughs:

- Maintain development standards and permitted locations with a CUP.
- Explore distance/separation requirements for discussion.
- Identify locations of existing drive-throughs and illustrate possible distance radius scenarios.
- Explore enhanced design and development standards/requirements for new drive-throughs.

Mini-Storage Facilities:

- Limit new mini-storage facilities to industrial and manufacturing zones.
- Share results of market analysis prepared for The Ranch area.

Gasoline Service Stations:

- Explore prohibiting new gasoline service stations in commercial zones and limit to industrial and manufacturing zones.
- There is a decreasing need in gasoline service stations with the growth of electric vehicle ownership and mandates.

Alternative Fuel Stations/EV Charging Stations :

- Distinguish between light duty vehicle charging and heavy duty (truck) charging facilities and regulate differently in the code.
- Require a CUP for new alternative fuel and EV charging stations.
- Consider and address safety concerns due to the extended time necessary for electric vehicle charging.

Truck and Trailer Rental and Storage:

- Limit new truck and trailer rental and storage facilities to industrial and manufacturing zones.
- Require a CUP for new facilities.
- Consider and address safety concerns due to the long-term parking and lack of people at facilities.

On October 16, 2024 the Planning Commission provided the following additional comments with regard to each of the uses:

Drive-throughs:

- Continue exploring other agencies' development standards for drive-through screening, outdoor dining, and pedestrian circulation.

Alternative Fuel Stations/EV Charging Stations:

- Create new land uses which distinguishes light duty, medium duty, and heavy-duty electric vehicle charging facilities as consistent with state requirements.
- Light duty charging facilities shall be permitted in every zone or as required by state requirements.
- Have staff explore the feasibility of requiring DC fast charging for light duty vehicles in non-residential zones.
- Consider the requirement of allowing Level 2 charging and DC Fast charging for light duty facilities in park space and public facilities.

In general, the Planning Commission provided guidance to begin the process of amending the Zoning Code with regard to all of the uses discussed. Although the Commission expressed support for continuing to allow all of the uses and continuing to require conditional use permits, there was a general consensus to limit new carwashes, mini-storage facilities, truck and trailer rental/storage facilities, and possibly gasoline service stations to be located strictly within industrial and manufacturing zones. The Commission was generally supportive of continuing to allow drive-throughs in the commercial, industrial, and manufacturing zones and also suggested adding electric vehicle charging stations for light duty passenger vehicles within the commercial and industrial zones. **Attachment 9** includes the General Plan Land Use map and **Attachment 10** includes the Zoning map as reference to aid in identifying where these zones are. Staff will also be reviewing some of the specific plans to identify what changes may need to be made for these uses. **Attachment 11** illustrates the location of the specific plans throughout the City.

The Commission also recognized the limited availability of vacant, developable land and expressed a desire to gain a better understanding of market demand to support the highest and best use for remaining developable parcels. **Attachment 8** includes an inventory of the remaining vacant lands as of the publishing of this report.

There was a general concern about the proliferation and overconcentration of vehicle-oriented businesses such as carwashes, drive-throughs, and gasoline service stations. One strategy discussed to address over-concentration of specific uses is to include a minimum separation requirement for like uses within the code. As such, staff has prepared **Attachments 6 and 7** which illustrate potential separation distances from existing drive-throughs and gasoline service stations, respectfully. The maps illustrate 1/4 mile, 1/2 mile, 3/4 mile and 1 mile radiuses from the existing facilities to aid in visualizing possible scenarios, should the Commission wish to recommend a minimum separation requirement for future carwashes and gasoline service stations.

In addition to location-related standards, the Commission was receptive to exploring enhanced design standards to address aesthetic concerns with vehicle-oriented businesses, particularly drive-throughs. Staff is currently exploring best practices from other jurisdictions to identify possible enhancements to the development standards for these types of uses which may include, but are not limited to, site orientation, landscaped berms, structural screening, and dense landscape screening.

Finally, the Commission emphasized the importance of addressing safety and security for uses such as long-term electric vehicle charging and truck and trailer rental/storage uses. Staff will work

closely with the Riverside County Sheriff's Office to develop strategies to address safety and security within the development standards for these uses.

Environmental

This public workshop is provided for discussion purposes, and no approval or determination will be made by the City at this time. Therefore, no environmental review has been considered because the California Environmental Quality Act (CEQA) only applies to projects that are subject to discretionary approval.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not applicable.

Fiscal Impact

This workshop and the processing of a potential City-initiated Municipal Code Amendment is covered under the Planning Division's Fiscal Year (FY) 2024/25 budget.

Prior City Council/Commission Action

There is no prior City Council or Planning Commission action. However, the Planning Commission has provided informal feedback as described within the Analysis section above.

Attachment(s)

Attachment 1: Inventory of Drive-Throughs
Attachment 2: Drive-Through Locations Exhibit
Attachment 3: Mini-Storage Exhibit
Attachment 4: Gasoline Service Station Exhibit
Attachment 5: Eastvale Shopping Centers
Attachment 6: Drive-Through 0.25-miles through 1-mile Radius
Attachment 7: Gasoline Service Station 0.25-miles through 1-mile Radius
Attachment 8: Site Inventory Map
Attachment 9: General Plan Land Use Map
Attachment 10: Zoning Map
Attachment 11: Specific Plans

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.2
June 18, 2025

Review of the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Determine that the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030 is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA;
2. Find that the projects included in the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030 are consistent with the Eastvale 2040 General Plan; and
3. Report to the City Council that the projects included in the Five-Year Capital Improvement Plan (CIP) for Fiscal Years2025/2026 through 2029/2030 are consistent with the Eastvale 2040 General Plan.

Summary

The City of Eastvale's Five-Year Capital Improvement Plan (CIP) serves as a strategic blueprint for infrastructure planning and investment. It includes detailed project descriptions, cost estimates, project status, prioritization, and categorization - all with the goal of improving quality of life and addressing the City's long-term infrastructure needs. This comprehensive planning tool ensures transparency, fiscal responsibility, and efficient allocation of resources, thereby supporting the successful delivery of capital projects throughout the five-year planning period.

The CIP focuses on addressing critical, essential, and desirable projects across various project categories. These categories encompass a wide range of sectors, including transportation, parks and recreation, public safety, City maintenance, utilities, accessibility improvements and public facilities. Each project has been carefully evaluated and categorized based on its significance and impact on the community.

California Government Code Section 65401 requires that the Planning Commission hold a public hearing and review the City's CIP for the upcoming fiscal year to evaluate conformity with the General Plan and report its findings to the City Council. Section 2.17.040 of the Eastvale Municipal Code also requires that the Planning Commission review the proposed CIP and report its findings to the City Council. The Planning Commission's determination of General Plan consistency does not indicate that the Commission is approving or endorsing the projects. Individual projects will undergo further planning, design, and review prior to approval or implementation. The City Council ultimately has the discretion in deciding final CIP projects.

Background

The Capital Improvement Plan (CIP) is overseen by the Public Works Department and serves as a strategic framework for the planning, design, and construction of various infrastructure projects throughout the City. These include improvements in transportation, drainage, public facilities, and parks. Public Works staffs are responsible for managing all phases of CIP projects - from initial planning and design to final construction and project closeout. For Fiscal Years 2025/2026 through 2029/2030, staff has identified a total of thirty-seven (37) proposed capital improvement projects. These projects have been grouped into the following five categories:

1. Accessibility Improvements: This program is dedicated to improving Americans with Disability Act (ADA) accessibility through various types of repairs to curbs, gutters, and sidewalks throughout the City. The program includes costs to prepare and implement a plan for ADA compliance.
2. Roadway Safety and Traffic Enhancements: This program improves roadway safety and traffic through upgrades and improvements to existing and/or adding new high-visibility traffic signs, pavement markings, and other geometric improvements (i.e. site distance) or traffic circulation improvements to include sidewalk, curb and gutter and pavement.
3. Street Improvements: This program is dedicated to improving various streets. Improvements may include widening or capital pavement maintenance.
4. Citywide Maintenance: This program is dedicated to right-of-way maintenance and repair, including, but not limited to striping, stenciling, repairs to streets and culvert/drainage facilities, storm damage/flood control projects, widening/pavement maintenance of streets (slurry seals/crack seals/pot holes/deep patch), and various assets in the public right of way.
5. Land, Buildings, Facilities, and Equipment: This program aims to provide safe, clean, well-maintained and functional facilities in order to allow City departments to effectively provide services to the community. This program details construction and capital improvements of City-owned buildings and facilities and offsite improvements to include sidewalk, curb and gutter and pavement.

Each project has also been assigned a priority level based on its urgency, funding availability, and alignment with community needs. The three priority levels are defined as follows:

- Critical - Projects that are urgent and necessary for public safety or regulatory compliance

- Essential - Projects that significantly enhance operations or services
- Desirable - Projects that provide added value but are not immediately necessary

Environmental

Planning Commission review of the CIP is an administrative activity and is exempt from the California Environmental Quality Act (CEQA) because it will not result in direct or indirect physical changes in the environment. Further compliance with CEQA will be determined on a project-by-project basis prior to final approval and construction of each project.

Strategic Plan Action - Priority Level: 1 | Target #: E | Goal #: A

The Planning Commission review of the City's Five-Year CIP for the 2025-2026 budget cycle will support the development of a Civic Center and support financial planning efforts for newly proposed infrastructure projects.

Fiscal Impact

The processing of the Planning Commission review of the CIP is covered under the Planning Division's Fiscal Year (FY) 2024/2025 budget.

The City's infrastructure projects are financed through various funding sources, including SB 1, Gas Tax, SB 132 Road Maintenance and Rehabilitation Account, Measure A, Community Development Block Grant, federal grants, state grants, developer contribution, fire structural funds, County Flood Control funds, development impact fees, and General Fund.

The budgetary summary for the Five-Year Capital Improvement Plan is part of 2025-2026 Annual Operations and Capital Improvement Budget, which will be presented to Council for adoption at the June 25, 2025 City Council meeting.

Prior City Council/Commission Action

On May 14, 2025, the City Council reviewed and approved a project priority list for the 2025-2026 budget cycle to be included in the City's Five-Year Capital Improvement Plan (CIP).

Attachment(s)

Attachment 1 - Draft 5-Year Capital Improvement Program
Attachment 2 - Proofed Public Hearing Notice

CITY OF EASTVALE

FIVE YEAR

CAPITAL IMPROVEMENT PLAN



FY 2025/2026 TO FY 2029/2030

TABLE OF CONTENTS

Introduction and Summary 4
Program Summary 5
Program Project Detail Sheets 9
Appendix A Critical Projects Detail Sheets 10
Appendix B Essential Projects Detail Sheets 29
Appendix C Desirable Projects Detail Sheets 45

SUMMARY OF TABLES

Table 1 - Critical Projects Category Summary 7
Table 2 - Essential Projects Category Summary 7
Table 3 - Desirable Project Category Summary 8

CAPITAL IMPROVEMENT PLAN

FY 2025/2026 through FY 2029/2030

CITY COUNCIL

Michael McMinn, Mayor
Jocelyn Yow, Mayor Pro Tem,
Todd Rigby, Council Member
Christian Dinco, Council Member
Clint Lorimore, Council Member

ADMINISTRATION

Mark Orme, *City Manager*

Prepared By:
Public Works Department

Public Works Director/City Engineer
Jimmy Chung, P.E.

INTRODUCTION AND SUMMARY

The City of Eastvale's Five-year Capital Improvement Plan (CIP) serves as a strategic blueprint for infrastructure planning and investment. It includes detailed project descriptions, cost estimates, project status, prioritization, and categorization — all with the goal of improving quality of life and addressing the City's long-term infrastructure needs. This comprehensive planning tool ensures transparency, fiscal responsibility, and efficient allocation of resources, thereby supporting the successful delivery of capital projects throughout the five-year planning period.

The Capital Improvement Plan (CIP) is overseen by the Public Works Department and serves as a strategic framework for the planning, design, and construction of various infrastructure projects throughout the City. These include improvements in transportation, drainage, public facilities, and parks. Public Works staff are responsible for managing all phases of CIP projects—from initial planning and design to final construction and project closeout.

CIP addresses a broad range of project types, including critical, essential, and desirable improvements across categories such as transportation, parks and recreation, public safety, maintenance, utilities, accessibility enhancements, and public facilities. Each project is assessed and categorized based on its urgency and anticipated community benefit.

Five-Year Capital improvement Plan (CIP) Annual Update

Each year, as part of the City's budget process, the City Council reviews and adopts a Five-Year Capital Improvement Plan (CIP) in accordance with California Government Code Section 65403.

Pursuant to California Government Code Section 65090, the adoption of the Five-Year CIP requires public hearings by both the Planning Commission and City Council, providing opportunities for community input prior to formal adoption through resolution. At their meeting on June 18, 2025, the Planning Commission reviewed the Five-Year Capital Improvement Plan and determined that the plan conforms to the goals, objectives, and policies of the elements of the General Plan.

Annual Capital Improvement Budget Process

The Annual Capital Improvement Budget (Annual CIP) process usually starts in January or February with the development of the overall City budget. This process identifies all priority

operational needs, as well as capital improvement needs. Once the budget is completed, it is recommended for adoption by the City Council prior to the beginning of the fiscal year, which begins in July. City management and the City Council are updated monthly on the status of CIP projects through status reporting and meetings.

FY 2025/2026 Annual Operations and Capital Improvement Budget was adopted by the City Council on June 25, 2025. The budget document provides detailed insights into the financial aspects and funding sources allocated for each project within the Capital Improvement Program. It serves as a valuable resource, outlining the financial considerations and allocations for the specified planning period.

PROGRAM SUMMARY

This document presents the City of Eastvale Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030. The City of Eastvale's Five-Year Capital Improvement Plan (CIP) is comprised of thirty-seven (37) projects divided into five categories: Accessibility Improvements Program, Roadway Safety/Traffic Improvements, Street Improvements, Citywide Maintenance Program, and Land, Building, Facilities & Equipment. The projects are further categorized into three priorities based on the following order of precedence:

1. Safety Projects
2. Annual projects
3. Funding deadlines
4. Projects with significant progress (more than 50% in design)
5. New projects from Strategic Goal
6. All others

The three priorities are:

Critical Projects:

Critical projects are those that require immediate attention due to safety concerns, regulatory compliance, or their potential to adversely affect the City's infrastructure or services if left unaddressed. These projects are given the highest priority and are crucial for maintaining the integrity and functionality of City of Eastvale's public systems.

Essential Projects:

Essential projects are deemed necessary to meet the growing demands of the community and improve the overall quality of life for its residents. These projects aim to enhance existing infrastructure, expand services, and create a more sustainable environment. They play a vital role in ensuring City of Eastvale remains a vibrant and desirable place to live, work, and engage in recreational activities.

Desirable Projects:

Desirable projects, while not as critical or essential, are still significant in enhancing the community's well-being and supporting its long-term vision. These projects focus on various aspects such as aesthetic improvements, public safety improvements, infrastructure maintenance, and transportation advancements. They contribute to the unique identity and character of City of Eastvale, creating a more appealing and engaging environment for residents and visitors.

The Five-Year CIP is summarized as follows:

Priority Category	Total number of Projects
Critical	18
Essential	15
Desirable	4

A summary of proposed projects by category for the entire Five-Year Capital Improvement Plan is included in Table 1 through Table 3. A program summary by category that includes each project cost estimates is presented in Appendices A through C.

Table 1 -Critical Projects Category Summary

Project No.	Project Title	Project Category
95024	Parking Structure	Critical
95023	Civic Center Site Improvement	Critical
95017	Public Works Yard Facility Project	Critical
95014	Police Station	Critical
95012	Library	Critical
95011	City Hall	Critical
94014	Beautification Project at Sumner Ave and Bellegrave Ave	Critical
94010	Citywide Branding: Entryway and Median Improvements	Critical
94006	Citywide Traffic Signal Synchronization – Phase 1 Arterials	Critical
94005	Miscellaneous Traffic/Pedestrian Safety	Critical
94001	Pavement Slurry Seal and Resurfacing Project	Critical
93040	Hamner Utility Trench Repair	Critical
93039	Median Improvement Project at River Rd, Cantu Galleano Rd, and Archibald Ave	Critical
93037	Limonite Gap Pedestrian Bridge	Critical
93034	Hellman Avenue Street Widening	Critical
93018	Annual Overlay	Critical
92021	Traffic Signal Improvement at Sumner and 68th	Critical
92001	Traffic Sign Inventory and Replacement	Critical

Table 2 - Essential Projects Category Summary

Project No.	Project Title	Project Category
95022	Citrus Reimagined Project	Essential
95020	OCPW Land Use – Passive Park	Essential
95019	Santa Ana River Area Passive Park	Essential
95016	Fire Medic Squad Replacement	Essential
95015	Fire Aerial Ladder Truck Purchase	Essential
95013	Fire Station	Essential
94011	Smart City Masterplan	Essential
94007	Citywide Traffic Signal Synchronization – Phase 2 Collectors	Essential
94004	Street Maintenance: Pot Holes, Deep Patch, and Crack Seal	Essential
93036	Streetlight Installation Project	Essential
93027	Schleisman Road Mobility, Safety, and Connectivity Project	Essential
92020	Hamner Avenue Beautification Project	Essential
92013	Limonite Interchange Gateway Feature	Essential
92012	Improvement of Bike Network Connectivity	Essential
91010	Citywide Americans with Disabilities Act Improvement Project	Essential

Table 3– Desirable Project Category Summary

Project No.	Project Title	Project Category
92019	SCE Easement Trail Improvement along 68th Street	Desirable
92018	Orchard Park to American Heroes Park Trail	Desirable
92014	Roadway Vision	Desirable
92011	Traffic Signal Battery Backup Systems	Desirable

PROGRAM PROJECT DETAIL SHEETS

For each proposed project in the Five-Year Capital Improvement Plan (CIP), a Project Detail Sheet has been prepared that presents the various project details including:

- **Project Title and Location**
- **Project/CIP No. and Category**
- **Project Priority Category**
- **Project Justification**
- **City Council Goal & Objectives**
- **Description of Project**
- **Project Cost Overview**
- **Review and Comments**

APPENDIX A

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

CRITICAL PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Parking Structure			
Project Number:	95024			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: This project will utilize a design-build approach, and the scope includes the construction of a multi-story parking structure that will serve the Civic Center and the future Downtown area.				
Justification or Significance of Improvement: The new parking structure will support the anticipated increase in parking demand associated with the new Civic Center.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 2,500,000
Property Acquisition[1]	$ 2,000,000
Construction Contracts	$ 29,700,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 34,200,000**
Annual O&M	



Review and Comments:
[1]Based on $1,109,639 per acre (from the appraisal done for Lot 14 from DA; but the actual cost will be determined when an appraisal is done)

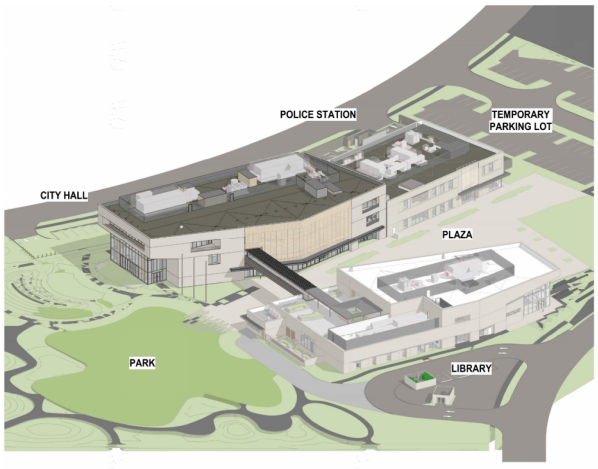
Tentative Schedule:
Design-Build Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Civic Center Site Improvement			
Project Number:	95023			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: An approximately 2.8 acre City Park with an amphitheater and a central hardscape Civic Plaza and associated site work around the three buildings: City Hall, library, and police station.				
Justification or Significance of Improvement: Phase I of the Downtown Eastvale Project includes a City Hall, a library, a police station, arts and cultural spaces, a park and an amphitheater, and an open plaza. The Civic Center will be a community serving and welcoming place, space and destination where people can connect and prosper.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☒	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task		Total Project Cost Estimates[5]
Architect & Eng Serv.	$	1,843,624
Property Acquisition[1]	$	1,109,808
Construction Contracts[2]	$	26,653,021
Other Professional Serv.[3]	$	785,404
Other Misc Expenses[4]	$	654,843
Total Cost	**$**	**31,046,700**
Annual O&M		



Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives
[5]Includes project cost estimates for Site Improvements including Park and Plaza

Tentative Schedule:

Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Public Works Yard Facility Project			
Project Number:	95017			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: 14821 & 14835 Chandler St				
Description of Improvements: This project will utilize a design-build approach. The project scope includes the construction of maintenance yard buildings with vehicle/equipment storage area, office spaces, washing bays, and rest areas and the site work.				
Justification or Significance of Improvement : The City is lacking appropriate space for storage of equipment, supplies, fleet garage, workshop space, crew break room. The City also needs to be prepared for the increased demand for services once the Civic Center, Civic Park, and Civic Plaza construction begins.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	500,000
Property Acquisition	$	1,250,000
Construction Contracts	$	7,730,272
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**9,480,272**
Annual O&M		



Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q4 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Police Station			
Project Number:	95014			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design-bid-build project to construct a new Police Station, approximately 22,021 SF in size, located in the southeast commerical quadrant of the Leal Master Plan. The Police Station a two-story building with one level below grade secured parking.				
Justification or Significance of Improvement : The new police station would serve as the City's law enforcement headquarters and will enhance the provision of law enforcement services for the City's current residents as well as or new development and population as the City continues to grow over future decades..The new police station would also house the City's Emergency Operations Center (EOC), which would serve as a central command-and-control facility for coordinating emergency response and recovery efforts during disasters and major emergencies.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☒	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target A, Goal A			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐	No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	3,101,867
Property Acquisition[1]	$	1,867,234
Construction Contracts[2]	$	44,843,263
Other Professional Serv.[3]	$	2,291,090
Other Misc Expenses[4]	$	1,912,753
Total Cost	**$**	**54,016,207**
Annual O&M		



Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Library			
Project Number:	95012			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan.				
Description of Improvements: A design-bid-build project to construct an approximately 25,599 SF Library located in the southeast commercial quadrant of the Leal Master Plan. The Library is a two-story building featuring book collection areas for all ages, group study rooms, acitivity spaces, offices, and an occupiable terrace.				
Justification or Significance of Improvement : The City's existing library is operated by a facility that is shared with a high school. The new facility would be the first true library in the City, which is currently underserved by its existing library facilities. The construction of a new Library is vital to fostering education, equality, community cohesion, and personal development. The library would accommodate a range of public programs and offer expanded access to equipment to increase public access to literacy and digital programs.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☒	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 2,778,473
Property Acquisition[1]	$ 1,672,560
Construction Contracts[2]	$ 40,168,002
Other Professional Serv.[3]	$ 2,077,007
Other Misc Expenses[4]	$ 2,856,611
Total Cost	**$ 49,552,653**
Annual O&M	



Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

Tentative Schedule:

Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	City Hall			
Project Number:	95011			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design-bid-build project to construct an approximately 52,340 SF City Hall located in the southeast commercial quadrant of the Leal Master Plan. The City Hall is a three-story building that includes public counter spaces, an outdoor amphitheater, a council chamber that could be converted into a stage for performances, conference rooms, and office spaces.				
Justification or Significance of Improvement: Eastvale was incorporated in 2010, making it a relatively new city. Before incorporation, there was no City Hall in Eastvale. The construction of a new City Hall is essential to support government operations, offer services to the public, encourage civic engagement, and serve as a symbol of local governance.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☒	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	4,454,330
Property Acquisition[1]	$	2,681,377
Construction Contracts[2]	$	64,395,621
Other Professional Serv.[3]	$	3,377,447
Other Misc Expenses[4]	$	4,696,329
Total Cost	**$**	**79,605,104**
Annual O&M		



Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

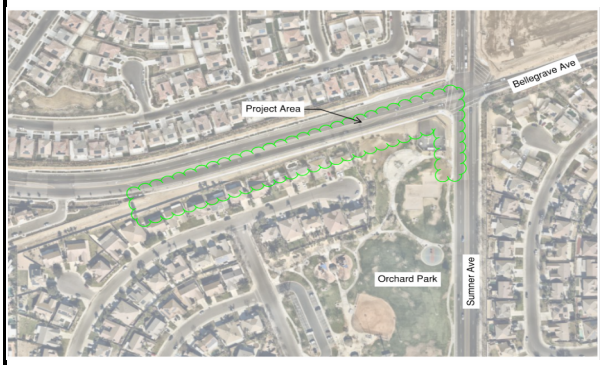
Tentative Schedule:

Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Beautification Project at Sumner Ave and Bellegrave Ave			
Project Number:	94014			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave				
Description of Improvements: This project will include installation of landscaping and hardscape to beautify the gap that exists at the southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave.				
Justification or Significance of Improvement : Sumner Ave at Bellegrave Ave/Merrill Ave serves as a key entry point into the city, making it essential to enhance its appearance and create a welcoming atmosphere for both residents and visitors. This improvement will not only elevate the aesthetic appeal but also set a positive tone for all who enter our community.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☒	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	50,000
Property Acquisition		
Construction Contracts	$	650,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**700,000**
Annual O&M		



Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Branding: Entryway and Median Improvements			
Project Number:	94010			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Citywide Branding efforts including entryway median improvement, monument installation at various locations within the City, and various street beautification projects.				
Justification or Significance of Improvement : Although this project has been categorized as Essential in previous Five-Year CIP's, staff has been actively seeking opportunities to implement it in coordination with other improvement efforts, such as the median project at Cantu and River Road. With the acceptance of the Right-of-Way dedication at the corner of Sumner Avenue and Bellegrave Avenue, we are now ready to move forward with the design and installation of the Entryway City Branding Monument, in conjunction with the Beautification Project (Project No. 94014).				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☒ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐ No Funding	

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	110,000
Property Acquisition		
Construction Contracts	$	1,100,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**1,210,000**
Annual O&M		



Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Traffic Signal Synchronization - Phase 1 Arterials			
Project Number:	94006			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: This project will implement traffic signal synchronization along major arterials including Hamner Ave, Archibald Ave, and Schleiman Ave.				
Description of Improvements: Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrision Ave, Sumner Ave, 65th St, and Citrus St (CIP 94007). This project is for Phase 1, and sycnrhonization on Schleisman Rd will be completed after the intersection of Schleisman Rd and Sumner is improved by a developer.				
Justification or Significance of Improvement : Synchronizing major corridors throughout the City has remained a high priority. WRCOG's recent Nexus Study highlighted and included the ITS improvements along these key corridors. Implementing this initiative will significantly enhance traffic flow and reduce travel times, delivering clear benefits to the public.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Transportation Uniform Mitigation Fee (TUMF)			
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 1,000,000
Property Acquisition	
Construction Contracts	$ 5,000,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 6,000,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Miscellaneous Traffic/Pedestrian Safety			
Project Number:	94005			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Miscellaneous design and construction to improve traffic safety for year-round traffic/safety needs.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 50,000
Property Acquisition	
Construction Contracts	$ 50,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 100,000**
Annual O&M	

Review and Comments:
This is an ongoing annual project.



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Pavement Slurry Seal and Resurfacing Project			
Project Number:	94001			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Annual program to treat pavement on various residential streets throughout the City with slurry seal. This is an ongoing project and will be reappropriated each year as needed.				
Justification or Significance of Improvement : Preventative maintenance is a proactive strategy that helps City manage infrastructure responsibly, ensuring roads remain safe, functional, and cost-effective over time.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:	CalRecycle and RMRA (Road Maintenance and Rehalibitation Account)			
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	100,000
Property Acquisition		
Construction Contracts	$	1,000,000
Other Professional Serv.	$	150,000
Other Misc Expenses		
Total Cost	**$**	**1,250,000**
Annual O&M		



Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hamner Utility Trench Repair			
Project Number:	93040			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☒ Street Improvements			
Location: Hamner Ave north of Schleisman Rd in front of Dollar Tree store				
Description of Improvements: This project will excavate and property backfill the existing trench line over the storm drain line along Hamner Ave in front of Dollar Tree store.				
Justification or Significance of Improvement : It is critical to address the settlement issues observed at the project location to ensure roadway safety and structural integrity of the roadway and to ensure its long-term performance.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☒ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	$ -
Property Acquisition	
Construction Contracts	$ 500,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 500,000**
Annual O&M	



Review and Comments: None
Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q1 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave			
Project Number:	93039			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☒ Street Improvements			
Location: River Rd at Baron Dr, Cantu Galleano Rd between Hamner Ave and Goodman Way, and Archibald Ave between Corbin Dr and existing raised median to the north				
Description of Improvements: Install landscaped raised median to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes.				
Justification or Significance of Improvement : Public Safety Needs to prevent illegal left turns and dangerous driving pattern.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☒ Under Construction/Implementation	
	☐ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 200,000
Property Acquisition	
Construction Contracts	$ 2,200,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 2,400,000**
Annual O&M	

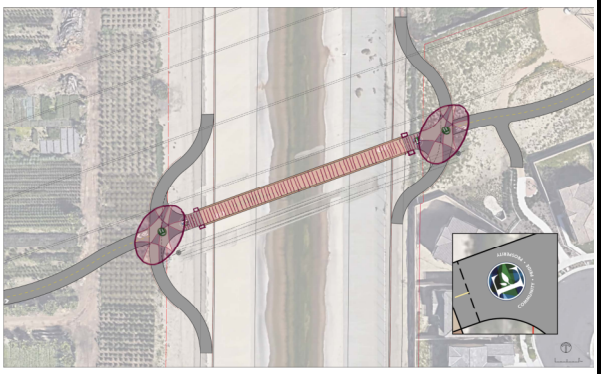


Review and Comments: None
Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q4 2025 *(Phase 1: concrete hardscape and raised medians completed in Q2 2025)*

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Limonite Gap Pedestrian Bridge			
Project Number:	93037			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Over Cucamonga Creek Channel, approximately 0.1 mil south of Limonite Ave.				
Description of Improvements: Design and construct a pedestrian bridge that is roughly 300 ft in length over Cucamonga Creek Channel to close the gap of pedestrian path that will ultimately extend to a 2.5-mile multiuse trail and connect with four parks through a non-motorized corridor.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Construction of this project was approved for CPFCDS (Community Project Funding/Congressionally Directed Spending) funding through the FY22-23 earmark process. Funding obligation deadline is September 30, 2026.			
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☒	Fully Funded	☐ Partially Funded	☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	781,000
Property Acquisition	$	500,000
Construction Contracts	$	3,500,000
Other Professional Serv.	$	-
Other Misc Expenses	$	-
Total Cost	**$**	**4,781,000**
Annual O&M		



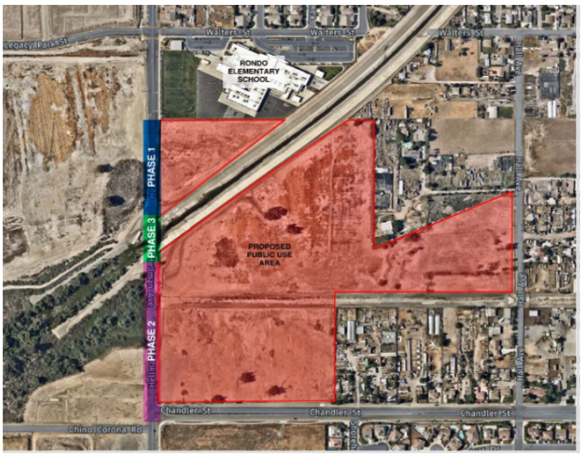
Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q4 2027

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hellman Avenue Street Widening and Walters Pedestrian Bridge			
Project Number:	93034			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Hellman Ave between Chandler St. to Walters St.				
Description of Improvements: The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road.The feasibility study will determine the most efficient approach for phasing the project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Transportation Uniform Mitigation Fee (TUMF)			
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 2,000,000
Property Acquisition	$ 15,000,000
Construction Contracts	$ 8,500,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 25,500,000**
Annual O&M	



Review and Comments: None
Tentative Schedule:
Construction Start: TBD (pending TUMF construction budget allocation)
Estimated Completion: TBD (pending TUMF construction budget allocation)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Annual Overlay				
Project Number:	93018				
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program	
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment	
	☒	Street Improvements			
Location: Citywide					
Description of Improvements: Annual asphalt concrete overlay or micro-resurfacing treatment on various streets according to the approved Pavement Management Plan. The contractor for construction will be selected by a bidding procedure.					
Justification or Significance of Improvement :					
Project Priority within CIP Category:	☒	Critical (Start within a year)			
	☐	Essential (Start within 1 to 3 years)			
	☐	Desirable (Start within 3 to 5 years)			
Project Status:	☐	Feasibility Study	☐	In Progress	
	☐	Design – Conceptual	☐	Under Construction/Implementation	
	☐	Design – Engineering	☒	Annual Projects	
Special Funding Milestones/ Deadlines:					
City Council Goals & Objectives:	Target E, Goal C				
Funding Information:	☒	Fully Funded	☐	Partially Funded	☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	500,000
Property Acquisition		
Construction Contracts	$	2,100,000
Other Professional Serv.	$	150,000
Other Misc Expenses		
Total Cost	**$**	**2,750,000**
Annual O&M		

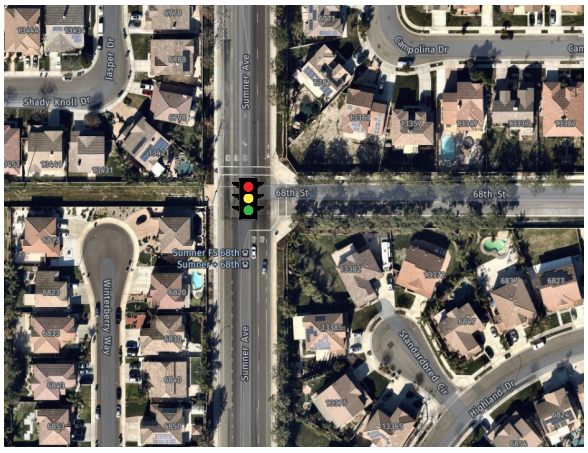
Review and Comments:
This is an annual project.



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Signal Improvement at Sumner Ave and 68th St			
Project Number:	92021			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: At the intersection of Sumner Ave and 68th St				
Description of Improvements: Design and install traffic signals at the intersection of Sumner Ave and 68th Street				
Justification or Significance of Improvement: This project will improve vehicular and pedestrian safety and also allow for future opportunity to synchronize the Sumner Ave corridor. City Council directed the staff to commence the process for signalizing this intersection at April 10, 2024, meeting.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Highway Safety Improvements Program (HSIP) Cycle 12			
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	87,000
Property Acquisition		
Construction Contracts	$	634,800
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**721,800**
Annual O&M		



Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q3 2027

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Sign Inventory and Replacement			
Project Number:	92001			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		

Location: Citywide

Description of Improvements: The City of Eastvale owns and maintains approximately 8,210 traffic signs throughout the city. Signs that are missing, weathered, faded, or non-compliant will be replaced. One key compliance measure is retroreflectivity, a standard established to enhance nighttime driving safety. Approximately 2,160 signs have been scanned, with 821 failing to meet retroreflectivity standards. The remaining signs will be scanned while the failed ones are replaced. Additionally, the typical lifecycle of traffic signs is 10 years. This is an ongoing project and will be reappropriated annually as needed.

Justification or Significance of Improvement : Traffic signs are vital sources of infomration that communicate traffic control rules, warnings, and provide the necessary guidance that roadway users need to safetly and efficiently navigate.

Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒	Fully Funded	☐	Partially Funded
	☐	No Funding		

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 107,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 107,000**
Annual O&M	



Review and Comments:
This is an annual project.

APPENDIX B

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

ESSENTIAL PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citrus Reimagined Project			
Project Number:	95022			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: 13200 Citrus St., Eastvale CA				
Description of Improvements: In consistence with 2040 Eastvale General Plan, this project is envisioning to transform the 22-acre City owned lot into a community gathering hub that include a 15,000 sf indoor aquatic center, a 20,000 sf to 25,000 sf community center, an event center repurposed from an old residential property, an outdoor amphitheater, park spaces, pickleball courts, dog parks, a skate park, picnic areas, and a Sana Ana River education pond and pier.				
Justification or Significance of Improvement : This project is consistent with the adopted 2040 Eastvale General Plan. This project will directly benefit the health and wellbeing of the residents and its visitors.				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☒ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☐	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal B			
Funding Information:	☐ Fully Funded	☐ Partially Funded	☒	No Funding

Project Cost Overview

Project Phases/Task		Total Project Cost Estimates
Architect & Eng Serv.[1]	$	6,560,000
Property Acquisition	$	-
Construction Contracts[2]	$	82,000,000
Other Professional Serv.[3]	$	12,300,000
Other Misc Expenses	$	4,100,000
Total Cost	**$**	**104,960,000**
Annual O&M		



Review and Comments:

[1]8% of the total construction cost

[2]Based on $40/ft for site improvements and $1,000/sf for building construction

[3]15% of the total construction cost

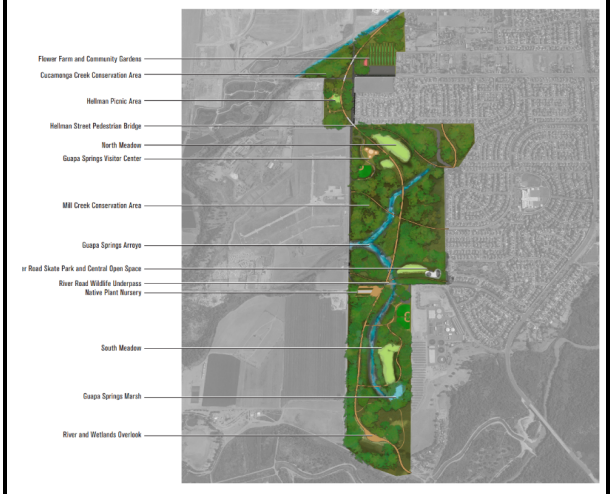
[4]5% of the total construction cost

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	OCPW Land Use - Grand Park			
Project Number:	95020			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Area near Hellman Avenue south of Walters St.				
Description of Improvements: OCPW owns a floodplain area near Hellman Avenue, south of Walters Street. The city is requesting land use approval from OCPW to develop a passive park on approximately 200-acre lot. The Grand Park will exhibit Conservation Areas, Picnic Areas, Recreation Areas, and a Visitor Center.				
Justification or Significance of Improvement : Encompassing a variety of restored ecosystems, community spaces and recreation opportunities Eastvale Grand Park will play a role in transforming quality of life for Eastvale residents.				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☒ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☐	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal B			
Funding Information:	☐ Fully Funded	☐ Partially Funded	☒	No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.[1]	$	12,000,000
Property Acquisition		
Construction Contracts[2]	$	150,000,000
Other Professional Serv.[3]	$	22,500,000
Other Misc Expenses	$	7,500,000
Total Cost	**$**	**192,000,000**
Annual O&M		



Review and Comments:

[1]8% of the total construction cost
[2]Based on $750k/acre ($18/sf) from JCSD park fee
[3]15% of the total construction cost
[4]5% of the total construction cost

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Santa Ana River Area Passive Park			
Project Number:	95019			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Parcels adjacent to the Santa Ana River				
Description of Improvements: Army Corps of Engineer owns many undeveloped parcels near the Santa Ana River. City is requesting land use from Army Corps of Engineer to construct passive park/trail.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	$ 50,000
Property Acquisition	
Construction Contracts	
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 50,000**
Annual O&M	

Review and Comments:
Total Project Cost Estimates include staff time only.



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Medic Squad Replacement			
Project Number:	95016			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: N/A				
Description of Improvements: Replacement funding for the City's two Fire Medic Units (Ambulances), Ford F-250 trucks with service body modifications, cabinets, etc.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☒	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target A, Goal F			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 800,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 800,000**
Annual O&M	



Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Truck Purchase			
Project Number:	95015			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: N/A				
Description of Improvements: Purchase of additional fire truck for the new third fire station at Scholar Way and 58th Street to provide more efficient, effective emergency services to the residents. The truck will either be a tractor-drawn or a rear-mount "Quint" style truck (rear-mount style is illustrated below).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☒	In Progress
	☐ Design – Conceptual		☐	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target A, Goal F			
Funding Information:	☐ Fully Funded	☐ Partially Funded	☐	No Funding

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 2,700,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 2,700,000**
Annual O&M	



Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Station			
Project Number:	95013			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design build project to construct a Fire Station located in the southeast commerical quadrant of the Leal Master Plan. The project scope includes 12,000 sqaure feet facilitiy and site improvements.				
Justification or Significance of Improvement : The Fire Station (to be operated by the Riverside County/CalFIRE) will provide service to the northern portion of the City of Eastvale within proximity to the Downtown Leal Project and also provide immediate response to the commercial retail/industrial/logistics corridor north of Bellegrave, along and across the I-15 Interstate corridor, as well as the residential neighborhoods and commerical retail/industrial along the Limonite cooridor from Hellman to I-15 Interstate.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	1,021,245
Property Acquisition[1]	$	1,352,650
Construction Contracts[2]	$	14,763,994
Other Professional Serv.[3]	$	752,855
Other Misc Expenses[4]	$	952,624
Total Cost	**$**	**18,843,368**
Annual O&M		



Review and Comments:

[1]Based on a development agreement appraisal of $1,109,639 per acre
[2]Includes estimated building construction cost and 10% contingency based on the contstruction unit cost per sq ft of the City Hall (95011)
[3]Includes project/consulant management, plan check, and geotech
[4]Includes FF&E and AV System

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Smart City Masterplan			
Project Number:	94011			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Develop a feasibility study and master plan for Smart City initiatives to support the pursuit of grant opportunities for construction outlined in the master plan. The feasibility study will define the scope of work, including areas of interest for fiber optic infrastructure, public Wi-Fi, and other related components.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 3, Target F, Goal C			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	150,000
Property Acquisition		
Construction Contracts	$	7,000,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**7,150,000**
Annual O&M		



Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Traffic Signal Synchronization - Phase 2 Collectors			
Project Number:	94007			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrision Ave, Sumner Ave, 65th St, and Citrus St.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☒	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 500,000
Property Acquisition	
Construction Contracts	$ 1,500,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 2,000,000**
Annual O&M	



Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Street Maintenance: Pot Holes, Deep Patch and Crack Seal			
Project Number:	94004			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Annual program to provide pavement preventative treatment on arterial streets by crack sealing, repairing pot holes and deep patching in difficult locations. This is an ongoing project and will be reappropriated each year as needed. The contractor will be selected by a bidding procedure as needed.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 50,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 50,000**
Annual O&M	



Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Streetlight Installation Project			
Project Number:	93036			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☒ Street Improvements			
Location: Citywide				
Description of Improvements: Project scope includes design and installation of new streetlights to enhance lighting and safety and retofit existing light fixture to LED.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☒ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	25,000
Property Acquisition		
Construction Contracts	$	25,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**50,000**
Annual O&M		



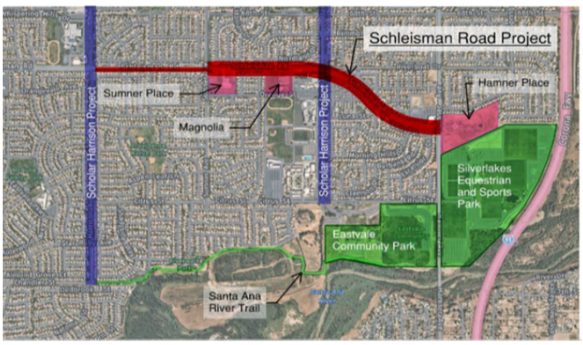
Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Schleisman Road Mobility, Safety and Connectivity Project			
Project Number:	93027			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☒ Street Improvements			
Location: Schleisman Road between Hamner Avenue and Sumner Avenue				
Description of Improvements: Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities Class I trail/pathways in existing roadway to enhance mobility, safety and connectivity.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☒ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐ No Funding	

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	1,000,000
Property Acquisition		
Construction Contracts	$	10,000,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**11,000,000**
Annual O&M		

Review and Comments:



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hamner Avenue Beautification Project			
Project Number:	92020			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Hamner Avenue between 65th Street and Schleisman Road				
Description of Improvements: Design and install landscape median along Hamner Avenue between 65th Street and Schleisman Road to close the gap of landscape median long Hamner Avenue within the City limits.The project is estimated to start after Hamner Avenue Traffic Signal is synchronized (Project #94007).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	N/A			
Funding Information:	☐	Fully Funded	☒ Partially Funded	☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	200,000
Property Acquisition		
Construction Contracts	$	1,800,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**2,000,000**
Annual O&M		

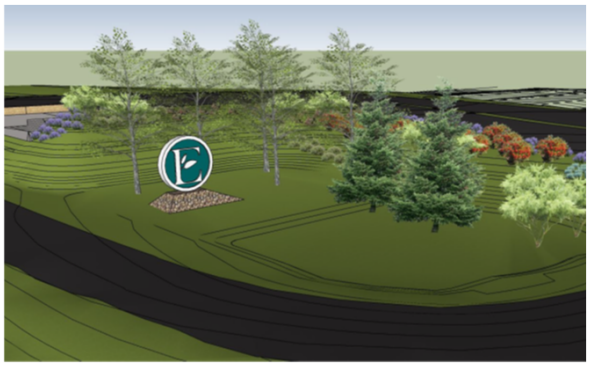
Review and Comments:



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Limonite Interchange Gateway Feature			
Project Number:	92013			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: I-15 Limonite Interchange and Limonite Avenue				
Description of Improvements: Design and construction of an iconic and memorable gateway feature at I-15 Limonite Interchange to brand Eastvale and welcome visitors and residents into the City. See also project# 94010 for Citywide Branding Project as a concurrent project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☒	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	85,000
Property Acquisition		
Construction Contracts	$	350,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**435,000**
Annual O&M		



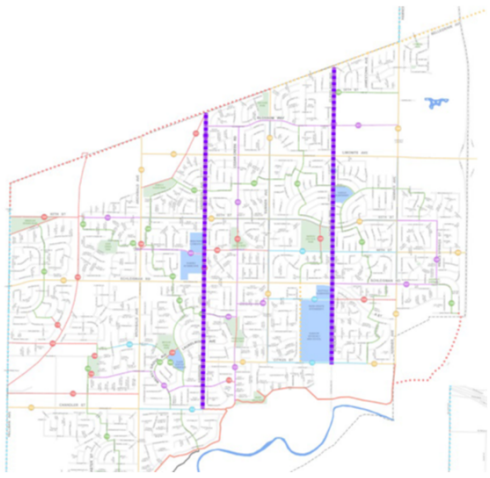
Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Improvement of Bike Network Connectivity			
Project Number:	92012			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Scholar Way and Harrison Avenue				
Description of Improvements: Design and construction of nearly 5 miles of Class I trails running along Scholar Way and Harrison Avenue, utilizing excess right-of-way rather than impacting vehicle circulation/travel lanes. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River trail connecting to schools, parks, retail and neighborhoods. The project construction documents have been developed with a budget that is partially funded by ATP. Funding/grant opportunities are to be identified to fund the construction and successfully deliver the project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☒	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 1,750,000
Property Acquisition	
Construction Contracts	$ 25,000,000
Other Professional Serv.	$ 2,500,000
Other Misc Expenses	
Total Cost	**$ 29,250,000**
Annual O&M	



Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Americans with Disabilities Act Improvement Project			
Project Number:	91010			
Project Category:	☒ Accessibility Improvements Program	☐ Roadway Safety/Traffic Improvements	☐ Street Improvements	☐ Citywide Maintenance Program ☐ Land, Buildings, Facilities & Equipment
Location: Citywide				
Description of Improvements: Annual program to provide improvements focusing on Americans with Disabilities Act (ADA) accessibility, including curb ramps, sidewalks and public facilities throughout the City as identified in the Transition Plan that was adopted in 2024. This is an ongoing project and will be reappropriated each year as needed.				
Justification or Significance of Improvement : Beyond legal obligations, the City is dedicated to creating a more inclusive, accessible, and equitable environment for all individuals through ADA improvement projects.				
Project Priority within CIP Category:	☐ Critical (Start within a year) ☒ Essential (Start within 1 to 3 years) ☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study ☐ Design – Conceptual ☐ Design – Engineering	☐ In Progress ☐ Under Construction/Implementation ☒ Annual Projects		
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target D, Goal D			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 250,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 250,000**
Annual O&M	



Review and Comments:
This is an annual project.

APPENDIX C

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

DESIRABLE PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	SCE Easement Trail Improvement Along 68th Street			
Project Number:	92019			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: 68th street between Sumner Avenue and Cedar Creek Rd.				
Description of Improvements: Design and install trail improvement on SCE easement along 68th street between Sumner Avenue and Cedar Creek Rd.Pursue grant opportunities to construct. Cost estimate is to be determined until after right-of-way dedication is completed and feasibility study and preliminary concepts have been determined. Measure A will be used as local match to future grant(s).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	$ 40,000
Property Acquisition	
Construction Contracts	
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 40,000**
Annual O&M	





Review and Comments:
Total Project Cost Estimates include staff time only.

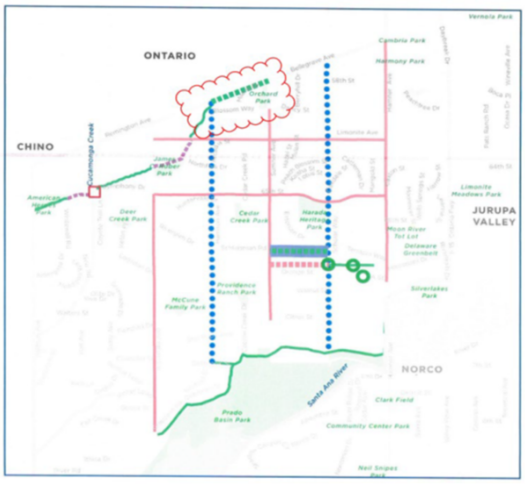
CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Orchard Park to American Heroes Park Trail			
Project Number:	92018			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Bellegrave Ave. from Orchard Park to American Heros				
Description of Improvements: Design and install trail along Bellegrave from Orchard Park to American Heros. Cost estimate is to be determined until the right-of-way acquisition process is completed and feasibility study and preliminary concepts have been determined. City will pursue grant opportunities. General fund is to be used for preliminary feasibility studies. Measure A will be used as local match to future grant(s).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 100,000
Property Acquisition	
Construction Contracts	
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 100,000**
Annual O&M	

Review and Comments:
Total Project Cost Estimates include staff time only.



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Roadway Vision			
Project Number:	92014			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Conceptual design of trails and/or linear parks within the existing City roadways where there are more than sufficient space to provide safe drive lanes and dedicated space for people to bike and walk. This project includes landscape architectural trail design on all major arterials and collectors. This project will recommence after City completes the design of Improvement of Trail Network Connectivity (Project #92012), Schleisman Trail (Project# 93027), Alternate Drainage Water Quality (Project #93031) and General Plan (Project #94008) to define the City's vision and goal of trails and/or linear parks.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	15,000
Property Acquisition		
Construction Contracts		
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**15,000**
Annual O&M		



Review and Comments:
Total Project Cost Estimates include staff time only.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Signal Battery Backup Systems			
Project Number:	92011			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Eastvale has approximately 77 traffic signals throughout the City, 56 solely maintained by the City and 21 shared by other jurisdictions. Each Battery cell cost roughly about $250, and depending on the type of the battery backup system, some intersections use 4 battiers, and some use 6 batteries. A complete new system is approximately $7,000. A backup system for signals greatly improve traffic safety during power outages. This is an ongoing project.				
Justification or Significance of Improvement : A backup system for signals greatly improve traffic safety during power outages.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.		
Property Acquisition		
Construction Contracts	$	25,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**25,000**
Annual O&M		



Review and Comments:
This is an annual project.

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

CITY OF EASTVALE
12363 LIMONITE AVE
MIRA LOMA, California 91752

Account Number:	5209843
Ad Order Number:	0011738725
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	06/08/2025
Total Amount:	$286.70
Payment Amount:	$0.00
Amount Due:	$286.70
Notice ID:	0Gw8gyHqBufRA6j7pUCH
Invoice Text:	CITY OF EASTVALE PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR THE ADOPTION OF A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2025/2026-2029/2030 NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on Wednesday, June 18, 2025 , at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider the Adoption of a Five-Year Capital Improvement Plan for Fiscal Years 2025/2026-2029/2030. PROJECT DESCRIPTION: The Capital Improvement Plan (CIP) is a planning document used by the City to identify capital improvement needs and to coordinate funding and timing of those needs based on City Council's direction and anticipated funding availability. The CIP includes projects that have been identified as funded, and partially funded for Fiscal Years (FYs) 2025/2026 through 2029/2030 as well as projects anticipated through the build-out of the City. ENVIRONMENTAL: Adoption of the resolution is an administrative activity and is exempt from the California Environmental Quality Act (CEQA) because it will not result in direct or indirect physical changes in the environment. Any California Environmental Quality Act (CEQA) requirements will be determined on a project-by-project basis prior to final approval and construction of each project. Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Yurhi Choi, at ychoi@eastvaleca.gov . For the comments to be presented to the Planning

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
pe.com
The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

CITY OF EASTVALE
12363 LIMONITE AVE , STE 910
MIRA LOMA, California 91752

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011738725

FILE NO. 0011738725

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/08/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: June 8, 2025.
At: Riverside, California

Christine Gonzalez
Signature

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR THE ADOPTION OF A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2025/2026-2029/2030

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, June 18, 2025** , at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **the Adoption of a Five-Year Capital Improvement Plan for Fiscal Years 2025/2026-2029/2030.**

PROJECT DESCRIPTION: The Capital Improvement Plan (CIP) is a planning document used by the City to identify capital improvement needs and to coordinate funding and timing of those needs based on City Council's direction and anticipated funding availability. The CIP includes projects that have been identified as funded, and partially funded for Fiscal Years (FYs) 2025/2026 through 2029/2030 as well as projects anticipated through the build-out of the City.

ENVIRONMENTAL: Adoption of the resolution is an administrative activity and is exempt from the California Environmental Quality Act (CEQA) because it will not result in direct or indirect physical changes in the environment. Any California Environmental Quality Act (CEQA) requirements will be determined on a project-by-project basis prior to final approval and construction of each project.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Yurhi Choi, at ychoi@eastvaleca.gov . **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Public Works Department no later than Wednesday, June 18, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Yurhi Choi at (951) 703-4461 or ychoi@eastvaleca.gov .
The Press-Enterprise
Published: 6/8/25

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.3
June 18, 2025

PLN25-20025 –Major Development Review and Variance request for Johnny Carino's and Famous Dave's Cobranded Restaurant

Prepared By:

Steven D. Fowler, Planning Technician

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and
2. Approve Major Development Review PLN25-20025 to allow for the partial façade update of an existing building; and
3. Approve Variance PLN25-20025 for the deviation of the Eastvale Gateway North Sign Program to allow two (2) tenant wall signs along the south façade of the existing restaurant (dba Johnny Carino's) where one (1) sign is permitted per the approved sign program, subject to conditions of approval.

Summary

The applicant, Mira Loma JC LLC, is requesting a major development review to update the east and partial south elevations of an existing restaurant (dba Johnny Carino's). These improvements involve new red and white paint to the exterior, patio cover, a new entrance, and new concrete pad to accommodate cobranding of the existing restaurant (currently dba Johnny Carino's) to add Famous Dave's within the existing space The applicant has also requested a variance from The Eastvale Gateway North Sign Program to allow for a total of two (2) tenant wall signs where a maximum of

one (1) exterior wall sign is permitted per building frontage. Therefore, the applicant has submitted PLN25-20025 for the Planning Commission's review and consideration of all requests.

Background

On January 13, 2004, the Riverside County Planning Commission approved the 50 acre commercial center located west of the I-15 freeway, east of Hamner Avenue, south of Bellegrave Avenue, and north of 68th Street. Today this area is known as Eastvale Gateway Shopping Center.
On July 24, 2007, the County of Riverside issued final approval for a newly constructed 6,885 square foot restaurant (dba Johnny Carino's) within the Eastvale Gateway North Shopping Center.

The applicant has expressed that both restaurant chains (Johnny Carino's and Famous Dave's) are under the same parent company. The company's new business model incorporates Famous Dave's within the same space to offer Eastvale residence a one-of-a-kind way to bring both restaurant options. In order to create this unique experience the applicant is proposing improvements to distinguish the two restaurants by adding modifying the existing façade by adding new paint, an secondary entrance, and adding the new identification signage.

Location
The project site is located within the I-15 Corridor Specific Plan (Specific Plan) addressed as 12447 Limonite Avenue (APN: 160-030-075). Within the I-15 Corridor Specific plan the property is designated as General Commercial (C-1/C-P). Surrounding land uses include Commercial Retail to the north, south, east, and west all within the I-15 Corridor Specific Plan.

Analysis

Major Development Review
The proposed project has been reviewed for compliance with the applicable development standards and required findings for a Major Development Review as set forth in Section 120.02.010 (C)(5) of the Zoning Code. The required findings are detailed in **Attachment 3 – Draft Resolutions**.

Design and Architecture
The existing building is situated towards the southern end of the parcel with its main frontage oriented towards Limonite Avenue. The current architecture facade is a Tuscan Villa which incorporates stone, arches, anodized glass with wooden shutter, and a varying roof line with terracotta tiles. The project proposes to incorporate Farmhouse design elements while still maintaining the Tuscan-style stone to compliment the overall building. The addition of red and white paint, concrete pad, patio cover, and an additional entrance door for the proposed additional restaurant (dba Famous Dave's) along the south and western elevations. This allows for the distinction of two separate restaurants under one building along with the requested variance to the signage.

The proposed elevations (**Development plans**) of the existing restaurant (Johnny Carino's) with the addition of Famous Dave's show architectural details of stone veneer along the wainscoting and prominent edges and columns, varying colored stucco, anodized glass windows, varying rooflines, and contrasting earth tone colors. Staff is supportive of the proposed elevations and believes the proposed building is consistent with then I-15 Corridor Specific Plan and City's adopted Design Guidelines.

Variance

The table below outlines the sign standards identified in the Sign Program for the Eastvale Gateway North:

Tenant Wall Signs		
Building Type	**Maximum Number Permitted**	**Maximum Area**
Pad Tenant	One (1) sign per Front, Back & Side elevation	10% Front of Building Area 5% of Side & Back of Building Area

Pursuant to Eastvale Gateway North Sign Program (summarized above), building pad tenants are entitled to a total of four (4) tenant walls signs with one (1) sign facing the public-right-of-way and three (3) signs facing the interior facades of the building. The applicant, however, is requesting to deviate from this standard to provide an additional tenant wall sign on the south building elevation to accommodate the proposed second tenant (dba Famous Dave's) as seen in **Attachment 1 Development Plans and Sign Proposal**.

As proposed, exterior building signage would consist of:

Elevation	**Signage**	**Maximum Sign Area**	**Proposed Area**	**Meets Standard**
Front (South) – A	"Johnny Carino's" sign = 1 sign "Famous Dave's" Sign =1 sign	200 sf	"Johnny Carino's" sign ≈47 sf "Famous Dave's" Sign ≈ 90 sf	Yes
Left (West) – D	"Famous Dave's" sign = 1 sign	90 sf	Famous Dave's" sign ≈ 37 sf	Yes
Right (East) – B	"Johnny Carino's" sign = 1 sign	90 sf	"Johnny Carino's" sign ≈ 37 sf	Yes
Rear (North) – C	"Johnny Carino's" sign = 1 sign	100 sf	"Johnny Carino's" sign ≈ 40 sf	Yes

Per Section 120.02.040 of the Eastvale Zoning Code, variances from the terms of the Zoning Code or in this case, Sign Program and Specific Plan, shall be granted only when there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, or when the strict application of the requirements of the Zoning Code deprive the property owner of privileges enjoyed by other property owners in the vicinity who are under the same zoning classification. Section 120.02.040 further states that any variance granted shall be subject to such conditions as will ensure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and also, that any variance granted does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing that parcel of property.

Findings

In order to substantiate the circumstances described above the Planning Commission must make all of the following findings of fact as described below:

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of this title deprives such property of privileges enjoyed by other properties in the vicinity and under identical land use zoning district classifications.
2. Granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use zoning district in which such property is located.
3. Granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.
4. Granting the variance is consistent with the objectives of the general plan and zoning code.
5. If the project as approved with the variance is located within the Chino Airport influence area, the approved variance is consistent with the most recently adopted version of the airport land use compatibility plan.

Justification

According to the applicant's signage proposal package (**Attachment 1**) additional wall signage is necessary because of the following factors: the building's corner location and Johnny Carino's and Famous Dave's business operation. The project site is situated at the northeast corner of Limonite Avenue and Eastvale Gateway with the rear and eastern elevation facing interior access drives and the western elevation facing Eastvale Gateway's interior access road for the shopping center. With motorists accessing the project site from Limonite Avenue, Eastvale Gateway, and an internal access drives, brand visibility and brand distinction along the rear, right, and left elevation is warranted. Additionally, the front elevation faces Limonite Avenue, which would be the most prominent elevation for brand identification from within Eastvale Gateway, thus a sign is critical on the front elevation of both businesses. Finally, Johnny Carino's and Famous Dave's business operation includes a separate but combined experience for each from a specific door along the front elevation. Similar to a multitenant building, having individual identification signage to direct customers to the appropriate door is fundamental to this aspect of their operation. For these reasons, the applicant is requesting a variance for an additional (1) tenant wall sign.

It is staff's determination, that the requested variance to the Eastvale Gateway North sign program to allow for an additional (1) tenant wall sign where the maximum of two (2) tenant wall signs on the frontage for the existing sit-down restaurant (Johnny Carino's) meets the five (5) required findings. The granting of the variance would not constitute a special privilege, nor would it adversely affect the interest of the public. Further there are special circumstances applicable to the subject property and the request is consistent with the General Plan and the Chino Airport Land Use Compatibility Plan. In general, granting the variance would allow the applicant to provide the same brand visibility enjoyed by the other existing commercial pad tenants. The required findings are described in detail and found in **Attachment 2 – Draft Resolution (Variance)**.

Public Hearing Notification and Comment

The requested Major Development Review and Variance requires a notice of public hearing to be published in a local newspaper and mailed to property owners, tenants and residents within a 600-foot radius of the project site at least 10 days prior to the hearing (**Attachment 6**). A notice of public hearing was published in the Press Enterprise on June 8, 2025, and mailed to property owners, commercial tenants and residents on June 5, 2025, for the Planning Commission meeting of June 18,

2025. A map illustrating the properties that received notification is included as **Attachment 7** to this staff report.

Environmental

According to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), an action at an existing facility, such as receiving a permit, is considered a Class 1 exemption if the action involves negligible or no expansion of an existing or former use. The proposed variance would increase the allowable quantity of tenant wall signage . The major development review will allow for brand identification and façade improvements for the two businesses operating within one existing structure. The major development review of paint, concrete pad, a new entrance door would not constitute as significant impacts to the existing building. The proposed variance does not result in significant physical changes to the existing structure or environment because the variance would not increase the building size nor change the interior or exterior design of the building beyond what has been previously approved. Therefore, the proposed Major Development Review and Variance qualifies for a Class 1 exemption (Section 15301) and no further environmental review is required.

Strategic Plan Action - Priority Level: 1 | Target #: B | Goal #: A

Attract and retain business

Fiscal Impact

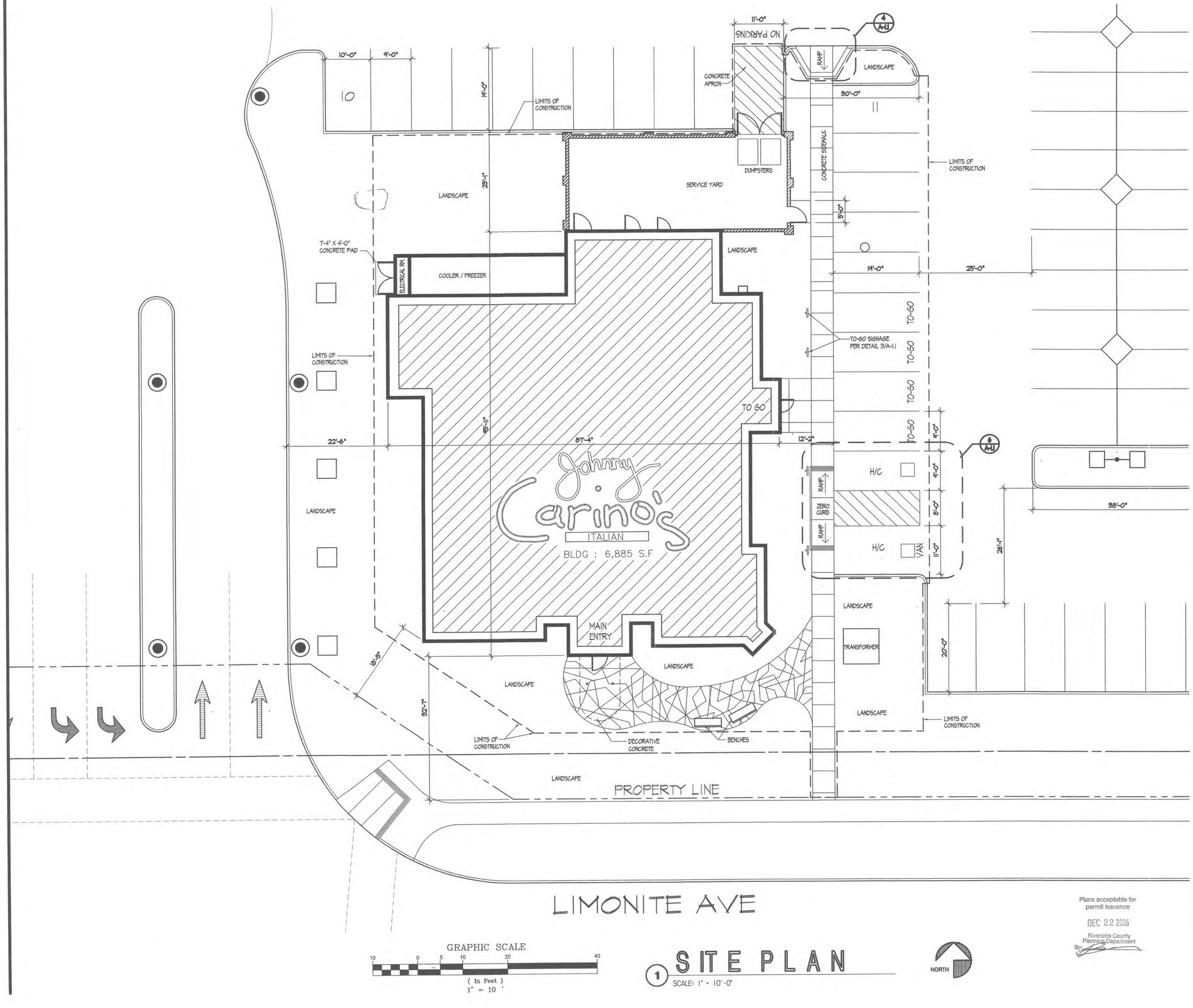
Processing of the proposed application will have little to no fiscal impact on the City as the project is funded by the applicant.

Prior City Council/Commission Action

No prior action has been taken on this item.

Attachment(s)

Attachment 1 - Development Plans and Sign Proposal
Attachment 2 - Draft Variance Resolution
Attachment 3 - Draft Major Development Review Resolution
Attachment 4 - Draft Conditions of Approval DR
Attachment 5 - Draft Conditions of Approval VAR
Attachment 6 - Notice of Public Hearing
Attachment 7 - 600-foot Radius Map



GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)

1" = 10 '

1 SITE PLAN

SCALE: 1" = 10'-0"

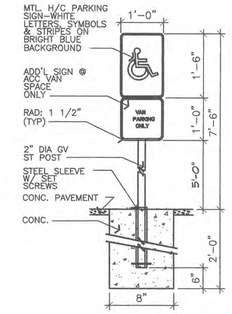
NORTH

Plans acceptable for permit issuance

DEC 22 2006

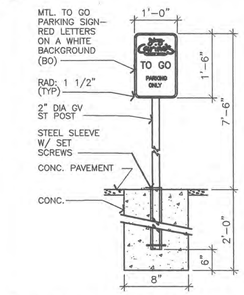
Riverside County Planning Department

By:



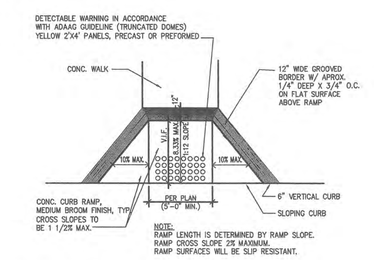
2 ACCESSIBLE PARKING SPACE SIGN

N.T.S.



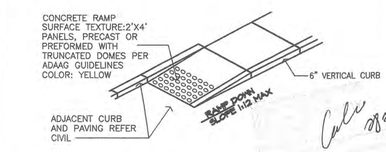
3 TO-GO PARKING SPACE SIGN

N.T.S.



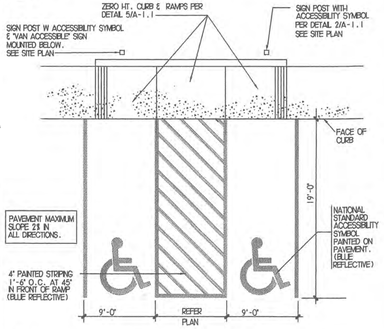
4 ACESSIBLE RAMP

N.T.S.



5 ACESSIBLE RAMP W/ ZERO CURB

N.T.S.



6 ACESSIBLE PARKING

N.T.S.

TARLOS & ASSOCIATES
ARCHITECTS - ENGINEERS
A.I.A. - A.R.A.
17802 MITCHELL NORTH IRVINE, CA. 92614
FAX (949) 250-1676
(949) 250-4117

LICENSED ARCHITECT JOHN R. TARLOS No. C-11613 REN: 8/30/07 STATE OF CALIFORNIA

Johnny Carino's ITALIAN

REVISION

DATE	JOB NO
11-02-05	656.025
SCALE	DRAWN BY
1"=10'-0"	JP

DRAWING NO.

A-1.1

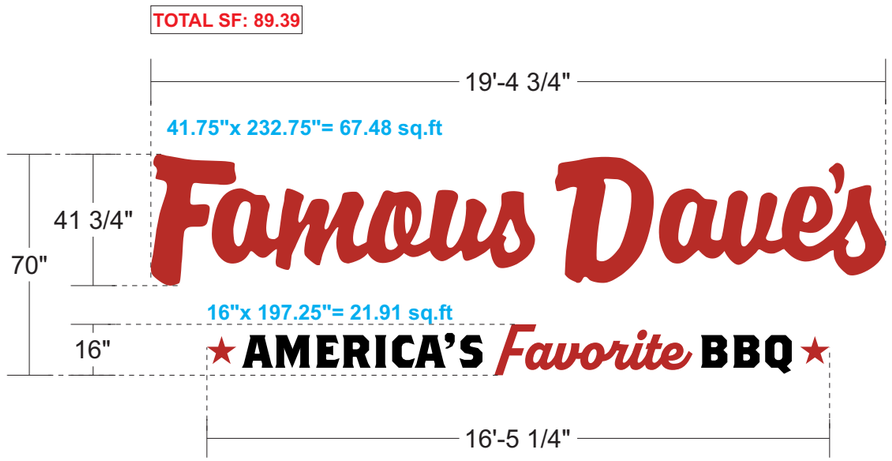
JCM.AU

SITE PLAN

LIMONITE AVENUE
EASTVALE GATEWAY
MIRA LOMA, CA.

ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT.

SIGN TABLE							
	ID	ELEVATION	EXISTING/NEW	DESCRIPTION/ SIGN COPY	QTY	AREA	ILLUM: Y/N
WALL SIGN	A	South Elevation	New Sign	LED Illum. Pan Channel Letters	1	89.39 SF	YES
	A2	South Elevation	Existing Sign	Existing Sign (Johnny Carino's)	1	47.5 SF	YES
	B	West Elevation	New Sign	New painted sign black & red on to the wall	1	37.85 SF	N/A
Total					3	Total SF: 174.74	





End View

Sign A:
LED Illum. Pan Channel Letters
Scale: 1/4" = 1'-0" **(Total SF 89.39)**

Famous Dave's, Stars & Favorite:
Red #2793 acrylic letter faces w/ 5" deep red returns with
1" trimcap painted to red. ul approved LED illumination

America's & BBQ:
White acrylic letter faces w/ black day/night perforated vinyl overlay
5" deep black returns with 1" trimcap painted to black.
ul approved LED illumination

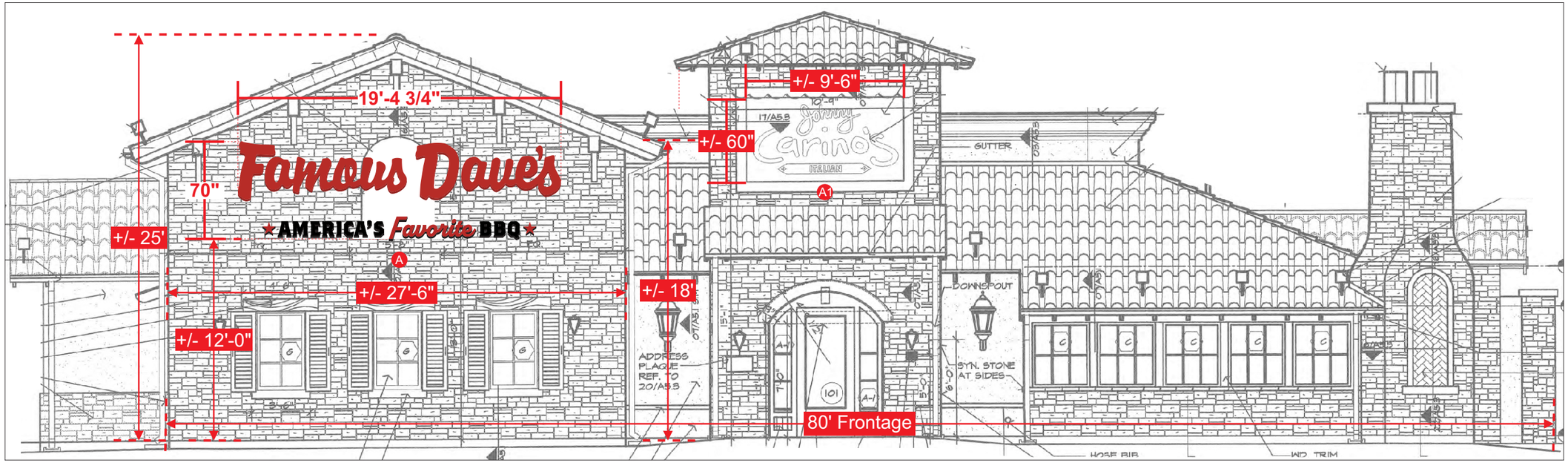
Note: Artwork needs to be verified

Red #2793

Black



NIGHT VIEW *(illuminated)*



South Elevation (Front View)

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: JCFD
CONTACT:
DATE: 04-24-25
PROJECT LOCATION:
JCFD, 2447 LIMONITE AVE
EASTVALE, CA 91752

SALESPERSON: ROBBY CAIN
DRAWN BY: IDV
PAGE 1 OF 4

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

FILE

REVISIONS:
04-25-25 IDV
04-28-25 IDV
04-29-25 IDV
05-02-25 IDV
05-29-25 IDV

SCALE: NOTED

FILE NAME: JCFD Eastvale, CA

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

one box above MUST be checked prior to any mfg.

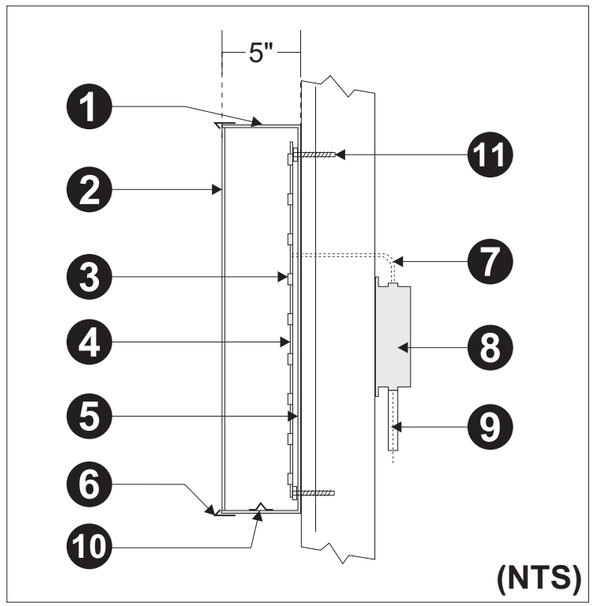
SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage, Any other voltage at job site that requires additional install trips will be an extra chu
Copyright 2000 USS United Sign Systems This artwork/design is sole peoperty of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Syst

Sign A: Pan Channel Letters Construction Detail

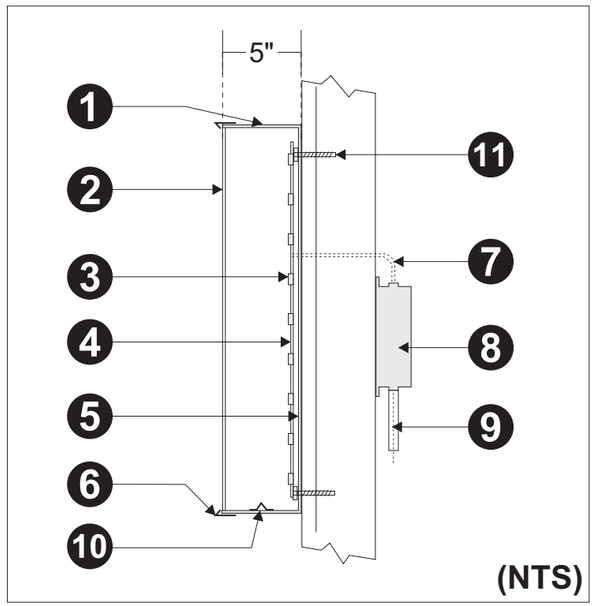
ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT.



Pan Channel Letter Construction Detail

Specification: Pan Channel Letters
Famous Dave's, Stars & Favorite

1. 5" Deep x 0.040" aluminum returns painted red
2. 3/16" Red 2793 acrylic face - (No vinyl overlay)
3. White LED's (Illumination)
4. Electrical wires
5. Pre-finished white aluminum backs fastened to returns
6. 1" Red trimcap bonded to face
7. Primary electrical feed
8. 12V Power Supplies within UL enclosure
9. 120V to Bldg
10. 1/4" Drain holes at bottom of letter cans w/ light baffles
11. Mounting Hardware to suit



Pan Channel Letter Construction Detail

Specification: Pan Channel Letters
America's & BBQ

1. 5" Deep x 0.040" aluminum returns painted black
2. 3/16" white acrylic face w/ black day/ night perforated vinyl overlay
3. White LED's (Illumination)
4. Electrical wires
5. Pre-finished white aluminum backs fastened to returns
6. 1" Black trimcap bonded to face
7. Primary electrical feed
8. 12V Power Supplies within UL enclosure
9. 120V to Bldg
10. 1/4" Drain holes at bottom of letter cans w/ light baffles
11. Mounting Hardware to suit

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: JCFD
CONTACT:
DATE: 04-24-25
PROJECT LOCATION:
JCFD, 2447 LIMONITE AVE
EASTVALE, CA 91752

SALESPERSON: ROBBY CAIN
DRAWN BY: IDV
PAGE 2 OF 4

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

FILE

REVISIONS:
04-25-25 IDV
05-02-25 IDV
00-00-00
00-00-00
00-00-00

SCALE:
NOTED

FILE NAME:
JCFD
Eastvale, CA

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

one box above
MUST be checked
prior to any mfg.

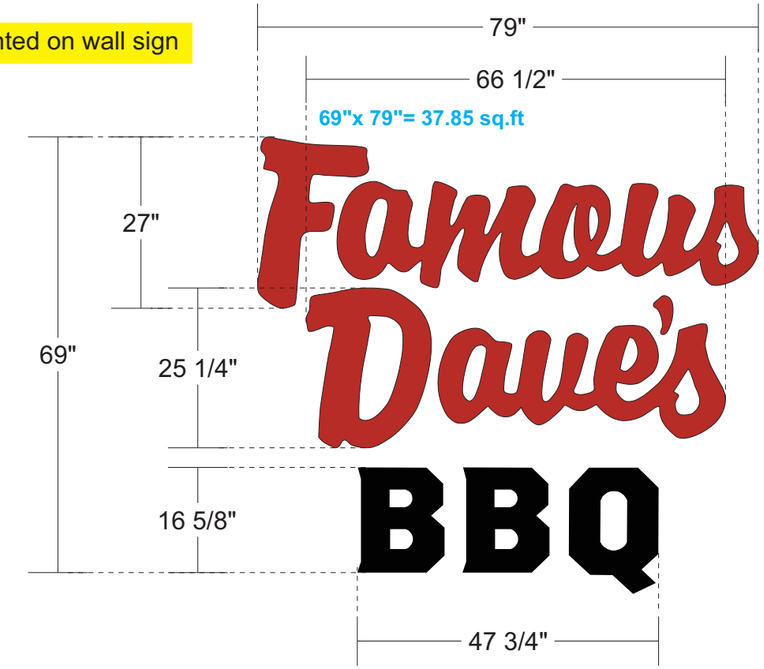
SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage, Any other voltage at job site that requires additional install trips will be an extra ch
Copyright 2000 USS United Sign Systems This artwork/design is sole peoperty of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Syst

ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT.

Painted on wall sign



SIGN TABLE							
	ID	ELEVATION	EXISTING/NEW	DESCRIPTION/ SIGN COPY	QTY	AREA	ILLUM: Y/N
WALL SIGN	A	South Elevation	New Sign	LED Illum. Pan Channel Letters	1	89.39 SF	YES
	A2	South Elevation	Existing Sign	Existing Sign (Johnny Carino's)	1	47.5 SF	YES
	B	West Elevation	New Sign	New painted sign black & red on to the wall	1	37.85 SF	N/A
Total					3	Total SF: 174.74	

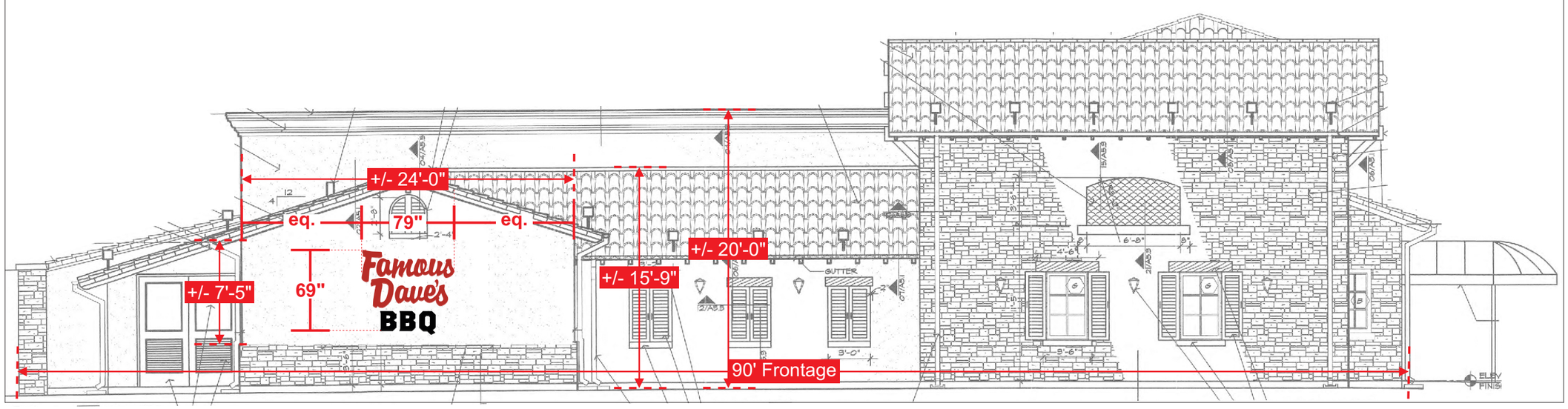
Sign B:
New Painted Sign
Scale: 1/2" = 1'-0" **(SQ.FT. 37.85)**

Copy:
New sign painted black and red #2793 on to the wall

Note: 1. Dimensionneeds to be verified
2. Artwork needs to be verified

Red #2793

Black



West Elevation (Side View)

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: JCFD
CONTACT:
DATE: 04-24-25
PROJECT LOCATION:
JCFD, 2447 LIMONITE AVE
EASTVALE, CA 91752

SALESPERSON: ROBBY CAIN
DRAWN BY: IDV
PAGE 3 OF 4

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

FILE

REVISIONS:
04-25-25 IDV
04-28-25 IDV
05-29-25 IDV
00-00-00
00-00-00

SCALE:
NOTED

FILE NAME:
JCFD
Eastvale, CA

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

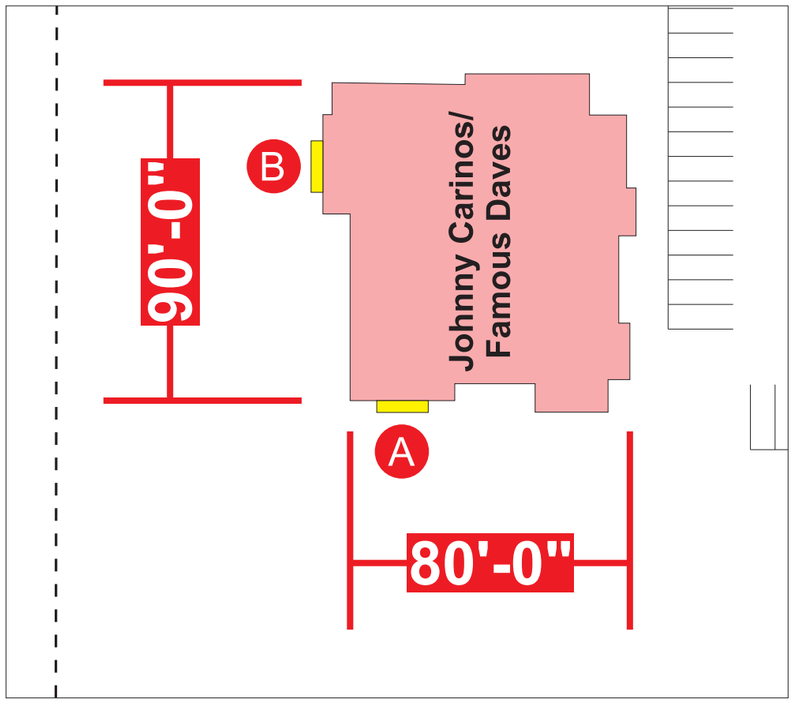
one box above MUST be checked prior to any mfg.

SPECIFICATIONS

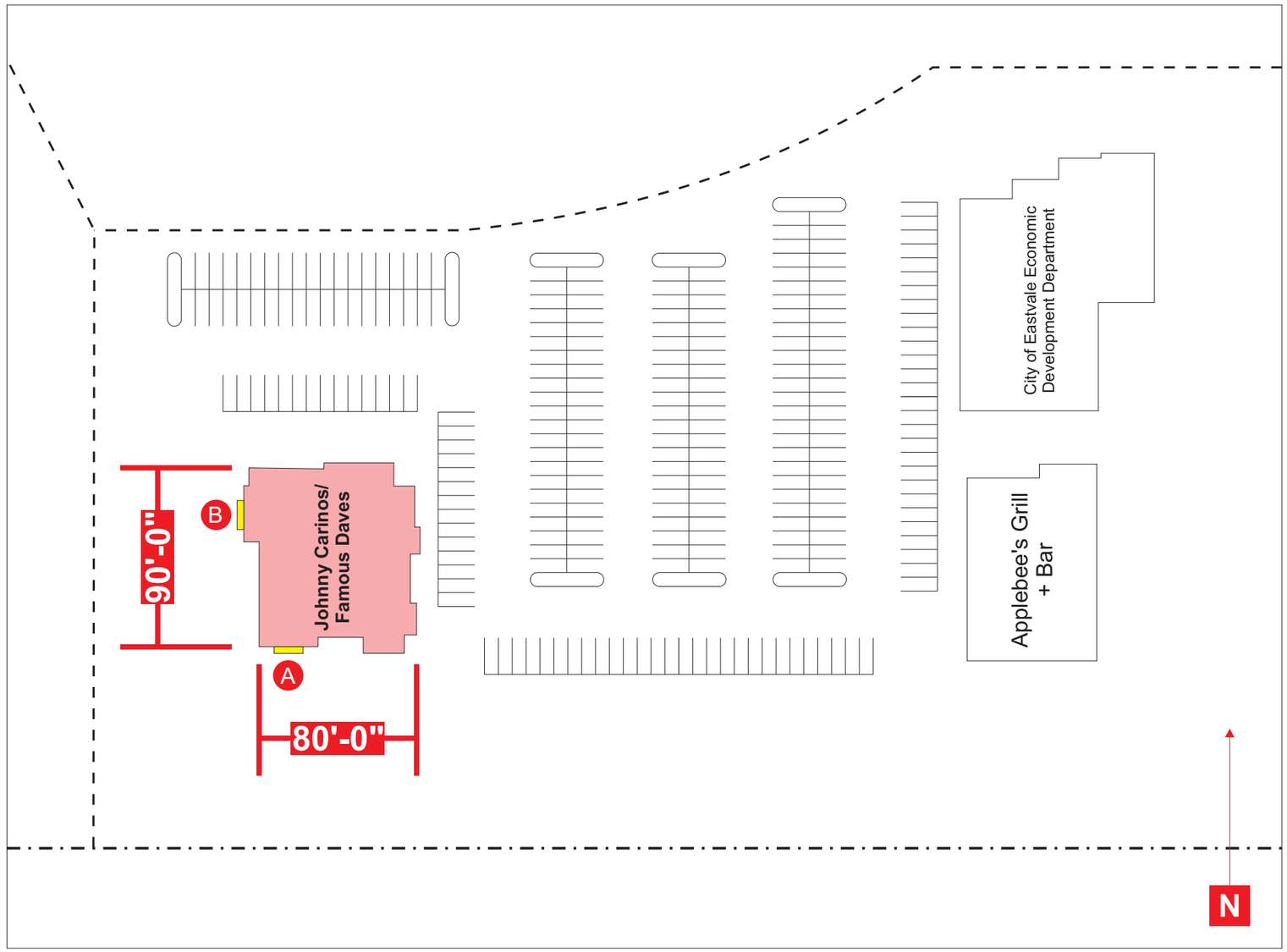
See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage, Any other voltage at job site that requires additional install trips will be an extra ch
Copyright 2000 USS United Sign Systems This artwork/design is sole peoperty of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Syst

ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT.



Plot View
Scale: NTS



Line Map
Scale: NTS

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: JCFD
CONTACT:
DATE: 04-24-25
PROJECT LOCATION:
JCFD, 2447 LIMONITE AVE
EASTVALE, CA 91752

SALESPERSON: ROBBY CAIN
DRAWN BY: IDV
PAGE 4 OF 4

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

FILE

REVISIONS:
04-28-25 IDV
05-02-25 IDV
05-06-25 IDV
00-00-00
00-00-00

SCALE:
NOTED

FILE NAME:
JCFD
Eastvale, CA

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage, Any other voltage at job site that requires additional install trips will be an extra ch
Copyright 2000 USS United Sign Systems This artwork/design is sole peoperty of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Syst


LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY DATE 4/16/25
Two, 12' tall Cypress Trees
Famous Dave's
AMERICA'S Favorite BBQ
Carino's
*Signage under separate submittal to comply with Master Sign Program



LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25

*Signage under separate submittal to comply with Master Sign Program



*Signage under separate submittal to comply with Master Sign Program



LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25

*Signage under separate submittal to comply with Master Sign Program



*Signage under separate submittal to comply with Master Sign Program

LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25



*Signage under separate submittal to comply with Master Sign Program

LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25



*Signage under separate submittal to comply with Master Sign Program

LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY DATE 4/16/25



*Signage under separate submittal to comply with Master Sign Program

LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25



*Signage under separate submittal to comply with Master Sign Program

LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25



*Signage under separate submittal to comply with Master Sign Program

LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION

REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL

BY _____ DATE 4/16/25



LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION

REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL

BY _____ DATE 4/16/25

*Signage under separate submittal to comply with Master Sign Program



LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25



*Signage under separate submittal to comply with Master Sign Program

LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25



LEWIS RETAIL CENTERS
COMMERCIAL CONSTRUCTION
REVIEWED AND APPROVED
AS NOTED/SUBJECT TO CITY APPROVAL
BY _____ DATE 4/16/25

*Signage under separate submittal to comply with Master Sign Program

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING VARIANCE PLN25-20025 TO THE EASTVALE GATEWAY NORTH SIGN PROGRAM TO ALLOW FOR THE INSTALLATION OF AN ADDITIONAL TENANT WALL SIGNS FOR AN EXISTING RESTAURANT (DBA JOHNNY CARINO'S) LOCATED WITHIN EASTVALE GATEWAY CENTER; ASSESSOR'S PARCEL NUMBER: 160-030-075.

WHEREAS, Variance PLN25-20025 is requested by Mira Loma JC LLC, to the Eastvale Gateway North Sign Program to allow for the installation of two (2) tenant wall signs on the southern elevation of an existing restaurant (dba Johnny Carino's),_where a maximum of one (1) exterior tenant wall sign is permitted per building frontage, to accommodate cobranding with a new Famous Dave's restaurant within the I-15 Corridor Specific Plan ; and

WHEREAS, Variance PLN25-20025 qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 as the proposed variance would not result in physical changes to an existing structure or environment; and

WHEREAS, on June 8, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Variance PLN25-20025 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on June 18, 2025. In addition, on June 5, 2025, a public hearing notice was mailed to each property owner and commercial tenant within a 600-foot radius of the project site, indicating time, date, and place of the public hearing for Variance PLN25-20025; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on June 18, 2025, at which public testimony was received concerning Variance PLN25-20025, and at which time the Planning Commission considered the proposed request and recommended approval of Variance PLN25-20025; and

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

SECTION 1. ENVIRONMENTAL FINDINGS

Pursuant to CEQA, within the meaning of Public Resources Code Sections 21080(e) and 21082.2 within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding: The proposed project is exempt from further environmental review requirements.

Evidence: The California Environmental Quality Act (Section 2100, et. Seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of

discretionary projects. A "project", under CEQA is defined as "the whole of an action which has a potential for resulting in either a direct physical change in environment." The proposed project is a project under CEQA. However, the requested Variance (VAR) would not result in a direct or reasonably foreseeable physical change in the environment and as a result, the proposed Variance qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301.

SECTION 2. VARIANCE FINDINGS

The criteria and required findings for a variance are outlined in Section 120.02.040. – Variances of the Eastvale Municipal Code. The Planning Commission may approve a variance, with or without conditions, only after first making specific findings. The required findings and an analysis of the merits of the variance application are listed below:

Finding 1: There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of this title deprives such property of privileges enjoyed by other properties in the vicinity and under identical land use zoning district classifications.

Evidence: Given the limitations of the property in terms of its location (southeast corner of Limonite Avenue and Eastvale Gateway) and the unique cobranding concept, the ability for the business to properly advertise both businesses is impacted by a strict adherence to the Sign Program. Famous Dave's will be replacing an existing Johnny Carion's sign on the east elevation at the Limonite Avenue and Eastvale Gateway intersection with existing, mature, intervening landscaping that may block the potential identification of the restaurant. Only allowing one (1) sign on a side elevation that does not allow for proper identification of two (2) separate businesses under one (1) roof. A secondary tenant sign will be added to the southern elevation, which is the main frontage visible from Limonite Avenue and where business identification would be most beneficial to increase exposure and sales for the community. The strict application of the Eastvale Gateway North Sign Program would unduly burden the property's advertising privileges relative to other properties that are not.

Finding 2: Granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use zoning district in which such property is located.

Evidence: Granting the variance provides relief from the strict interpretation of the Sign Program limiting each pad tenant to one (1) wall sign per frontage on the property, in that other properties in the Eastvale Gateway Center in I-15 Corridor Specific Plan are not combining two (2)identical businesses within the same building with limited sign area and do not present a hardship. Unlike other properties in the Eastvale Gateway Center, the subject property, due to its use as a single pad tenant allowing only one identification sign per frontage creates a difficultly to advertise to its full potential than other lots in the Specific Plan

that are not situated on corner lots. The requested variance is intended to facilitate signage of the subject property in a manner consistent with other lots in the Specific Plan that are not burdened with such constraint. Furthermore, the total combined area of the two signs does not exceed that allowed for a singular sign within the Sign Program.

Finding 3: Granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

Evidence: Granting the variance would allow the applicant to install one (1) additional tenant wall signs on an existing commercial retail building restaurant (dba Johnny Carino's) at the Eastvale Gateway Center. Since Conditions of Approval to meet the height, size, and setback requirements of the Eastvale Gateway North Sign Program and I-15 Corridor Specific Plan are included, granting the variance will not have an adverse impact on the interests of the public, residents, or property owners in the vicinity.

Finding 4: Granting the variance is consistent with the objectives of the Eastvale General Plan.

Evidence: Eastvale is a well-planned city which balances growth demands with resources and infrastructure to facilitate high-quality development. The proposed signs and partial façade updates are consistent with GOAL LU-1 of the General Plan and Eastvale Gateway North Sign Program because the signs and structure will meet the height, size and setback requirements of the specific plan.

Finding 5: If the project as approved with the variance is located within the Chino Airport influence area, the approved variance is consistent with the most recently adopted version of the airport land use compatibility plan.

Evidence: The project has been reviewed for consistency with the Airport Land Use Compatibility Plan and has been determined to be outside the Chino Airport Influence Area.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Finding: The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP).

Finding: The project, installation of tenant wall signs, will be conducted on an existing building. The project will not involve any new construction or development of vacant or unimproved land. It is therefore not subject to the Multiple Species Habitat Conservation Plan.

SECTION 4. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 to 3 above, the Planning Commission of the City of Eastvale hereby approves Major Development Review and Variance PLN25-20025 to update partial façade on the south and west elevations and under the Eastvale Gateway North Sign Program to allow for the installation of two (2) tenant wall signs on the southern elevation, where a maximum of one (1) exterior tenant wall sign is permitted per building frontage, to accommodate cobranding of an existing restaurant (dba Johnny Carino's) to include Famous Dave's.

PASSED, APPROVED AND ADOPTED this 18th day of June 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jessica Cooper, MMC
Senior Management Analyst

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING MAJOR DEVELOPMENT REVIEW PLN25-20025 TO UPDATE THE FACEDE OF AN EXSISTING 6,885 SQUARE-FOOT RESTAURANT (DBA JOHNNY CARION'S) BUILDING LOCATED AT THE NORTHEAST CORNER OF LIMONITE AVENUE AND EASTVALE GATEWAY WITHIN EASTVALE GATEWAY CENTER; ASSESSOR'S PARCEL NUMBER: 160-030-075.

WHEREAS, Major Development Review PLN25-20025 is requested by the applicant, Mira Loma JC LLC, to update the southern and eastern façade of an existing restaurant (dba Johnny Carino' s), of the Eastvale Gateway North Center; and

WHEREAS, Major Development Review PLN25-20025 qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 as the proposed variance would not result in physical changes to an existing structure or environment; and

WHEREAS, on June 8, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Major Development Review PLN25-20025 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on June 18, 2025. In addition, on June 5, 2025, a public hearing notice was mailed to each property owner and commercial tenant within a 600-foot radius of the project site, indicating time, date, and place of the public hearing for Major Development Review PLN25-20025.

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on June 18, 2025, at which public testimony was received concerning Major Development Review PLN25-20025, and at which time the Planning Commission considered the proposed request and recommended approval of Major Development Review PLN25-20025.

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

SECTION 1. ENVIRONMENTAL FINDINGS:

Pursuant to CEQA, within the meaning of Public Resources Code Sections 21080(e) and 21082.2 within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding: The proposed project is exempt from further environmental review requirements.

Evidence: The California Environmental Quality Act (Section 2100, et. Seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of

discretionary projects. A "project", under CEQA is defined as "the whole of an action which has a potential for resulting in either a direct physical change in environment." The proposed project is a project under CEQA. However, the requested façade changes to the existing building would not result in a direct or reasonably foreseeable physical change in the environment and as a result, the proposed Major Development Review qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301.

SECTION 2. MAJOR DEVELOPMENT REVIEW FINDINGS

The criteria and required findings for a Major Development Review are outlined in Section 120.02.010 "Development Review." The Planning Commission may approve a Major Development Review, with or without conditions, only after first making specific findings. The required findings and an analysis of the merits of the Major Development Review application are listed below:

Finding 1: The proposed project is consistent with the objectives of the general plan, and complies with applicable zoning regulations, specific plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the city.

Evidence: The General Plan land use designation of the proposed site is Commercial Retail (CR). The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and visitor-oriented commercial uses. The existing commercial retail would remain consistent with the surrounding area and is consistent with the General Plan designation and Zoning.

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

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and has been designed to satisfy the General Plan design policies. The project has been designed with high-quality mix of materials, a semi-farmhouse and Tuscany villa architecture, and landscaping further complementing the anchor Eastvale Gateway North Shopping Center previously approved. Additionally, the project has been designed to meet the requirements and development standards of the Eastvale Zoning Code and Specific Plan.

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

character of buildings on adjoining and nearby properties.

Evidence: The architectural theme of the proposed cobranded restaurants is compatible with the current design of the proposed retail center. These standards focus on high quality design and articulation to provide visual interest and variety (both vertically and horizontally). The building includes stone veneer, wood siding, colored and scored stucco, and wooden awnings as examples of the variation of materials designed to complement the exterior plaster and building finishes. The variance proposal of the second tenant identification sign will complement the overall shopping center aesthetic and guide Eastvale residence to the proper restaurant. Thus, the proposed design is consistent with the Eastvale Zoning Code and the General Plan.

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

Evidence: The proposed project will not include sidewalks and pedestrian and bicycle connections that would create conflicts with motorized vehicles.

Finding 5: If the project is located within the Chino Airport influence area, the proposed project is consistent with the most recently adopted version of the airport land use compatibility plan.

Evidence: The project has been reviewed for consistency with the Airport Land Use Compatibility Plan and has been determined to be outside the Airport Influence Area.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Finding: The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP).

Evidence: The project will not involve any new construction or development of vacant or unimproved land. It is therefore not subject to the Multiple Species Habitat Conservation Plan.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 4. DETERMINATION

Based upon the findings outlined in Sections 1 to 3 above, the Planning Commission of the City of Eastvale hereby approves Major Development Review PLN25-20025 to update the existing façade of an existing 6,885 square-foot restaurant (dba Johnny Carino's) and site improvements, subject to conditions of approval.

PASSED, APPROVED AND ADOPTED this 18th day of June 2025.

_____
Josh Lee
Chairman

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of June 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN25-20025 – Major Development Review to allow for an update to the eastern and southern façade of an existing commercial pad building (dba. Johnny Carino's and Famous Dave's); Eastvale Gateway Center North
Assessor's Parcel Number: 160-030-075
Planning Commission Date: June 18, 2025

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

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Major Development Review.	Ongoing	Planning Divisions	
Major Development Review				
4.	The approval of Major Development Review PLN25-20025 is for the updates along the eastern and southern façade within the I-15 Corridor Specific Plan. Any future modification to the building, approved by the Planning Commission, as determined by the Community Development Director, shall be subject to review and approval of a new Major Development Review request by the Planning Commission.	Ongoing	Planning Division	
5.	Development shall occur substantially as shown on the plans approved by the Planning Commission and on file in the Community Development Department.	Ongoing	Planning Division	
6.	The applicant shall comply with all provisions of the I-15 Corridor Specific Plan, including height, size, and setback requirements.	Ongoing	Planning Division and	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
			Code Enforcement	
7.	All construction shall comply with the most recently adopted City and State building codes: • 2022 California Building Code • 2022 California Residential Code • 2022 California Electrical Code • 2022 California Mechanical Code • 2022 California Plumbing Code • 2022 California Fire Code • 2022 California Green Code	Before Permit Issuance	Building Division	
8.	Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704.	Before Permit Issuance	Building Division	
9.	Should any sign be removed, the applicant shall ensure to patch all holes, paint surfaces to match existing color, and restore all surfaces to the original condition, to the satisfaction of the Community Development Director.	Before Permit Issuance	Building Division	
10.	The Title Sheet of the plans shall include: • Occupancy Group • Occupant Load • Description of use • Type of Construction • Height of Building • Floor area of building(s) and/or occupancy group(s)	Before Permit Issuance	Building Division	
11.	Dimensioned building setbacks, property lines, street centerlines, and between buildings or other	Before Permit Issuance	Building Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	structures shall be designed on the plot plan.			
12.	The plot plan must show all property lines and easements, and a statement stating that such lines and easements are shown is required.	Before Permit Issuance	Building Division	
13.	The project design will conform to energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption, such as flow restrictors for toilets, low-consumption light fixtures, and insulation. It shall also use drought landscaping to the extent feasible.	Before Permit Issuance	Building Division	
14.	Per the Business and Professions Code, a design professional will be required to prepare plans for proposed improvements at the time of construction drawings.	Before Permit Issuance	Building Division	
15.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.	Before Permit Issuance	Building Division	
16.	Restaurants and commercial kitchens shall have a grease trap or interceptor sized as required by the Jurupa Community Services District.	Before Permit Issuance	Building Division/ Jurupa Community Service District	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
17.	Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1	Before Permit Issuance	Fire Department	

General Compliance Items/Requirements and Information

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

Developer and applicant are used interchangeably below.

1. The location is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).

2. The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.

3. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building and Safety Division at 951-361-0900.)

4. The applicant may request modifications or revisions to the approved Variance as outlined in the Eastvale Zoning Code.

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN25-20025 – Variance to install a one (1) additional tenant wall sign for an existing commercial pad building (dba. Johnny Carino's and Famous Dave's); Eastvale Gateway Center North
Assessor's Parcel Number: 160-030-075
Planning Commission Date: June 18, 2025

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

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Variance.	Ongoing	Planning Divisions	
Variance				
4.	The approval of Variance PLN25-20025 is for the installation of one (1) additional tenant wall sign along the southern façade within the Eastvale Gateway North Sign Program and I-15 Corridor Specific Plan. Any future modification to the number of signs, approved by the Planning Commission, as determined by the Community Development Director, shall be subject to review and approval of a new variance request by the Planning Commission.	Ongoing	Planning Division	
5.	Development shall occur substantially as shown on the plans approved by the Planning Commission and on file in the Community Development Department.	Ongoing	Planning Division	
6.	The applicant shall comply with all provisions of the Eastvale Gateway North Sign Program and I-15 Corridor Specific Plan, including height, size, and setback requirements.	Ongoing	Planning Division and	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
			Code Enforcement	
7.	The applicant shall ensure the letterings and faces of the signs are maintained in newly looking conditions at all times. There shall be no peeling, cracking, breaking, or fading of colors at any time to the satisfaction of the Community Development Director.	Ongoing	Planning Division	
8.	Illumination shall be maintained in working conditions at all times to the satisfaction of the Community Development Director	Ongoing	Planning Division	
9.	Should any sign be removed, the applicant shall ensure to patch all holes, paint surfaces to match existing color, and restore all surfaces to the original condition, to the satisfaction of the Community Development Director.	Ongoing	Planning Division	
10.	A business using a nationally or regionally registered trademark or logo may use the letters and/or normally associated with that business identification, subject to the final determination of the Community Development Director.	Ongoing	Planning Division	

General Compliance Items/Requirements and Information

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

Developer and applicant are used interchangeably below.

1. The location is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).

2. The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.

3. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building and Safety Division at 951-361-0900.)

4. The applicant may request modifications or revisions to the approved Variance as outlined in the Eastvale Zoning Code.

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR PROJECT NO. PLN25-20025 FOR A MAJOR DEVELOPMENT REVIEW, AND VARIANCE PERMIT (DBA JOHNNY CARINOS AND FAMOUS DAVES)

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, June 18, 2025**, at 6:00 p.m. at Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752, to consider Project **No. PLN25-20025** for the remodel of an existing restaurant façade (dba. Johnny Carinos) to allow a secondary tenant (dba Famous Dave's) an additional tenant sign.

PROJECT DESCRIPTION: The proposed project includes the following entitlements:

1. **Major Development Review** for the partial façade update of an existing building; and
2. **Variance** for the deviation of the Eastvale Gateway North Sign Program to allow one (1) additional tenant wall sign along the south façade of the existing restaurant (dba Johnny Carinos).

PROJECT LOCATION: The project site is addressed as 12447 Limonite Avenue, located at the northeast corner of Limonite Avenue and Eastvale Gateway (Assessor's Parcel Number 160-030-075). The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities, an action at an existing facility, such as receiving a permit, is considered a Class 1 exemption if the action involves negligible or no expansion of an existing or former use. The proposed variance and development review would not result in physical changes to the existing design of the building beyond what has previously been approved. Therefore, the proposed variance and development review qualifies for a Class 1 exemption (Section 15301) no additional environmental review is required for the proposed project.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Steven D. Fowler at sfowler@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Department no later than Wednesday, June 18, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Steven D. Fowler at (951) 703-4463 or sfowler@eastvaleca.gov .

TRA 027-038

LIMONITE AVE

HAMNER AVE

1" = 200'

PAR 1 (01) 1.26 AC NET

PAR 9 (09) 11.04 AC NET

POR PAR 1 (33) 9.99 AC M/L

PAR 8 (67) 6.93 AC NT

PAR 9 (68) 1.61 AC NT

PAR 10 (69) 7.31 AC NT

PAR 11 (77) 2.96 AC ML

POR PAR 2 (12)

POR PAR 2 (20) 1.82 AC M/L

PAR 3 (21)

POR PAR 4 (18) 4.88 AC ML

POR PAR 5 (19) 2.52 AC ML

TRA 099-012

POR PAR 7 (22) 1.45 AC ML

PAR 1 (65) 3.01 AC NT

PAR 4 4.02 AC NT (71)

POR PAR 7 (74) 5.96 AC M/L

PAR 6 1.02 AC NT

PAR 3 1.14 AC NT 235.40

PAR 5 (72)

POR PAR 7 1.45 AC M/L (76) 340.39

POR PAR 6 (50)

POR PAR 6 EX (55) 2.67 AC M/L

PAR 2 (66)

PAR 1 (75)

PAR 5 (73)

PAR 2 (24) 4.41 AC NT

PAR 1 (01) 1.77 AC NT 2.42 AC GR

PAR 2 (02) 1.19 AC NT 1.33 AC GR

PAR 3 (17) 1.25 AC ML

PAR 4 (13)

PAR 5 (18)

PAR 6 (06) 1.05 AC GR

POR PAR 8

POR PAR 9 (33)

POR PAR 10 (31)

POR PAR 8 POR PAR 9 POR PAR 10

(34) 4.40 AC ML

(04) 18.61 AC ML

(02)

152/65

152/64

PM 205/1 PM 209/59 PM 229/70 PM 231/96 PM 235/88

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.4
June 18, 2025

PLN25-20092 – Vesting Tentative Tract Map 39264 and Major Development Review for Cherry Tree Residential Development

Prepared By:

Allen Lim, Senior Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 20222080090);
2. Approve Vesting Tentative Tract Map No. 39264 to subdivide 6.17 acres into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots (A through F) for private streets and common area purposes, subject to conditions of approval; and
3. Approve the Major Development Review for the master building architecture and site planning for the 39 single-family residential homes (with future proposed attached and detached accessory dwelling units) with proposed landscaping, parking areas and site amenities, subject to conditions of approval.

Summary

The applicant, BCT Dev Acquisition Co., LLC is requesting approval of Vesting Tentative Tract Map (VTTM) No. 39264 to subdivide three (3) existing residential lots totaling 6.21 gross acres (6.17 net acres), located at 7657 Selby Avenue and 7681 Selby Avenue, into 39 single family residential lots,

one (1) recreation center lot, five (5) lots for open space and private street purposes, as well as the master site planning and architecture of the 39 single-family residential homes. For informational and illustrative purposes only, the project site will include the design and architecture of 38 attached and 38 detached accessory dwelling units (ADUs), which are subject to ministerial approval and should not be considered as part of the discretionary process for project PLN24-20092. Pursuant to state law, for the purposes of calculating allowable density, an accessory dwelling unit cannot be counted as a unit.

Additionally, the developer has submitted an application that is subject to the provisions of the Housing Accountability Act (HAA), which mandates the city to allow up to the maximum density permitted by the General Plan land use designation for the subject site.

Background

Location

The 6.17 net acre project site is located on three (3) existing residential lots addressed at 7657 Selby Avenue and 7681 Selby Avenue, at the northwest corner of Selby Avenue and Redwood Valley Road. The project Is bound by residential to the north, a vacant lot to the south, Mountain View Park to the East, and residential and a vacant lot to the west.

Housing Accountability Act (HAA)

The applicant is proposing the subject development pursuant to the Housing Accountability Act (HAA) pursuant to Government Code Section 65589.5. The HAA established the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards. The HAA was originally enacted in 1982 to address local opposition to growth and change. The HAA was intended to overcome widespread community opposition to housing and the lack of certainty developers experienced by limiting local governments' ability to deny, make infeasible, or reduce the density of housing development projects.

The applicant is proposing the subject development pursuant to California Senate Bill 330 (SB 330), known as the Housing Crisis Act of 2019, referred to as or "the HCA" (**Attachment 1**). The HCA was signed into law by Governor Newson on October 9, 2019, and became effective January 1, 2020. The senate bill amended Government Code Section 65941.1 with the broad goals of facilitating increased production of new residential units, protecting existing units, and providing for an expedited review and approval process for housing development projects through submittal of a "preliminary application." On January 1, 2022, the HCA was extended until January 1, 2030, with the pass of Senate Bill 8.

Among other stipulations, SB 330/HCA requires the following for applicable housing development projects:

- New, non-objective development standards established after January 1, 2020, cannot be imposed or enforced.
- Applicable housing development projects must receive a decision in no more than five (5) public hearings, whether the item is being heard by the Planning Commission or City Council and including any appeals.
- Prohibits any moratorium, project or action that would result in a net downzoning, limit the

number of permits to be issued or otherwise reduce housing or limit overall population.

The application is being submitted pursuant to SB 330/the HCA, and as such, the proposed development site will not be required to be rezoned, if found consistent with the General Plan land use designation, maximum density, and objective General Plan standards for the property. Moreover, the development is required to comply with the objective Zoning Code standards applicable to the property, but only to the extent that they facilitate the development at the density allowed by the General Plan. Although the project site is currently zoned *A-1 Light Agriculture*, City Staff has identified the *R-3 General Residential* zoning designation as the most closely consistent zone with the existing General Plan land use designation for the purpose of establishing development standards for the project (per HAA).

Analysis

General Plan Consistency

The subject property is classified under the land use designation of Chandler Policy Area in the 2040 Eastvale General Plan. The Chandler Policy Area encourages a broader mix of low intensity uses, that are compatible with the rural character of the area. The businesses could have housing or offices above them in the same building, or in a separate building nearby. An important aspect of development in the Chandler Area will be to respect and support the continuation of the existing agricultural and residential uses. Under the General Plan, a specific plan will guide how new residential and non-residential development can occur sensitively and in a way that creates a unique place in the City. Until a specific plan is adopted for the policy area, new residential development will be limited to a density range between 5.0 and 8.0 units to the acre.

This classification allows up to a maximum of eight (8) dwelling units per acre or a base density of 50 total dwelling units for the project site (8 du/ac x 6.17 ac ≈ 49.36 du). Additionally, the project has incorporated the concurrently proposed ADU's (38 attached and 38 detached for a total of 76 ADUs) in the site planning and elevations for illustrative purposes only. It is important to note that per California Government Code § 65852.2, ADU's are not counted towards the allowable density under the General Plan. As such, the project with the proposed density of 6.32 du/ac, is consistent with the General Plan land use designation of the *Chandler Policy Area*.

Zoning Code Compliance

The subject property is zoned *A-1 Light Agriculture*. This designation is intended as an area for large lot single-family residential units with minimum lots sizes of 20,000 square feet.

As proposed, VTTM 39264 does not conform to the development standards in the *A-1* zone in that the 39 proposed residential parcels and one (1) recreational center parcel do not satisfy the minimum lot size of 20,000 square feet. The smallest lots comprising VTTM 39264 have minimum lot sizes of 3,458 square feet.

However, under the provisions of SB 330, a housing development cannot be required to rezone the property if it is consistent with the object General Plan standards for the property. As stated above, the proposed project complies with the standards of the General Plan. The proposed development also needs to comply with the objective development standards from the Eastvale Zoning Code applicable to the property, but only to the extent they facilitate the development at the density allowed by the General Plan.

Since the development standards of the *A-1* zone would preclude the development of the site at the density permitted by the General Plan, the applicant designed the community to reflect the development standards of the *R-3 General Residential* zone outlined in Table 3.2-2 of the Eastvale Zoning Code to the greatest extent feasible and is formally requesting waivers from the development standards the project cannot satisfy in order to maintain the by-right density of eight (8) dwelling units/acre. Although the proposed lots are unable to meet the majority of the development standards for the *R-3* zone, staff believes the project meets the intent of SB 330, as discussed later in this report.

Access and Circulation

Access to the tract is proposed via a single-entry driveway along Selby Avenue. The entry road (i.e., Lot "A") would extend 104 feet into the project site where it intersects a loop road providing vehicular access to all units within the project. The entry road would include decorative paving treatment, community identification signage, and landscaping at either side to create an attractive entry into the project site. A secondary emergency-only (material and design to match primary vehicle entry gate) access is provided directly north of the main entry way which also connects the project site to Selby Avenue. The applicant intends to maintain ownership of the proposed project and offer the homes as rental units. As such, all streets within the tract are proposed to be private and maintained by the applicant/owner. The streets are designed with a 26-foot paved section and varying sidewalk width of 4.5 feet to 5.5 feet. The Riverside County Fire Department has reviewed the proposed street design, Fire Master Plan, and Fire Ladder Access Plan to ensure adequate circulation and safety and is supportive of the proposed design. Lastly, the City Engineer has reviewed the proposed project access and on-site circulation and is supportive of the proposed design as well.

Grading and Drainage

Site elevation ranges from approximately 576 to 567 feet with drainage generally directed starting from the northeast to the southwest having a relatively flat to gentle sloping terrain. Regional water quality regulations require storage and treatment of stormwater on-site to the maximum extent feasible in order to reduce pollutant loads, prior to discharge downstream. The provided hydrology report confirms that stormwater runoff for the proposed site will be intercepted by proposed private inlets and will be conveyed by proposed private storm drain systems that will outlet to a proposed private infiltration facility near the southerly property line along the main entry drive within the site. After infiltration, the stormwater will then be conveyed to the proposed storm drain on Selby Avenue.

The Engineering Division has reviewed the proposed grading and drainage plan for the project and is supportive of the proposed design. Standard conditions of approval would require final grading and drainage plans and the final WQMP to be reviewed and approved by the City Engineer prior to issuance of a grading permit.

Noise

In general, construction activities on the project site would increase ambient noise levels in the vicinity on an intermittent but temporary basis. Noise levels during construction would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptors (i.e., neighboring residences, parks, and schools in the vicinity), and the presence or absence of barriers between the noise source and receptors. Staff notes that

construction-related noise is exempt from the City's noise control ordinance, provided that construction noise occurs between 6:00 a.m. and 6:00 p.m. June through September and between 7:00 a.m. and 6:00 p.m. October through May.

Public Infrastructure

Implementation of the proposed project will result in additional demand on existing public services, including demand for fire and police services. However, this increase in demand can be accommodated by existing service levels and therefore would be less than a significant impact. Additionally, the increase in demand to the utilities, i.e., water, gas, power, and sewer, can be accommodated by existing service levels as there is sufficient capacity to serve the project site under present conditions. Jurupa Valley Community Services District (JCSD) has provided a will-serve letter for the proposed project confirming availability of sufficient water supply to serve the project.

In addition, Riverside County Fire Department has reviewed the proposed site plan for fire/emergency access and did not identify any significant issues of concern that would require further submittals to Riverside County Fire Department subsequent to any approval of the project granted by the City. The Riverside County Fire Department has provided applicable standard conditions of approval, which staff has included in the attached conditions of approval.

Schools

The proposed project would not include significant or unplanned population growth as the proposed project is consistent with the General Plan. The project would be required to comply with SB 50 requirements, which allow school districts to collect impact fees from developers of new projects. According to Section 65997 of the California Government Code, payment of statutory fees is the exclusive method of mitigating environmental effects related to the adequacy of school facilities. Thus, upon payment of required fees by the applicant consistent with existing State requirements, impacts would be less than significant. Furthermore, Corona-Norco Unified School District has reviewed the subject project and has provided standard conditions of approval, which staff has included in the attached conditions of approval.

Parks and Recreation

In an effort to develop and maintain a comprehensive system of parks, recreation and natural open space lands that meet the active and passive recreation and open space needs of all residents and visitors, the Eastvale General Plan, specifically policy CO-2.4, requires new residential developments to dedicate land and/or payment of in lieu fees consistent with state law. As outlined in Section 130.02.020 of the Eastvale Municipal Code, applicants are required to provide three (3) acres of parkland per 1,000 residents within the subdivision. In the case of the subject project, the applicant is required to provide a minimum of 0.35 acres of land for public parks and recreational purposes. This is calculated by the number of dwelling units in the subdivision (39 residential units) x average number of persons per dwelling unit (2.98 persons per detached single family residential unit) x 0.003 (3 acres per 1,000 residents). As the proposed project will not offer any onsite public park and recreational facilities, the applicant will be required to remit necessary in-lieu fees as a condition of approval. In-lieu fees are calculated using the fair market value of the land ÷ 6.21 (project site acreage) x 0.35 acres (parks and recreation land dedication requirement). It is important to note, these calculations are subject to change with consideration of any additional units (i.e. Future ADUs) proposed on the project site. Prior to recording the Final VTTM, the applicant will be required to pay the required fees ensuring Eastvale's goal of a comprehensive system of parks, recreation, and

natural open space lands are available to all residents and visitors.

Major Development Review

In order to safeguard and enhance the appearance and quality of development in the City of Eastvale, Section 120.02.010 of the Eastvale Zoning Code requires Major Development Review approval for any new single-family subdivision development. This scope of review is outlined in the mentioned code section, and includes, but is not limited to exterior design, materials, textures, colors, as well as ensuring the proposed structures will be properly related to the site and to the surrounding area in order to prevent structures detrimental to the character of the neighborhood. The proposed project has been reviewed for compliance with the applicable development standards and required findings for a Major Development Review as set forth in Section 120.02.010(C)(5) of the Eastvale Zoning Code. The required findings are detailed in **Attachment 5 – Draft Resolution**.

Architecture and Treatments

As proposed, the 39 single-family homes and one (1) recreation facility are designed with quality urban design, architecture, and landscaping. For informational purposes, the project site will include the concurrent design and architecture of 38 attached and 38 detached accessory dwelling units, which are subject to ministerial approval and should not be considered as part of the discretionary review process for project PLN24-20092. Based on staff's review, the project is generally consistent with the Eastvale Design Guidelines.

Table 1: Plan Summary

Building Type	Square Footages	No. of Stories	No. of Bedrooms	No. of Bathrooms	Parking
Primary Residence	2,055 ft^2	3	4 bed	4	2 Garage
Attached ADU (Future)	995 ft^2	3	2 bed	2.5	1 Garage + 1 Driveway
Detached ADU (Future)	1,197 ft^2	2	3 bed	3	1 Garage + 1 Driveway

The following three (3) architectural styles are also proposed as part of the master architecture:

- Spanish (44 percent of units)
- Monterey (28 percent of units)
- Andalusian (28 percent of units)

Included in the development plans (**Attachment 5**) the applicant also proposes additional architectural details to include window shutters, window metal details, ornamental tiles, wood siding, pronounced windowsills and shelves, arch details, rafter tails, wooden corbels and posts, and metal awnings. The illustrative color elevations contained within the project plan set provide further details regarding these proposed options. In addition, enhanced architectural treatments will be provided on elevations that are visible from public views along Selby Avenue.

Site Planning

Staff reviewed the site plan for each of the lots under consideration as part of this Major Development Review. As noted above, the proposed development must comply with the objective zoning code standards applicable to the property, but only to the extent they facilitate the development at the density allowed by the General Plan.

In compliance with SB 330, the applicant designed the community to the *R-3 General Residential* development standards, to the greatest extent feasible. With the exception of the front yard setback and minimum lot dimension standards, all residential units meet the standards of the *R-3 General Residential* zone. As such, staff is supportive of the proposed site plan as it meets the requirements of SB 330.

Table 2: Compliance with *R-3 General Residential* Development Standards			
Standard	**Required**	**Proposed**	**Meets Standard**
Min. Lot Size	7,200 square feet	3,458 – 5,777 square feet	No
Min. Lot Width	60 feet	36 feet	No
Min. Lot Depth	100 feet	62 feet	No
Front Setback	20 feet	10 feet	No
Rear Setback	10 feet	10 feet	Yes
Side Yard Setback (Interior)	5 feet	5 feet	Yes
Side Yard Setback (Street Side)	5 feet	5 feet	Yes
Building Height	50 ft. maximum	40 feet	Yes
Off-Street Parking	2 covered spaces per unit	2 covered spaces per unit	Yes

Parking

As proposed, each dwelling unit would include two (2) garage spaces for a total of 78 garage spaces total for the primary dwelling units. Additionally, one (1) garage parking space and one (1) driveway parking space will be provided for each future proposed ADU. Pursuant to Section 120.05.060 of the Eastvale Zoning Code, the project would exceed the minimum parking requirement of 78 parking spaces. The project would provide a total of 90 parking spaces, which include 78 parking spaces within the proposed garages of the primary units and 12 traditional spaces (located along the internal drive aisles) for guest parking. As a matter of clarification as the site plan currently indicates a total of 14 traditional parking spaces, there will be a reduction of two (2) spaces to create “no parking” areas fronting the community mailboxes for the purpose of maintaining a clear area of the delivery of mail by the United States Postal Service (USPS) vehicles. In total, with anticipation of the proposed detached and attached ADU’s, the proposed parking supply would result in a surplus of 87 parking spaces.

To proactively address any neighborhood parking impacts that could result from the project, the conditions of approval for the development review include provision requirement the following parking management practices to be incorporated into the final, recorded CC&Rs, and shall be applicable throughout the life of the project:

- Requiring onsite parking permits for any parking in the surface guest parking spaces;
- Policies for maximum times vehicles may be parked in the surface guest spaces;
- Policies for towing unauthorized vehicles;

- Vehicles parked in unauthorized locations, such as fire lanes;
- vehicles parked in surface guest parking without a sticker, hangtag, or other identifiers;
- Vehicles parked longer than any maximum guest parking timeframes allowed;
- Policies prohibiting the parking, storage, or driving of commercial vehicle, RV, boat, trailer, ATV, golf cart, or similar vehicle on-site,
- Policies requiring all garages be used for the sole purpose of housing parked vehicles (i.e., not for storage purposes); and
- Policies authorizing routine garage inspections to ensure garages are available for vehicle parking.

Walls and Landscaping

The existing perimeter fencing around the applicant's property consists of a six (6) foot tall decorative metal fence and a six (6) foot tall split face block wall with the utilization of metal fabricated vehicular entry gate, EVA access gate, and pedestrian gate for site ingress and egress. Vinyl fencing is proposed in locations not visible to the public, to delineate property lines or provide private areas for the future use of the proposed ADU's within the side and rear yard areas. Section 120.05.030 Table 5.3-1 of the Eastvale Zoning Code establishes the height and development standards for fences, walls, and screens within residential zoning districts.

Landscape areas of the tract, as depicted in on the Schematic Landscape Plan, the project site will include a variety of shrubs and a mix of tree species such as but not limited to California Sycamore, Crape Myrtle, Magnolia, Olives, Oaks, Chinese Elm, Marina Strawberry, and Palo Verde. Per the City of Eastvale Residential Design Standards and Guidelines, each lot is required to plant a minimum of one (1) yard tree. The project proposes a mix of Magnolias, Western Redbud, and Crape Myrtle yard trees to satisfy this requirement.

Overall, staff believe that the proposed landscape and wall plans are satisfactory. They are consistent with other approved tract wall/landscape plans and will ensure aesthetic treatment of the tract common open spaces and other perimeter (publicly visible) portions of the tract, and will support a high-quality community design, similar to other development areas throughout the city. A final landscape plan will be reviewed during the building permit process to ensure that the details of the proposed landscape plan comply with the City landscape regulations.

Site Amenities

The project has been designed to include a recreation area located on Lot 40 of VTTM No. 39264. Amenities include a leasing area, lounge with restrooms, meeting room, fitness gym, outdoor showers, and a community pool accompanied by outdoor seating and shaded cabanas for resident use. Located within the common areas of the site also includes an open lawn, bike racks, bench seating.

Analysis Conclusion

The General Plan land us designation and zoning for the project site are inconsistent. The City has applied the *R-3 General Residential* zoning district standards to the project, which is the zoning district most consistent with the Chandler Policy Area general plan land use designation for the site, as is allowed by the HAA. This project deviates from the applicable general plan and zoning standards only as permitted by the HAA. Therefore, the project is deemed consistent with all applicable objective General Plan, zoning and subdivision standards and criteria. Furthermore, the project has been reviewed by all relevant departments.

Public Hearing Notification and Comment
The project requires a minimum 10-day public hearing notification period for property owners and tenants within a 600-foot radius of the project site. The public hearing notice was published in the Press Enterprise newspaper on June 8, 2025, for the Planning Commission meeting on June 18, 2025, and mailing notices were mailed on June 5, 2025. The Notice of Public Hearing and a map showing the properties that received notification are included as **Attachment 8** and **Attachment 10**. As of this writing, staff has not received any correspondence supporting or objecting to the proposed project.

Environmental

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project. A Section 15183 Exemption Report was prepared for the project and has been included as **Attachment 4** of this report.

Strategic Plan Action - Priority Level: N/A | Target #: B | Goal #: E

Diversify the housing stock with more options.

Fiscal Impact

Processing the proposed applications will have little to no fiscal impact on the City as the project is funded by the applicant.

Prior City Council/Commission Action

There is no prior City Council or Planning Commission action on the subject site.

Attachment(s)

Attachment 1: Housing Accountability Act
Attachment 2: VTTM No. 39264
Attachment 3: Development Plan
Attachment 4: Section 15183 Exemption Report
Attachment 5: Draft Resolution
Attachment 6: Draft Conditions of Approval (VTTM)
Attachment 7: Draft Conditions of Approval (DR)
Attachment 8: Public Hearing Notice
Attachment 9: Notice Affidavit
Attachment 10: 600' Radius Map
Attachment 11: Parking Assessment

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65589.5

65589.5. (a) (1) The Legislature finds and declares all of the following:

(A) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.

(B) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(C) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(D) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects.

(2) In enacting the amendments made to this section by the act adding this paragraph, the Legislature further finds and declares the following:

(A) California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

(B) While the causes of this crisis are multiple and complex, the absence of meaningful and effective policy reforms to significantly enhance the approval and supply of housing affordable to Californians of all income levels is a key factor.

(C) The crisis has grown so acute in California that supply, demand, and affordability fundamentals are characterized in the negative: underserved demands, constrained supply, and protracted unaffordability.

(D) According to reports and data, California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.

(E) California's overall home ownership rate is at its lowest level since the 1940s. The state ranks 49th out of the 50 states in home ownership rates as well as in the supply of housing per capita. Only one-half of California's households are able to afford the cost of housing in their local regions.

(F) Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians.

(G) The majority of California renters, more than 3,000,000 households, pay more than 30 percent of their income toward rent and nearly one-third, more than 1,500,000 households, pay more than 50 percent of their income toward rent.

(H) When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

(I) An additional consequence of the state's cumulative housing shortage is a significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences.

(J) California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted numerous statutes intended to significantly increase the approval, development, and affordability of housing for all income levels, including this section.

(K) The Legislature's intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters. That intent has not been fulfilled.

(L) It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

(3) It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) and paragraph (1) of subdivision (j), arise infrequently.

(4) It is the intent of the Legislature that the amendments removing provisions from subparagraphs (D) and (E) of paragraph (6) of subdivision (h) and adding those provisions to Sections 65589.5.1 and 65589.5.2 by Assembly Bill 1413 (2023), insofar as they are substantially the same as existing law, shall be considered restatements and continuations of existing law, and not new enactments.

(b) It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away

from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) For a housing development project for very low, low-, or moderate-income households, or an emergency shelter, a local agency shall not disapprove the housing development project or emergency shelter, or condition approval in a manner that renders the housing development project or emergency shelter infeasible, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation.

(B) The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code.

(3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction had adopted a revised housing element that was in substantial compliance with this article, and the housing development project or emergency shelter was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan.

(A) This paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed on a site, including a candidate site for rezoning, that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element if the housing development project is consistent with the density specified in the housing element, even though the housing development project was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation on the date the application was deemed complete.

(B) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(6) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have an adopted revised housing element that was in substantial compliance with this article and the housing development project is not a builder's remedy project.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the congestion management program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) (1) Except as provided in paragraphs (6) and (8) of this subdivision, and subdivision (o), nothing in this section shall be construed to prohibit a local agency

from requiring the housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development. Nothing in this section shall limit a project's eligibility for a density bonus, incentive, or concession, or waiver or reduction of development standards and parking ratios, pursuant to Section 65915.

(2) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the housing development project or emergency shelter.

(4) For purposes of this section, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.

(5) For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete shall not constitute a valid basis to disapprove or condition approval of the housing development project or emergency shelter.

(6) Notwithstanding paragraphs (1) to (5), inclusive, all of the following apply to a housing development project that is a builder's remedy project:

(A) A local agency may only require the project to comply with the objective, quantifiable, written development standards, conditions, and policies that would have applied to the project had it been proposed on a site with a general plan designation and zoning classification that allow the density and unit type proposed by the applicant. If the local agency has no general plan designation or zoning classification that would have allowed the density and unit type proposed by the applicant, the development proponent may identify any objective, quantifiable, written development standards, conditions, and policies associated with a different general plan designation or zoning classification within that jurisdiction, that facilitate the project's density and unit type, and those shall apply.

(B) (i) Except as authorized by paragraphs (1) to (4), inclusive, of subdivision (d), a local agency shall not apply any individual or combination of objective, quantifiable, written development standards, conditions, and policies to the project that do any of the following:

(I) Render the project infeasible.

(II) Preclude a project that meets the requirements allowed to be imposed by subparagraph (A), as modified by any density bonus, incentive, or concession, or waiver or reduction of development standards and parking ratios, pursuant to Section 65915, from being constructed as proposed by the applicant.

(ii) The local agency shall bear the burden of proof of complying with clause (i).

(C) (i) A project applicant that qualifies for a density bonus pursuant to Section 65915 shall receive two incentives or concessions in addition to those granted pursuant to paragraph (2) of subdivision (d) of Section 65915.

(ii) For a project seeking density bonuses, incentives, concessions, or any other benefits pursuant to Section 65915, and notwithstanding paragraph (6) of subdivision (o) of Section 65915, for purposes of this paragraph, maximum allowable residential density or base density means the density permitted for a builder's remedy project pursuant to subparagraph (C) of paragraph (11) of subdivision (h).

(iii) A local agency shall grant any density bonus pursuant to Section 65915 based on the number of units proposed and allowable pursuant to subparagraph (C) of paragraph (11) of subdivision (h).

(iv) A project that dedicates units to extremely low-income households pursuant to subclause (I) of clause (i) of subparagraph (C) of paragraph (3) of subdivision (h) shall be eligible for the same density bonus, incentives or concessions, and waivers or reductions of development standards as provided to a housing development project that dedicates three percentage points more units to very low income households pursuant to paragraph (2) of subdivision (f) of Section 65915.

(v) All units dedicated to extremely low-income, very low income, low-income, and moderate-income households pursuant to paragraph (11) of subdivision (h) shall be counted as affordable units in determining whether the applicant qualifies for a density bonus pursuant to Section 65915.

(D) (i) The project shall not be required to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval.

(ii) The project shall not be required to apply for, or receive, any approval or permit not generally required of a project of the same type and density proposed by the applicant.

(iii) Any project that complies with this paragraph shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose.

(E) A local agency shall not adopt or impose any requirement, process, practice, or procedure or undertake any course of conduct, including, but not limited to,

increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is a builder's remedy project.

(F) (i) A builder's remedy project shall be deemed to be in compliance with the residential density standards for the purposes of complying with subdivision (b) of Section 65912.123.

(ii) A builder's remedy project shall be deemed to be in compliance with the objective zoning standards, objective subdivision standards, and objective design review standards for the purposes of complying with paragraph (5) of subdivision (a) of Section 65913.4.

(G) (i) (I) If the local agency had a local affordable housing requirement, as defined in Section 65912.101, that on January 1, 2024, required a greater percentage of affordable units than required under subparagraph (A) of paragraph (11) of subdivision (h), or required an affordability level deeper than what is required under subparagraph (A) of paragraph (11) of subdivision (h), then, except as provided in subclauses (II) and (III), the local agency may require a housing development for mixed-income households to comply with an otherwise lawfully applicable local affordability percentage or affordability level. The local agency shall not require housing for mixed-income households to comply with any other aspect of the local affordable housing requirement.

(II) Notwithstanding subclause (I), the local affordable housing requirements shall not be applied to require housing for mixed-income households to dedicate more than 20 percent of the units to affordable units of any kind.

(III) Housing for mixed-income households that is required to dedicate 20 percent of the units to affordable units shall not be required to dedicate any of the affordable units at an income level deeper than lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(IV) A local agency may only require housing for mixed-income households to comply with the local percentage requirement or affordability level described in subclause (I) if it first makes written findings, supported by a preponderance of evidence, that compliance with the local percentage requirement or the affordability level, or both, would not render the housing development project infeasible. If a reasonable person could find compliance with either requirement, either alone or in combination, would render the project infeasible, the project shall not be required to comply with that requirement.

(ii) Affordable units in the development project shall have a comparable bedroom and bathroom count as the market rate units.

(iii) Each affordable unit dedicated pursuant to this subparagraph shall count toward satisfying a local affordable housing requirement. Each affordable unit dedicated pursuant to a local affordable housing requirement that meets the criteria established in this subparagraph shall count towards satisfying the requirements of this subparagraph. This is declaratory of existing law.

(7) (A) For a housing development project application that is deemed complete before January 1, 2025, the development proponent for the project may choose to be subject to the provisions of this section that were in place on the date the preliminary

application was submitted, or, if the project meets the definition of a builder's remedy project, it may choose to be subject to any or all of the provisions of this section applicable as of January 1, 2025.

(B) Notwithstanding subdivision (c) of Section 65941.1, for a housing development project deemed complete before January 1, 2025, the development proponent may choose to revise their application so that the project is a builder's remedy project, without being required to resubmit a preliminary application, even if the revision results in the number of residential units or square footage of construction changing by 20 percent or more.

(8) A housing development project proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, that is consistent with the density specified in the most recently updated and adopted housing element, and that is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation on the date the application was deemed complete, shall be subject to the provisions of subparagraphs (A), (B), and (D) of paragraph (6) and paragraph (9).

(9) For purposes of this subdivision, "objective, quantifiable, written development standards, conditions, and policies" means criteria that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal, including, but not limited to, any standard, ordinance, or policy described in paragraph (4) of subdivision (o). Nothing herein shall affect the obligation of the housing development project to comply with the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. In the event that applicable objective, quantifiable, written development standards, conditions, and policies are mutually inconsistent, a development shall be deemed consistent with the criteria that permits the density and unit type closest to that of the proposed project.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses that meet any of the following conditions:

(i) At least two-thirds of the new or converted square footage is designated for residential use.

(ii) At least 50 percent of the new or converted square footage is designated for residential use and the project meets both of the following:

(I) The project includes at least 500 net new residential units.

(II) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(iii) At least 50 percent of the net new or converted square footage is designated for residential use and the project meets all of the following:

(I) The project includes at least 500 net new residential units.

(II) The project involves the demolition or conversion of at least 100,000 square feet of nonresidential use.

(III) The project demolishes at least 50 percent of the existing nonresidential uses on the site.

(IV) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(C) Transitional housing or supportive housing.

(D) Farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.

(3) (A) "Housing for very low, low-, or moderate-income households" means housing for lower income households, mixed-income households, or moderate-income households.

(B) "Housing for lower income households" means a housing development project in which 100 percent of the units, excluding managers' units, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable cost, as defined by Section 50052.5 of the Health and Safety Code, or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

(C) (i) "Housing for mixed-income households" means any of the following:

(I) A housing development project in which at least 7 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to extremely low income households, as defined in Section 50106 of the Health and Safety Code.

(II) A housing development project in which at least 10 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to very low income households, as defined in Section 50105 of the Health and Safety Code.

(III) A housing development project in which at least 13 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(IV) A housing development project in which there are 10 or fewer total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915,

that is on a site that is smaller than one acre, and that is proposed for development at a minimum density of 10 units per acre.

(ii) All units dedicated to extremely low income, very low income, and low-income households pursuant to clause (i) shall meet both of the following:

(I) The units shall have an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The development proponent shall agree to, and the local agency shall ensure, the continued affordability of all affordable rental units included pursuant to this section for 55 years and all affordable ownership units included pursuant to this section for a period of 45 years.

(D) "Housing for moderate-income households" means a housing development project in which 100 percent of the units are sold or rented to moderate-income households, as defined in Section 50093 of the Health and Safety Code, at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code.

(5) Notwithstanding any other law, until January 1, 2030, "deemed complete" means that the applicant has submitted a preliminary application pursuant to Section 65941.1 or, if the applicant has not submitted a preliminary application, has submitted a complete application pursuant to Section 65943. The local agency shall bear the burden of proof in establishing that the application is not complete.

(6) "Disapprove the housing development project" includes any instance in which a local agency does any of the following:

(A) Votes or takes final administrative action on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building permit.

(B) Fails to comply with the time periods specified in subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(C) Fails to meet the time limits specified in Section 65913.3.

(D) Fails to cease a course of conduct undertaken for an improper purpose, such as to harass or to cause unnecessary delay or needless increases in the cost of the proposed housing development project, that effectively disapproves the proposed housing development without taking final administrative action if all of the following conditions are met:

(i) The project applicant provides written notice detailing the challenged conduct and why it constitutes disapproval to the local agency established under Section 65100.

(ii) Within five working days of receiving the applicant's written notice described in clause (i), the local agency shall post the notice on the local agency's internet

website, provide a copy of the notice to any person who has made a written request for notices pursuant to subdivision (f) of Section 21167 of the Public Resources Code, and file the notice with the county clerk of each county in which the project will be located. The county clerk shall post the notice and make it available for public inspection in the manner set forth in subdivision (c) of Section 21152 of the Public Resources Code.

(iii) The local agency shall consider all objections, comments, evidence, and concerns about the project or the applicant's written notice and shall not make a determination until at least 60 days after the applicant has given written notice to the local agency pursuant to clause (i).

(iv) Within 90 days of receipt of the applicant's written notice described in clause (i), the local agency shall issue a written statement that it will immediately cease the challenged conduct or issue written findings that comply with both of the following requirements:

(I) The findings articulate an objective basis for why the challenged course of conduct is necessary.

(II) The findings provide clear instructions on what the applicant must submit or supplement so that the local agency can make a final determination regarding the next necessary approval or set the date and time of the next hearing.

(v) (I) If a local agency continues the challenged course of conduct described in the applicant's written notice and fails to issue the written findings described in clause (iv), the local agency shall bear the burden of establishing that its course of conduct does not constitute a disapproval of the housing development project under this subparagraph in an action taken by the applicant.

(II) If an applicant challenges a local agency's course of conduct as a disapproval under this subparagraph, the local agency's written findings described in clause (iv) shall be incorporated into the administrative record and be deemed to be the final administrative action for purposes of adjudicating whether the local agency's course of conduct constitutes a disapproval of the housing development project under this subparagraph.

(vi) A local agency's action in furtherance of complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), including, but not limited to, imposing mitigating measures, shall not constitute project disapproval under this subparagraph.

(E) Fails to comply with Section 65905.5. For purposes of this subparagraph, a builder's remedy project shall be deemed to comply with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete.

(F) (i) Determines that an application for a housing development project is incomplete pursuant to subdivision (a) or (b) of Section 65943 and includes in the determination an item that is not required on the local agency's submittal requirement checklist. The local agency shall bear the burden of proof that the required item is listed on the submittal requirement checklist.

(ii) In a subsequent review of an application pursuant to Section 65943, requests the applicant provide new information that was not identified in the initial determination and upholds this determination in the final written determination on an appeal filed pursuant to subdivision (c) of Section 65943. The local agency shall bear the burden of proof that the required item was identified in the initial determination.

(iii) Determines that an application for a housing development project is incomplete pursuant to subdivision (a) or (b) of Section 65943, a reasonable person would conclude that the applicant has submitted all of the items required on the local agency's submittal requirement checklist, and the local agency upholds this determination in the final written determination on an appeal filed pursuant to subdivision (c) of Section 65943.

(iv) If a local agency determines that an application is incomplete under Section 65943 after two resubmittals of the application by the applicant, the local agency shall bear the burden of establishing that the determination is not an effective disapproval of a housing development project under this section.

(G) Violates subparagraph (D) or (E) of paragraph (6) of subdivision (f).

(H) Makes a written determination that a preliminary application described in subdivision (a) of Section 65941.1 has expired or that the applicant has otherwise lost its vested rights under the preliminary application for any reason other than those described in subdivisions (c) and (d) of Section 65941.1.

(I) (i) Fails to make a determination of whether the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), or commits an abuse of discretion, as defined in subdivision (b) of Section 65589.5.1 if all of the conditions in Section 65589.5.1 are satisfied.

(ii) This subparagraph shall become inoperative on January 1, 2031.

(J) (i) Fails to adopt a negative declaration or addendum for the project, to certify an environmental impact report for the project, or to approve another comparable environmental document, such as a sustainable communities environmental assessment pursuant to Section 21155.2 of the Public Resources Code, as required pursuant to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if all of the conditions in Section 65589.5.2 are satisfied.

(ii) This subparagraph shall become inoperative on January 1, 2031.

(7) (A) For purposes of this section and Sections 65589.5.1 and 65589.5.2, "lawful determination" means any final decision about whether to approve or disapprove a statutory or categorical exemption or a negative declaration, addendum, environmental impact report, or comparable environmental review document under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) that is not an abuse of discretion, as defined in subdivision (b) of Section 65589.5.1 or subdivision (b) of Section 65589.5.2.

(B) This paragraph shall become inoperative on January 1, 2031.

(8) "Lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing.

(9) Until January 1, 2030, "objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

(10) Notwithstanding any other law, until January 1, 2030, "determined to be complete" means that the applicant has submitted a complete application pursuant to Section 65943.

(11) "Builder's remedy project" means a project that meets all of the following criteria:

(A) The project is a housing development project that provides housing for very low, low-, or moderate-income households.

(B) On or after the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have a housing element that was in substantial compliance with this article.

(C) The project has a density such that the number of units, as calculated before the application of a density bonus pursuant to Section 65915, complies with all of the following conditions:

(i) The density does not exceed the greatest of the following densities:

(I) Fifty percent greater than the minimum density deemed appropriate to accommodate housing for that jurisdiction as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2.

(II) Three times the density allowed by the general plan, zoning ordinance, or state law, whichever is greater.

(III) The density that is consistent with the density specified in the housing element.

(ii) Notwithstanding clause (i), the greatest allowable density shall be 35 units per acre more than the amount allowable pursuant to clause (i), if any portion of the site is located within any of the following:

(I) One-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(II) A very low vehicle travel area, as defined in subdivision (h).

(III) A high or highest resource census tract, as identified by the latest edition of the "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(D) (i) On sites that have a minimum density requirement and are located within one-half mile of a commuter rail station or a heavy rail station, the density of the project shall not be less than the minimum density required on the site.

(I) For purposes of this subparagraph, "commuter rail" means a railway that is not a light rail, streetcar, trolley, or tramway and that is for urban passenger train service consisting of local short distance travel operating between a central city and adjacent suburb with service operated on a regular basis by or under contract with a transit operator for the purpose of transporting passengers within urbanized areas, or between urbanized areas and outlying areas, using either locomotive-hauled or self-propelled railroad passenger cars, with multitrip tickets and specific station-to-station fares.

(II) For purposes of this subparagraph, "heavy rail" means an electric railway with the capacity for a heavy volume of traffic using high speed and rapid acceleration passenger rail cars operating singly or in multicar trains on fixed rails, separate rights-of-way from which all other vehicular and foot traffic are excluded, and high platform loading.

(ii) On all other sites with a minimum density requirement, the density of the project shall not be less than the local agency's minimum density or one-half of the minimum density deemed appropriate to accommodate housing for that jurisdiction as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2, whichever is lower.

(E) The project site does not abut a site where more than one-third of the square footage on the site has been used, within the past three years, by a heavy industrial use, or a Title V industrial use, as those terms are defined in Section 65913.16.

(12) "Condition approval" includes imposing on the housing development project, or attempting to subject it to, development standards, conditions, or policies.

(13) "Unit type" means the form of ownership and the kind of residential unit, including, but not limited to, single-family detached, single-family attached, for-sale, rental, multifamily, townhouse, condominium, apartment, manufactured homes and mobilehomes, factory-built housing, and residential hotel.

(14) "Proposed by the applicant" means the plans and designs as submitted by the applicant, including, but not limited to, density, unit size, unit type, site plan, building massing, floor area ratio, amenity areas, open space, parking, and ancillary commercial uses.

(i) If any city, county, or city and county denies approval or imposes conditions, including design changes, lower density, or a reduction of the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the housing development project's application is complete, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of conditions on the development is the subject of a court action which challenges the denial or the imposition of conditions, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision (d), and that the findings are supported by a preponderance of the evidence in the record, and with the requirements of subdivision (o).

(j) (1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(2) (A) If the local agency considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in this subdivision, it shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.

(B) If the local agency fails to provide the required documentation pursuant to subparagraph (A), the housing development project shall be deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

(3) For purposes of this section, the receipt of a density bonus, incentive, concession, waiver, or reduction of development standards pursuant to Section 65915 shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

(k) (1) (A) (i) The applicant, a person who would be eligible to apply for residency in the housing development project or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, a court finds that any of the following are met, the court shall issue an order pursuant to clause (ii):

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2030.

(IV) The local agency violated a provision of this section applicable to a builder's remedy project.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within a time period not to exceed 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, provided, however, that the court shall not award attorney's fees in either of the following instances:

(I) The court finds, under extraordinary circumstances, that awarding fees would not further the purposes of this section.

(II) (ia) In a case concerning a disapproval within the meaning of subparagraph (I) or (J) of paragraph (6) of subdivision (h), the court finds that the local agency acted in good faith and had reasonable cause to disapprove the housing development project due to the existence of a controlling question of law about the application of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or implementing guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

(ib) This subclause shall become inoperative on January 1, 2031.

(B) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within the time period prescribed

by the court, the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Trust Fund. The fine shall be in a minimum amount of ten thousand dollars ($10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of the fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Trust Fund for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(D) Nothing in this section shall limit the court's inherent authority to make any other orders to compel the immediate enforcement of any writ brought under this section, including the imposition of fees and other sanctions set forth under Section 1097 of the Code of Civil Procedure.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(*l*) If the court finds that the local agency (1) acted in bad faith when it violated this section and (2) failed to carry out the court's order or judgment within the time period prescribed by the court, the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. If a court has previously found that the local agency violated this section within the same planning period, the court shall multiply the fines by an additional factor for each previous violation. For purposes of this section, "bad faith" includes, but is not limited to, an action or inaction that is frivolous, pretextual, intended to cause unnecessary delay, or entirely without merit.

(m) (1) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(2) (A) A disapproval within the meaning of subparagraph (I) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within the time period set forth in paragraph (5) of subdivision (a) of Section 65589.5.1 after the applicant's timely written notice.

(B) This paragraph shall become inoperative on January 1, 2031.

(3) (A) A disapproval within the meaning of subparagraph (J) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within 90 days of the applicant's timely written notice.

(B) This paragraph shall become inoperative on January 1, 2031.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of

preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years, or three and one-half years for an affordable housing project, following the date that the project received final approval. For purposes of this subparagraph:

(i) "Affordable housing project" means a housing development that satisfies both of the following requirements:

(I) Units within the development are subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing, or the first purchaser of each unit participates in an equity sharing agreement as described in subparagraph (C) of paragraph (2) of subdivision (c) of Section 65915.

(II) All of the units within the development, excluding managers' units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(ii) "Final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(I) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(II) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, including any other locally authorized program that offers additional density or other development bonuses when affordable housing is provided. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) (A) This subdivision shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030.

(B) This subdivision shall become inoperative on January 1, 2034.

(p) (1) Upon any motion for an award of attorney's fees pursuant to Section 1021.5 of the Code of Civil Procedure, in a case challenging a local agency's approval of a housing development project, a court, in weighing whether a significant benefit has been conferred on the general public or a large class of persons and whether the necessity of private enforcement makes the award appropriate, shall give due weight

to the degree to which the local agency's approval furthers policies of this section, including, but not limited to, subdivisions (a), (b), and (c), the suitability of the site for a housing development, and the reasonableness of the decision of the local agency. It is the intent of the Legislature that attorney's fees and costs shall rarely, if ever, be awarded if a local agency, acting in good faith, approved a housing development project that satisfies conditions established in paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.1 or paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.2.

(2) This subdivision shall become inoperative on January 1, 2031.

(q) This section shall be known, and may be cited, as the Housing Accountability Act.

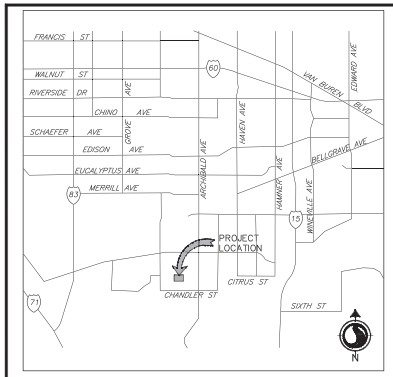
(r) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(Amended by Stats. 2024, Ch. 268, Sec. 2.5. (AB 1893) Effective January 1, 2025. Inoperative January 1, 2031, pursuant to Sec. 1 of Stats. 2023, Ch. 768.)

VESTING TENTATIVE TRACT MAP NO. 39264

LEGAL DESCRIPTION

ALL OF LOT 82 OF THE PERSIMMON REPUBLIC ACRES, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 12, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND ALL OF PARCEL A OF CITY OF EASTVALE LOT LINE ADJUSTMENT NO. _____, RECORDED _____, DOCUMENT NUMBER _____, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



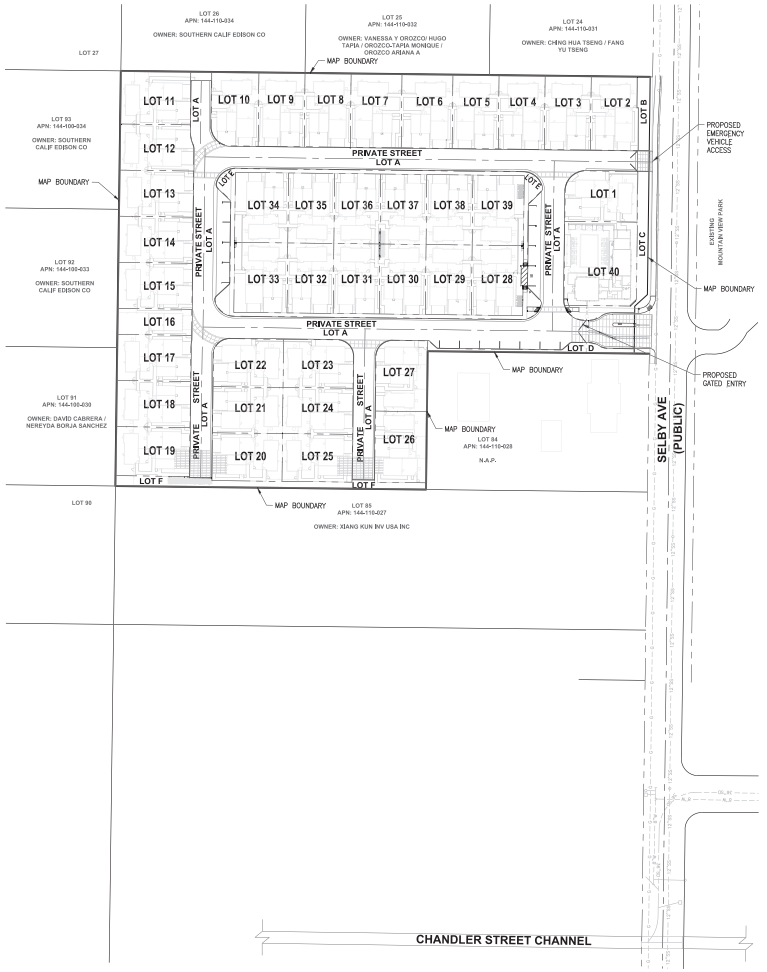
VICINITY MAP

NTS

GENERAL NOTES

1. EXISTING LAND USE: VACANT
2. EXISTING / PROPOSED GENERAL PLAN USE: R-3 GENERAL RESIDENTIAL
3. EXISTING / PROPOSED ZONING: R-3 GENERAL RESIDENTIAL
4. NUMBER OF EXISTING PARCELS: 3
5. PROPOSED LAND USE: 39 PRIMARY RESIDENCES, 38 ATTACHED ADUS, 38 DETACHED ADUS; NET ACRES DENSITY = 39 UNITS / 6.17 AC = 6.3 DU/AC (115 UNITS / 6.17 AC = 18.6 DU/AC)
6. THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURES SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
7. FLOOD ZONE IS DESIGNATED AS ZONE X PER FIRM MAP NO. 06065C0678H, EFFECTIVE 9/12/2024.
8. PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO EXISTING SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE JURUPA COMMUNITY SERVICES DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
9. PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE JURUPA COMMUNITY SERVICES DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
10. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS VESTING TENTATIVE TRACT MAP.
11. MAINTENANCE OF ALL LETTERED LOTS SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION.
12. A PORTION OF THE STORM DRAIN SYSTEM WITHIN THE LIMITS OF THIS PROJECT (I.E. WITHIN PRIVATE STREETS AND WITHIN GATED COMMUNITIES) PRIVATELY OWNED AND MAINTAINED.
13. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES, GRATED INLETS, AREA DRAINS, AND A DRYWELL.
14. EXISTING IRRIGATION LINES WILL BE REMOVED, RELOCATED OR PROTECTED IN PLACE.
15. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
16. TOTAL LENGTH OF PROPOSED STREETS IS APPROXIMATELY 1910 L.F.
17. PROJECT ACREAGE IS 6.21 AC GROSS, 6.17 AC NET.
18. ALL PROPOSED STREETS ARE PRIVATE STREETS AND WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION. EASEMENTS FOR EMERGENCY AND PUBLIC SERVICE VEHICULAR INGRESS-EGRESS WILL BE PROVIDED WITHIN ALL PRIVATE STREETS.
19. ALL SIDEWALKS SHOWN OUTSIDE PRIVATE STREET RIGHT OF WAY WILL BE LOCATED IN AN EASEMENT FOR PEDESTRIAN PURPOSES. ALL SIDEWALKS, CURB RETURNS, PEDESTRIAN CROSSINGS AND RAMPS WILL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
20. THE ASSESSOR'S PARCEL NUMBERS FOR THE PROJECT AREA ARE 144-110-028, 144-110-029, 144-110-030.

	REQUIRED	PROVIDED
FRONT SETBACK		
PRIMARY RESIDENCE	10 FT	10 FT
ATTACHED ADU	-	-
DETACHED ADU	-	-
REAR SETBACK		
PRIMARY RESIDENCE	10 FT	10 FT
ATTACHED ADU	4 FT	12.2 FT
DETACHED ADU	4 FT	4 FT
SIDE SETBACK (INTERIOR)		
PRIMARY RESIDENCE	5 FT	5 FT
ATTACHED ADU	4 FT	5 FT
DETACHED ADU	4 FT	5.2 FT
SIDE SETBACK (STREET)		
PRIMARY RESIDENCE	5 FT	5 FT
ATTACHED ADU	4 FT	5.4 FT
DETACHED ADU	4 FT	7 FT

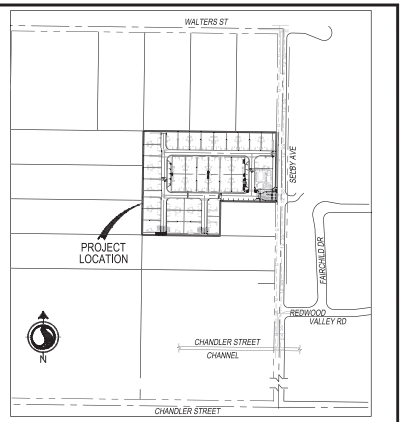


INDEX MAP

GRAPHIC SCALE

60 0 60 120 240

(IN FEET)
1 inch = 60 ft.



LOCATION MAP

SHEET LEGEND

SHEET C1 TITLE/INDEX
SHEET C2 TYPICAL SECTIONS
SHEET C3 TENTATIVE TRACT MAP
SHEET C4 TECHNICAL SITE PLAN
SHEET C5 PRELIMINARY GRADING PLAN
SHEET C6 PRELIMINARY DRAINAGE PLAN
SHEET C7 FIRE MASTER PLAN

UTILITY SUMMARY:

UTILITIES AND SERVICES WILL BE PROVIDED BY:

1. ELECTRICAL SERVICES:
   SOUTHERN CALIFORNIA EDISON
   1351 E. FRANCIS
   ONTARIO, CA 91761
   (909) 930-8591
2. GAS:
   SOUTHERN CALIFORNIA GAS COMPANY
   1981 W. LUGONIA AVENUE
   REDLANDS, CA 92374
   (909) 335-7716
3. TELEPHONE:
   SBC
   3083 ADAMS AVENUE
   RIVERSIDE, CA 92504
   (909) 303-3000
4. CABLE TELEVISION:
   CHARTER COMMUNICATION
   7337 CENTRAL AVE
   RIVERSIDE, CA 92504
   (806) 303-3000
5. DOMESTIC WATER & SEWER:
   JURUPA COMMUNITY SERVICES DISTRICT
   11201 HARREL STREET
   MIRA LOMA, CA 91752
   (951) 685-7434
6. RECLAIMED WATER:
   JURUPA COMMUNITY SERVICES DISTRICT
   11201 HARREL STREET
   MIRA LOMA, CA 91752
   (951) 685-7434

OWNER:

BCT DEV ACQUISITION, CO., LLC
1400 NEWPORT CENTER DRIVE, SUITE 200
NEWPORT BEACH, CA 92660

DEVELOPER:

BCT development

BCT DEV ACQUISITION, CO., LLC
1400 NEWPORT CENTER DRIVE, SUITE 200
NEWPORT BEACH, CA 92660

CIVIL ENGINEER:

STANTEC
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
CONTACT: CHRIS GUSS
chris.guss@stantec.com

GEOTECHNICAL CONSULTANT:

ENGEO INCORPORATED
27742 HANCOCK PARKWAY
VALENCIA, CA 91355
(661) 257-4004
WWW.ENGEO.COM
CONTACT: EMMA GRIFFIE

LAND USE SUMMARY

USE/DESCRIPTION	TOTAL (AC)
RESIDENTIAL (LOTS 1-39)	4.32
REC CENTER (LOT 40)	0.20
LANDSCAPE (LOTS B-F)	0.34
PRIVATE STREETS (LOT A)	1.31
TOTAL	6.17
ROW DEDICATION	0.04
GROSS ACREAGE	6.21

OWNERSHIP / MAINTENANCE SUMMARY

LOTS 1-40, AND LOTS A-F WILL BE OWNED AND MAINTAINED BY THE MASTER HOA

BUILDING SUMMARY					
BUILDING TYPE	GSF.*	NRSF.**	TOTAL COUNT	TOTAL GSF.	TOTAL NRSF.
(A) Primary Residence	2,527 SF	2,000 SF	39	98,553 SF	78,000 SF
(B) Attached ADU	1,257 SF	999 SF	38	47,766 SF	37,962 SF
SUB TOTAL	3,784 SF	2,999 SF	77	146,319 SF	115,962 SF
(C) Detached ADU	1,476 SF	1,197 SF	38	56,088 SF	45,486 SF
		SITE TOTAL	115	202,407 SF	161,448 SF

* Gross rentable includes exterior walls and center of air space as well as garages
**Net Rentable includes outside faces without balconies and garage

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576
06/04/2025
DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER STEPHEN F. CREVOISERAT 78576 CIVIL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

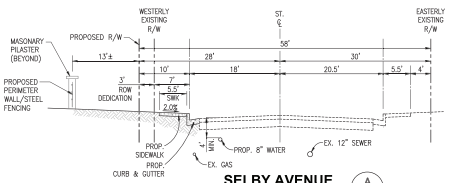
VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
TITLE SHEET

PROJECT NO.
2042677200

SHEET No.
C1 OF 7

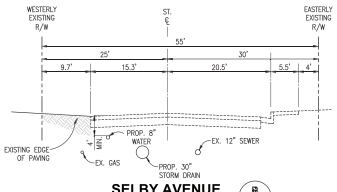
JUNE 4, 2025

DRAWING: c:\2042677200\drawing\sheet_final\67200c--1002tmc.dwg PLOTTED: 6/4/2025 8:39 AM BY: Nguyen, Tiffany



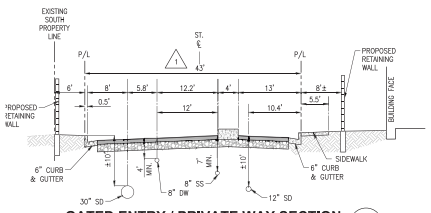
SELBY AVENUE (A)

LOCAL STREET (1"=10')
ULTIMATE R/W IMPROVEMENTS



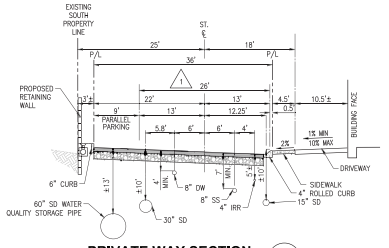
SELBY AVENUE (B)

LOCAL STREET (1"=10')
SOUTH OF DRIVEWAY ENTRANCE



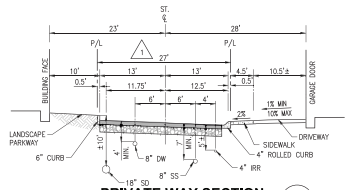
GATED ENTRY / PRIVATE WAY SECTION (C)

(SCALE: 1"=10')
(NO PARKING ALLOWED)



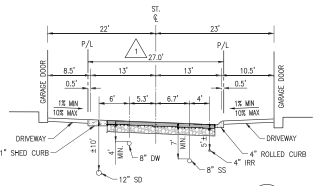
PRIVATE WAY SECTION (D)

(SCALE: 1"=10')
(PARKING IN DESIGNATED STALLS)



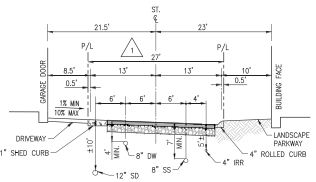
PRIVATE WAY SECTION (E)

(SCALE: 1"=10')
(NO PARKING ALLOWED)



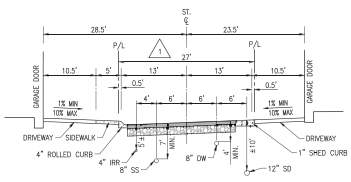
PRIVATE WAY SECTION (F)

(SCALE: 1"=10')
(NO PARKING ALLOWED)



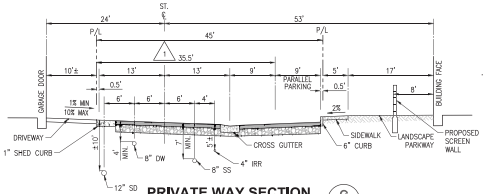
PRIVATE WAY SECTION (F1)

(SCALE: 1"=10')
(NO PARKING ALLOWED)



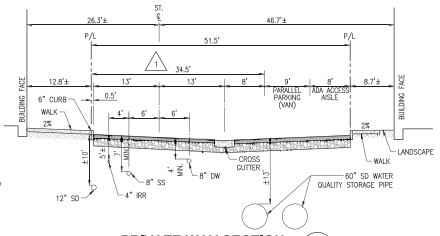
PRIVATE WAY SECTION (F2)

(SCALE: 1"=10')
(NO PARKING ALLOWED)



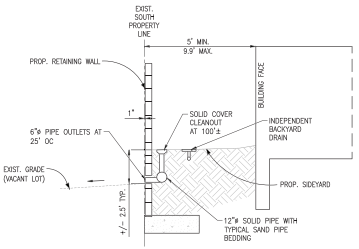
PRIVATE WAY SECTION (G)

(SCALE: 1"=10')
(PARKING IN DESIGNATED STALLS)



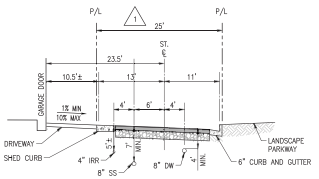
PRIVATE WAY SECTION (H)

(SCALE: 1"=10')
(PARKING IN DESIGNATED STALLS)



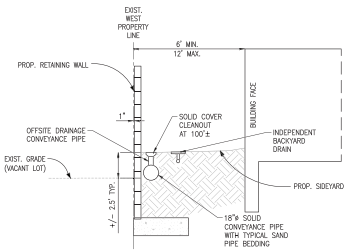
SOUTH PROPERTY LINE (I)

(1"=5')



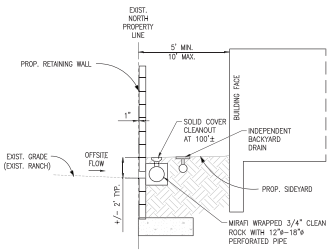
PRIVATE WAY SECTION (J)

(SCALE: 1"=10')



WEST PROPERTY LINE (K)

(1"=5')

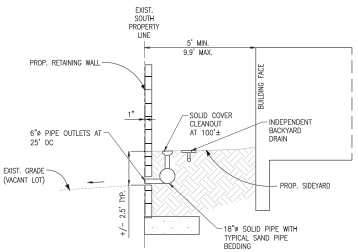


NORTH PROPERTY LINE (L)

(1"=5')

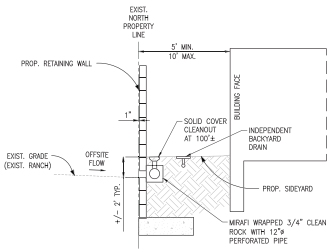
PROPOSED EASEMENTS

1 PUBLC EMERGENCY ACCESS EASEMENT TO CITY OF EASTVALE



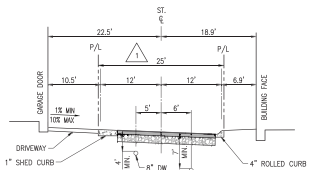
WEST PROPERTY LINE (M)

(1"=5')



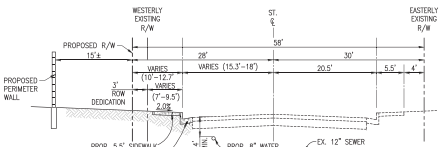
EAST PROPERTY LINE (AT LOTS 26 AND 27) (N)

(1"=5')



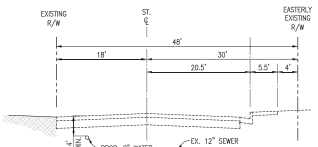
PRIVATE WAY SECTION (O)

(SCALE: 1"=10')
(NO PARKING ALLOWED)



SELBY AVENUE (P)

LOCAL STREET (1"=10')
ULTIMATE R/W IMPROVEMENTS



SELBY AVENUE (Q)

LOCAL STREET (1"=10')
ULTIMATE R/W IMPROVEMENTS

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 — 06/04/2025 DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER — STEPHEN F. CREVOISERAT — 78576 — CIVIL — STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX — EXP. — DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # — EXP. — DATE
ASST. PWD/CITY ENGINEER

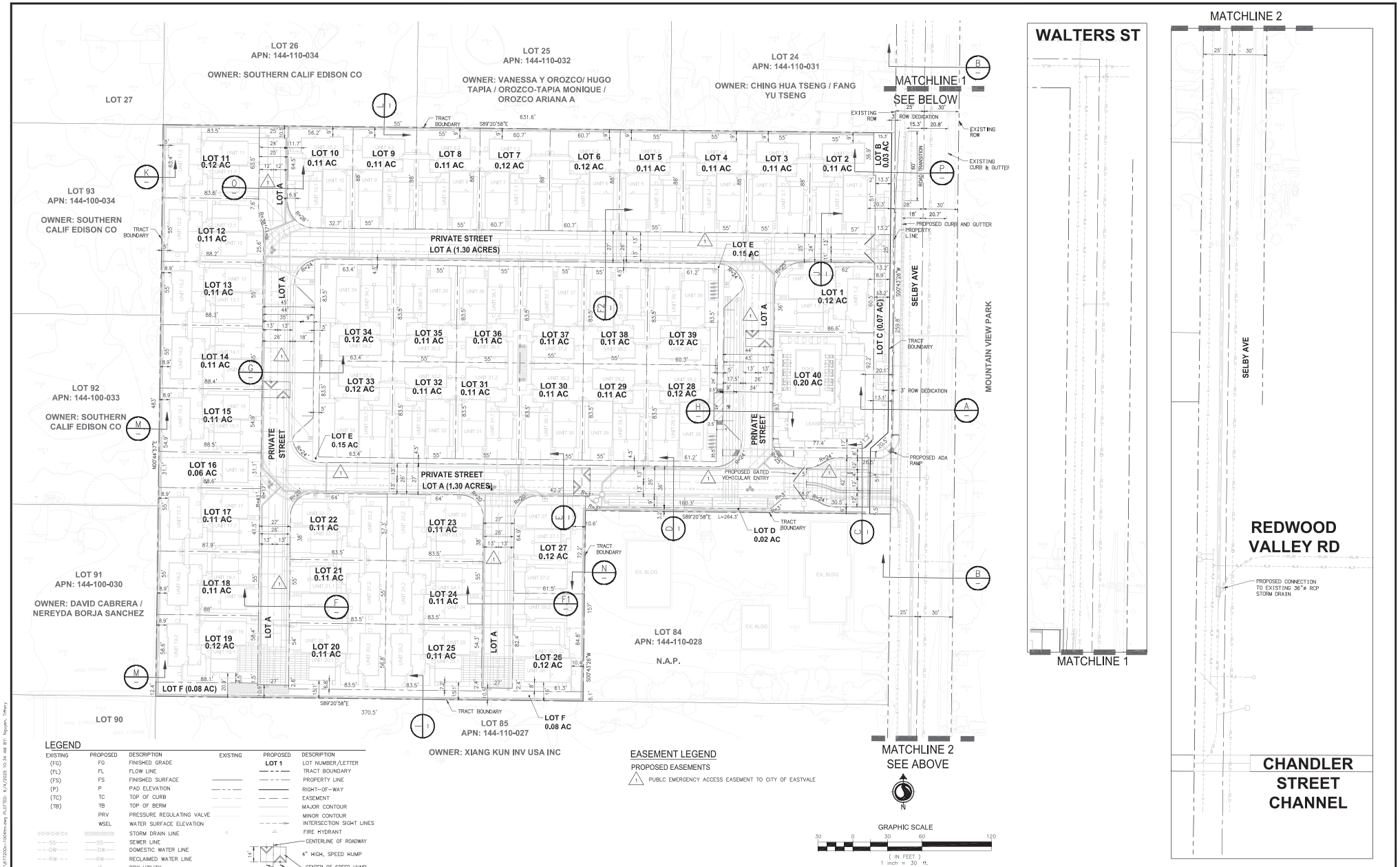
VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
SECTIONS

PROJECT NO. 2042677200

SHEET No. C2 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\sheet_files\A1772000--1000mm.dwg PLOTTED: 6/4/2025 10:31 AM BY: Nguyen, Tiffany



EXISTING	PROPOSED	DESCRIPTION
(FG)	FG	FINISHED GRADE
(FL)	FL	FLOW LINE
(FS)	FS	FINISHED SURFACE
(P)	P	PAD ELEVATION
(TC)	TC	TOP OF CURB
(TB)	TB	TOP OF BERM
	PRV	PRESSURE REGULATING VALVE
	WSEL	WATER SURFACE ELEVATION
		STORM DRAIN LINE
-SS-	-SS-	SEWER LINE
-DW-	-DW-	DOMESTIC WATER LINE
-RW-	-RW-	RECLAIMED WATER LINE
-UT-	-UT-	DRY UTILITY

EXISTING	PROPOSED	DESCRIPTION
	LOT 1	LOT NUMBER/LETTER
		TRACT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
		INTERSECTION SIGHT LINES
		FIRE HYDRANT
		CENTERLINE OF ROADWAY
		4" HIGH, SPEED HUMP
		CENTER OF SPEED HUMP
		CENTER OF TRAVEL LANE

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOSERAT, RCE # 78576
06/04/2025
DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000
stantec.com

REGISTERED PROFESSIONAL ENGINEER
STEPHEN F. CREVOSERAT
78576
CIVIL
STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP.
SENIOR CIVIL ENGINEER
DATE

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP.
ASST. PWD/CITY ENGINEER
DATE

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
TENTATIVE TRACT MAP

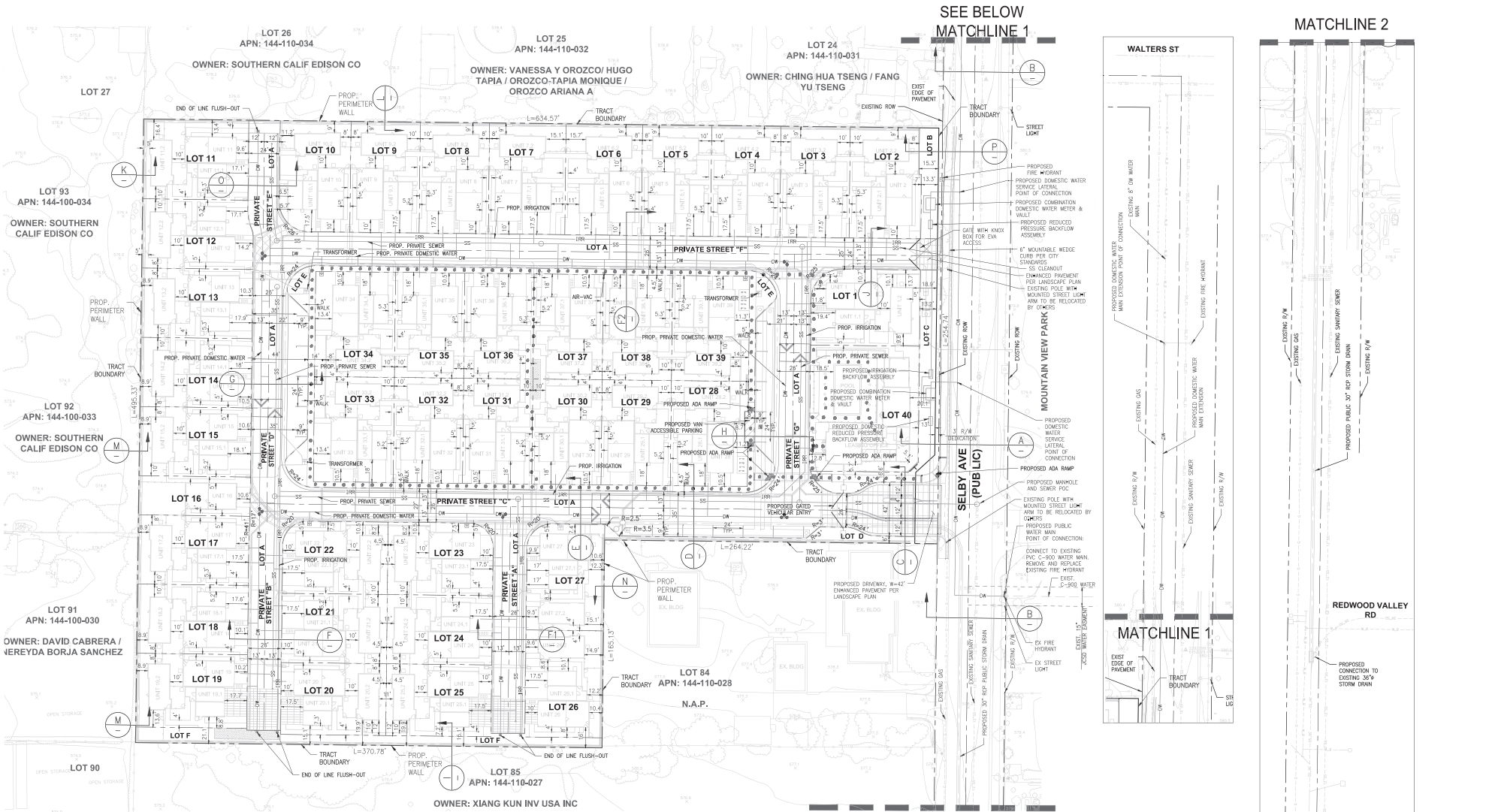
PROJECT NO.
2042677200

SHEET No.
C3 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\sheet_files\A1772000--100scale.dwg PLOTTED: 6/4/2025 10:34 AM BY: Nguyen, Tiffany

270



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(FG)	FG	FINISHED GRADE
(FL)	FL	FLOW LINE
(FS)	FS	FINISHED SURFACE
(TC)	TC	TOP OF CURB
(TB)	TB	TOP OF BERM
	PRV	PRESSURE REGULATING VALVE
		STORM DRAIN LINE
-SS-	-SS-	SEWER LINE
-DW-	-DW-	DOMESTIC WATER LINE
-JT-	-JT-	DRY UTILITY
-IRR-	-IRR-	PURPLE PIPE FOR IRRIGATION CURRENT SUPPLY DOMESTIC WATER FUTURE SUPPLY RECYCLED WATER

EXISTING	PROPOSED	DESCRIPTION
	UNIT 1	UNIT NUMBER/LETTER
		TRACT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		MAJOR CONTOUR
		MINOR CONTOUR
		FIRE HYDRANT
		PEDESTRIAN PATH OF TRAVEL
		CENTERLINE OF ROADWAY
		4" HIGH, SPEED HUMP
		CENTER OF SPEED HUMP
		CENTER OF TRAVEL LANE

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576
06/04/2025
DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949-923-6000
stantec.com

REGISTERED PROFESSIONAL ENGINEER
STEPHEN F. CREVOISERAT
78576
CIVIL
STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
TECHNICAL SITE PLAN

PROJECT NO.
2042677200

SHEET No.
C4 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\sheet_files\677200c--1008rev.dwg PLOTTED: 6/4/2025 10:35 AM BY: Nguyen, Tiffany

271

IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA	8,721 SQ. FEET
NEW IMPERVIOUS AREA	186,259 SQ. FEET

PROJECT AREA	
GROSS AREA	6.22 ACRES
NET AREA	6.17 ACRES

EARTHWORK

W CUT:	281	CY
W FILL:	21,933	CY
PORT	21,652	CY
EET CUT/IN-TRACT	3,937	CY
DING CUT SECTION	1,560	CY
ITIES		
STORM DRAIN	91	CY
SD STORAGE	565	CY
DOMESTIC WATER	72	CY
SANITARY SEWER	68	CY
DRY UTILITY	353	CY
	6,646	CY
USTED IMPORT:	15,006	CY

RTHWORK QUANTITIES WERE ELOPED FROM PROPOSED FS/FG EXISTING GROUND

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(FG)	FG	FINISHED GRADE
(FL)	FL	FLOW LINE
(FS)	FS	FINISHED SURFACE
(P)	P	PAD ELEVATION
(TC)	TC	TOP OF CURB
(TB)	TB	TOP OF BERM
	PRV	PRESSURE REGULATING VALVE
		STORM DRAIN LINE
-SS-	SS	SEWER LINE
-DW-	W	DOMESTIC WATER LINE

EXISTING	PROPOSED	DESCRIPTION
	LOT 1	LOT NUMBER/LETTER
		TRACT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		MAJOR CONTOUR
		MINOR CONTOUR
		FIRE HYDRANT
		CUT/FILL DAYLIGHT

FLOOD ZONE IS DESIGNATED AS ZONE X PER FIRM MAP NO. 06065C0678H, EFFECTIVE 9/12/2024

N

GRAPHIC SCALE

30 0 30 60 120

(IN FEET)
1 inch = 30 ft.

UNDERGROUND SERVICE ALERT

call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:

STEPHEN F. CREVOISERAT, RCE # 78576 DATE

PREPARED BY:

Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949-923-6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER STEPHEN F. CREVOISERAT 78576 CIVIL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:

XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:

XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

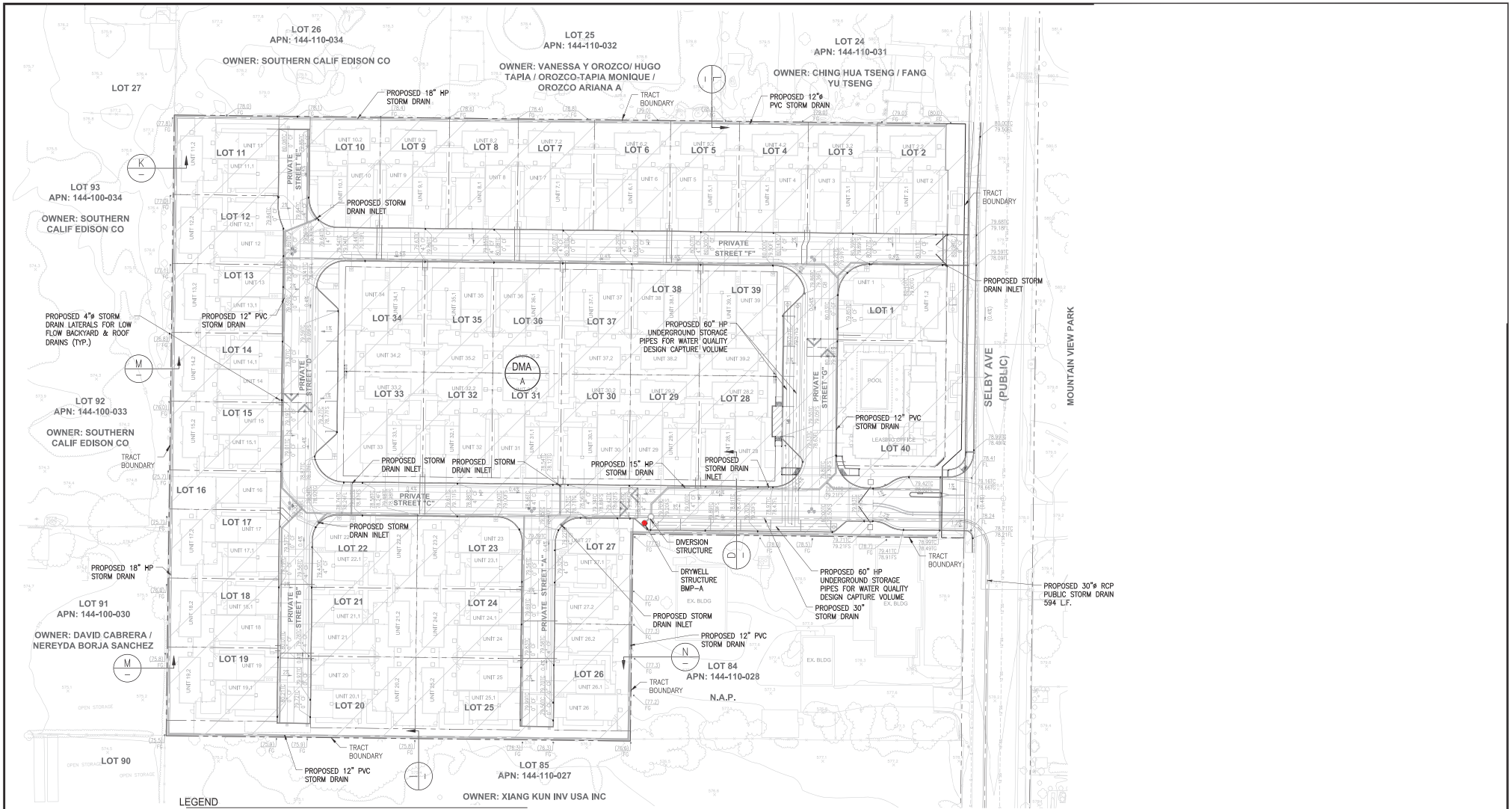
VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
PRELIMINARY GRADING PLAN

PROJECT NO.
2042677200

SHEET No.
C5 OF 7

JUNE 4, 2025

DRAWING: u:\204\677200\drawing\sheet_files\677200c--1508fm.dwg PLOTTED: 6/4/2025 10:36 AM BY: Nguyen, Tiffany



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(FG)	FG	FINISHED GRADE
(FL)	FL	FLOW LINE
(FS)	FS	FINISHED SURFACE
(P)	P	PAD ELEVATION
(TC)	TC	TOP OF CURB
(TB)	TB	TOP OF BERM
	PRV	PRESSURE REGULATING VALVE
	WSEL	WATER SURFACE ELEVATION
		STORM DRAIN LINE
SS	SS	SEWER LINE
W	W	DOMESTIC WATER LINE
RW	RW	RECLAIMED WATER LINE
	JT	DRY UTILITY

EXISTING	PROPOSED	DESCRIPTION
	LOT 1	LOT NUMBER/LETTER
		TRACT BOUNDARY
		PROPERTY LINE
		RIGHT–OF–WAY
		EASEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
		INTERSECTION SIGHT LINES
		FIRE HYDRANT

FLOOD ZONE IS DESIGNATED AS ZONE X PER FIRM MAP NO. 06065C0678H, EFFECTIVE 9/12/2024

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
call: TOLL FREE
1–800–422–4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949-923-6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER STEPHEN F. CREVOISERAT 78576 CIVIL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
PRELIMINARY DRAINAGE PLA

PROJECT NO. 204267
SHEET No. C6 OF 7

DRAWING: u:\204267\7300\drawing\sheet_files\377200c–1000m.dwg PLOTTED: 6/4/2025 10:38 AM BY: Nguyen, Tiffany

BCT EASTVALE

ENTITLEMENT PACKAGE

JUNE 04, 2025



TCA ARCHITECTS

*THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.

PROJECT DESCRIPTION

The BCT Eastvale project is designed as a Single Family rental community with attached and detached Accessory Dwelling Units, commonly known as ADU's. Each Primary Residence is an approximately 2,000 SF three story townhome with an attached two car garage. Attached to the Primary Residence is an approximately 1,000 SF three story attached ADU with a single car garage. The driveway serves as a second parking spot. The attached ADU can be 50% of the Primary Residence up to 1,000 SF. Behind the Primary Residence is an approximate 1,200 SF two story detached ADU. The detached ADU has a detached garage and driveway. Each home and ADU have their own private outdoor space. There is a common clubhouse and pool amenity for the community.

The elevation style is done in a Spanish motif, with three separate styles: Spanish, Monterey, and Andalusian to create variety along the street frontage. A distinct "kit of parts" is shown for each elevation style.

PROJECT TEAM

DEVELOPER:

BCT Development
130 Newport Center Dr
Newport Beach, CA 92660
Contact: Clarke Campion
Karen Alves

P: 949.610.5203
www.bctdevelopment.com
ccampion@cherrytreecp.com
kalves@cherrytreecp.com

ARCHITECT:

TCA Architects
18821 Bardeen Ave
Irvine, CA 92612
Contact: Paul Anderson

P: 949.862.0270
C: 714.931.4141
www.tca-arch.com
panderson@tca-arch.com

LANDSCAPE ARCHITECT:

C2 Collaborative
100 Avenida Miramar
San Clemente, CA 92672
Contact: Niki Wu

P: 949.366.6624
C: 714.331.5834
www.c2collaborative.com
nwu@c2collaborative.com

CIVIL ENGINEER:

Stantec
38 Technology Drive, Suite 250
Irvine, CA 92618
Contact: Chris Guss

P: 949.923.6105
C: 714.949.0765
www.stantec.com
chris.guss@stantec.com

INTERIORS:

Commercial Design Solutions, LLC
151 Kalmus Drive, Suite L-4
Costa Mesa, CA 92626
Contact: Tera Shatsky

P: 714.445.9200
C: 714.423.0343
www.commercialds.com
teras@commercialds.com

VICINITY MAP



INDEX

GENERAL:

G-1 COVER SHEET
G-1 PROJECT INFO

ARCHITECTURE:

A-1 SITE PLAN
A-2 ARCHITECTURAL STYLES DIAGRAM
A-3 UNIT PLANS - PRIMARY RESIDENCE DWELLING
A-4 UNIT PLANS - ATTACHED ADU
A-5 UNIT PLANS - DETACHED ADU
A-6 BUILDING ELEVATIONS - PRIMARY RESIDENCE & ATTACHED ADU - SPANISH
A-7 BUILDING ELEVATIONS - PRIMARY RESIDENCE & ATTACHED ADU - MONTEREY
A-8 BUILDING ELEVATIONS - PRIMARY RESIDENCE & ATTACHED ADU - ANDALUSIAN
A-9 BUILDING ELEVATIONS - DETACHED ADU - SPANISH
A-10 BUILDING ELEVATIONS - DETACHED ADU - MONTEREY
A-11 BUILDING ELEVATIONS - DETACHED ADU - ANDALUSIAN
A-12 ENHANCED BUILDING ELEVATIONS - PRIMARY RESIDENCE - ANDALUSIAN & DETACHED ADU-MONTEREY
A-13 BUILDING ELEVATIONS - AMENITY BUILDING
A-14 BUILDING PLAN - AMENITY BUILDING
A-15 PERSPECTIVE PROJECT ENTRY
A-16 PERSPECTIVE INTERIOR STREET

FIRE:

F-1 LADDER ACCESS EXHIBIT

LANDSCAPE:

L-1 CONCEPTUAL LANDSCAPE PLAN
L-2 CHARACTER IMAGERY
L-3 SITE AMENITY ENLARGEMENT
L-4 POOL AND SELBY AVENUE SECTION
L-5 PARKING LOT SHADE CALCULATION
L-6 CONCEPTUAL WALL AND FENCE PLAN
L-7 CONCEPTUAL PLANT PALETTE AND NOTES
L-8 CONCEPTUAL LIGHTING PLAN

CIVIL:

C-1 TITLE SHEET
C-2 SECTIONS
C-3 TENTATIVE TRACK MAP
C-4 TECHNICAL SITE PLAN
C-5 PRELIMINARY GRADING PLAN
C-6 PRELIMINARY DRAINAGE PLAN
C-7 FIRE MASTER PLAN

ZONING INFO

	General Plan	Chandler Policy Area	
	Specific Plan	-	
	Zoning	A-1 * Per Gov't Code Section 65589.5(j)(4) R-3 is the closest zone category to the Chandler Policy Area General Plan Designation. R-3 zoning applied to the extent feasible to accommodate the General Plan density and Project, as proposed.	
	Acres (Net)	6.17	
	Units	39 Units Primary Residence + 38 Attached ADU's + 38 Detached ADU's = 115 DU	
	Density	39 Units / 6.17 ac = 6.3 du/ac (115 Units / 6.17 ac = 18.6 du/ac)	
City of Eastvale R-3 General Residential Section 120.03.010	Table 3.2.2	**Required (R3*)**	**Provided**
	Lot Dimensions	-	
	Lot Size per Dwelling	-	
	Minimum Lot Size	7,200 sf	~3,458 sf (Min) - ~5,777 (Max)
	Minimum Lot Width	60 ft	+/- 36 ft min (Individual Lot) * **
	Minimum Lot Depth	100 ft	+/- 62 ft min (Individual Lot) * **
	Setbacks (Per city of Eastvale 120.04.010 Accessory Dwelling Units)		
	Front Setback		
	Primary Residence	10 ft	10 ft
	Attached ADU	-	-
	Detached ADU	-	-
	Rear Setback		
	Primary Residence	10 ft	10 ft
	Attached ADU	4 ft	12.2 ft
	Detached ADU	4 ft	4 ft
	Side Setback (Interior)		
	Primary Residence	5 ft	5 ft
	Attached ADU	4 ft	5 ft
	Detached ADU	4 ft	5.2 ft
	Side Setback (Street)		
	Primary Residence	5 ft	5 ft
	Attached ADU	4 ft	5.4 ft
	Detached ADU	4 ft	7 ft
	Height		
	Primary Building	50 ft	+/- 40 ft (Three Story) MAX
	Primary Building per Section 120.05.010	75 ft	
	Minimum Lot Coverage	-	
	Density	- -	6.3 du/ac (primary) 18.6 du/ac (with ADUs)

City of Eastvale 120.04.010 Accessory Dwelling Units (ORDINANCE NO. 2020-03)		**Required**	**Provided**
	Size		
	(A) Primary Residence	-	+/- 2,000 NRSF
	(B) Attached ADU	Lesser of 50% of Floor Area of	+/- 1,000 NRSF
	(C) Detached ADU	1,200 sf	+/- 1,200 NRSF
	Quantity SFR		
	(A) Primary Residence		
	(B) Attached ADU	1 du max/lot	Per Requirements
	(C) Detached ADU	1 du max/lot	Per Requirements
	Quantity MFR		
	(A) Primary Residence		
	(B) Attached ADU	At least 1 per lot NTE 25% of Units	N/A
	(C) Detached ADU	2 Max	N/A
	Location		
	(A) Primary Residence		
	(B) Attached ADU	Rear and Side Yard	Provided Side
	(C) Detached ADU	Rear and Side Yard	Provided Rear
	All weather access		
	(A) Primary Residence		
	(B) Attached ADU	Required	Provided
	(C) Detached ADU	Required	Provided
	Sprinklers		
	(A) Primary Residence		
	(B) Attached ADU	Required	Provided
	(C) Detached ADU	Required	Provided
	Height (Max.)		
	(A) Primary Residence		+/- 40 ft (Three Story)
	(B) Attached ADU	Height Allowed per Zone for SFR	+/- 30 ft (Two Story)
	(C) Detached ADU	Not exceed the height of the primary SFR*	+/- 30 ft (Two Story)
	* Except that if the primary dwelling is less than 16 ft high then the ADU could be up to 16 ft high		
	Parking		
	(A) Primary Residence	2spaces/unit	2 spaces Garage
	(B) Attached ADU	None	1 Garage + 1 Driveway
	(C) Detached ADU	1 space/unit	1 Garage + 1 Driveway
	Interior Access		
	(A) Primary Residence		
	(B) Attached ADU	Required	Provided
	(C) Detached ADU	Required	Provided

* For the provided lot size, width, depth and FY setback.
** Relief per Gov't Code Section 65589.5(j)(4).

OPEN SPACE City of Eastvale Sec. 120.04.050 - Planned residential developments	***Minimum open space requirement.*** **Not less than 40 percent of the net area of a project shall be used for open area or recreational facilities, or a combination thereof. The net area of a project shall be determined by excluding all streets, drives, and automobile storage areas. Neighborhoods should be arranged around common open space and amenities to create a sense of place.**	40 % Required	41% Provided

BUILDING SUMMARY					
BUILDING TYPE	**GSF.***	**NRSF.****	**TOTAL COUNT**	**TOTAL GSF.**	**TOTAL NRSF.**
(A) Primary Residence	2,582 SF	2,055 SF	39	100,698 SF	80,145 SF
SUB TOTAL	**2,582 SF**	**2,055 SF**	**39**	**100,698 SF**	**80,145 SF**
(B) Attached ADU	1,253 SF	995 SF	38	47,614 SF	37,810 SF
(C) Detached ADU	1,476 SF	1,197 SF	38	56,088 SF	45,486 SF
SUB TOTAL	**2,729 SF**	**2,192 SF**	**76**	**103,702 SF**	**83,296 SF**
		SITE TOTAL	**115**	**204,400 SF**	**163,441 SF**

* Gross rentable includes exterior walls and center of air space as well as garages

**Net Rentable includes outside faces without balconies and garages

FAR	
ALLOWED	
0 - .35 FAR	
PROVIDED	
Primary Residence	0.37
Primary Residence + ADUs	0.76



COLOR LEGEND

UNITS

GARAGE

Summary

6.21 Gross Acreage
6.17 Net Acreage
39 Units
6.3 Du/Ac (Primary)
18.6 Du/Ac (Primary + ADUs)

(A)Primary Residence	**39 Units** (2,582 Gross S.F.)
(B)Attached ADU	**38 Units** (1,257 Gross S.F.)
(C)Detached ADU	**38 Units** (1,476 Gross S.F.)
Total NRSF	**163,441**
Total Gross Unit S.F.	**204,400**
FAR	**.37** (Primary)
	.76 (Primary + ADUs)

Parking:

Required

Unit Type	# Units	Ratio	Total
Primary Residence	39	2 spaces/unit	78
Attached ADU	38	0 spaces/unit	0
Detached ADU	38	1 spaces/unit	38
Total Required			**116 stalls**

Provided

Primary Residence - Garage Space	78 stalls
Attached ADU - One Garage Space	38 stalls
Detached ADU - One Garage Space	38 stalls
Compact Driveway Spaces	4 stalls
Standard Driveway Spaces	71 stalls
Guest Parking	14 stalls
Total Provided	**243 stalls**
Ratio	**2.09 Sp/Du**

Open Space:

Assumed 40% Required per Sec. 120.04.050 City of Eastvale Zoning

Provided 41%

Common

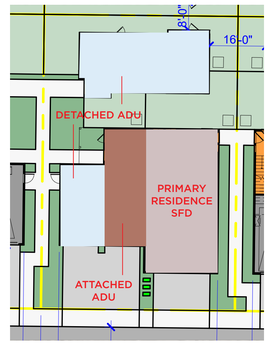
Recreation	8,192
Misc. Landscape	11,229
Pocket Parks	1,395
Courtyards	47,213
Total	68,029 (25%)*

Private

Private Open Space	42,953 (16%)*
Common + Private	110,982 (41%)* **

**Percentage was calculated by Total Area of Open Space divided by Site Square Footage*

***Includes 37,080sf of planting area*



TYPICAL PARCEL PLAN

NTS

120'
60'
30'

ARCHITECTS

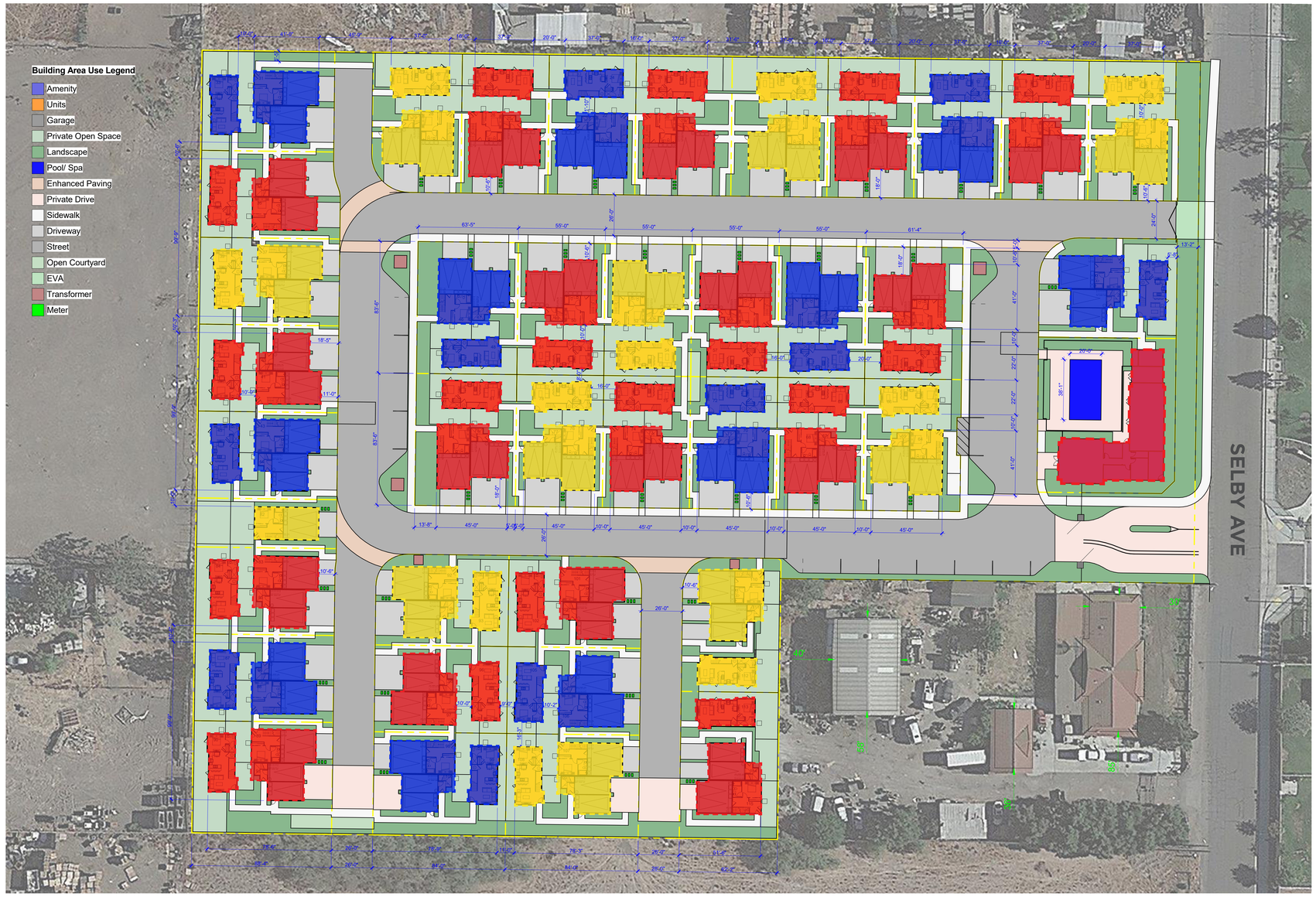
BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

SITE PLAN

A-1



Spanish Style



Monterey Style

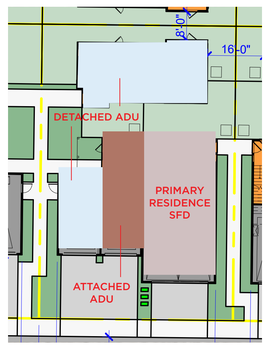


Andalusian Style



COLOR LEGEND

UNITS	
GARAGE	



TYPICAL PARCEL PLAN

NTS

120'
60'
30'

ARCHITECTURAL STYLES DIAGRAM

TCA ARCHITECTS | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025



TH1
389 SF
LEVEL 1

TH1
862 SF
LEVEL 2

TH1
783 SF
LEVEL 3

2,055 NRSF
2,582 GROSS SF
(INCLUDES GARAGE + DECK)

16'
8'
4'

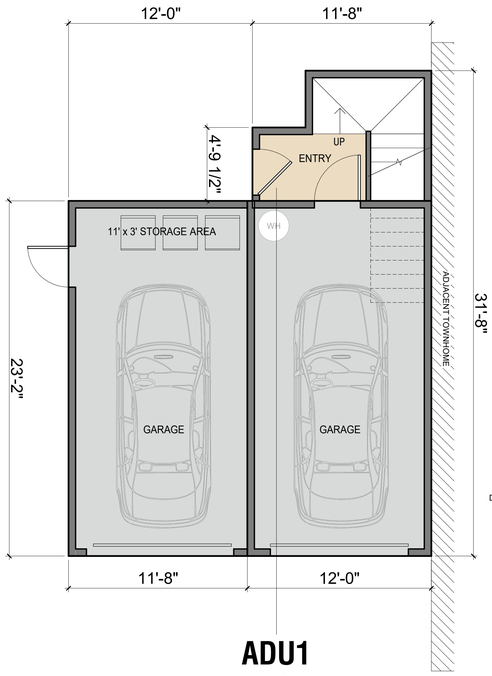
TCA ARCHITECTS | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

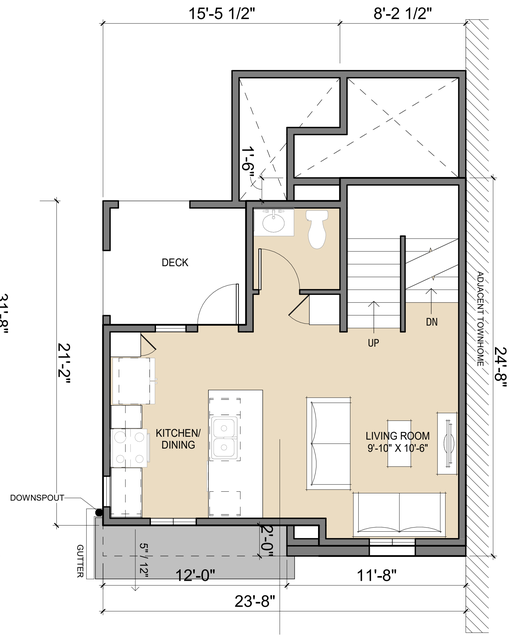
ENTITLEMENT PACKAGE
JUNE 04, 2025

UNIT PLANS
PRIMARY RESIDENCE DWELLING

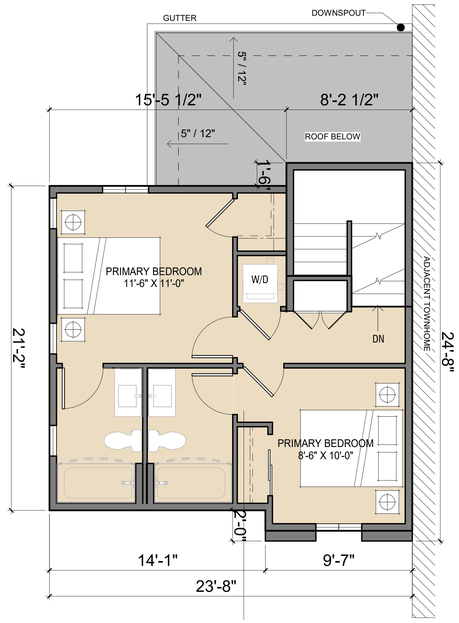
A-3



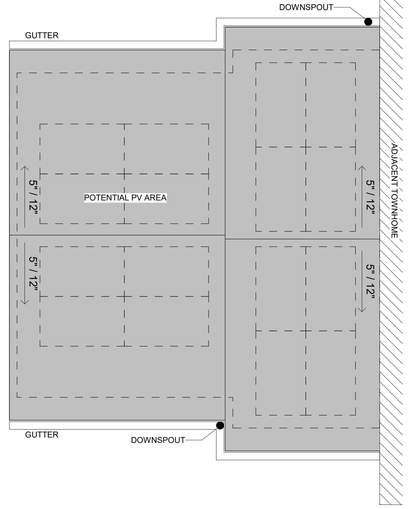
ADU1
86 SF
LEVEL 1



ADU1
451 SF
LEVEL 2



ADU1
458 SF
LEVEL 3



ROOF

16'
8'
4'

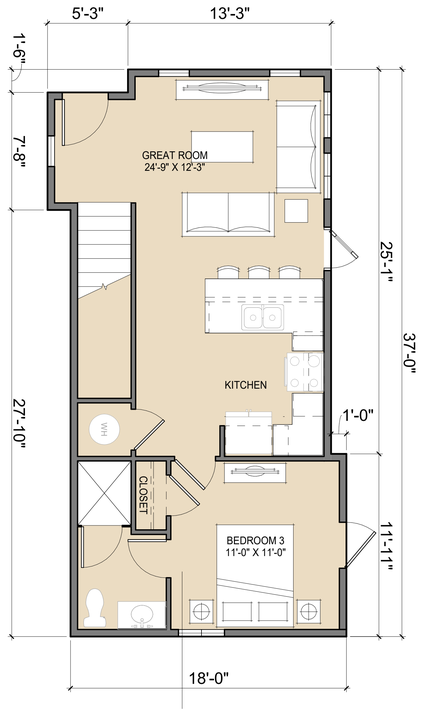
995 NRSF
1,253 GROSS SF
(INCLUDES GARAGE)

TCA ARCHITECTS | BCT development

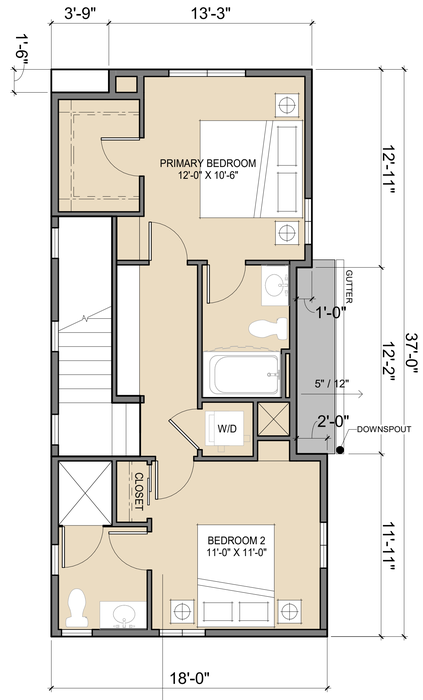
7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

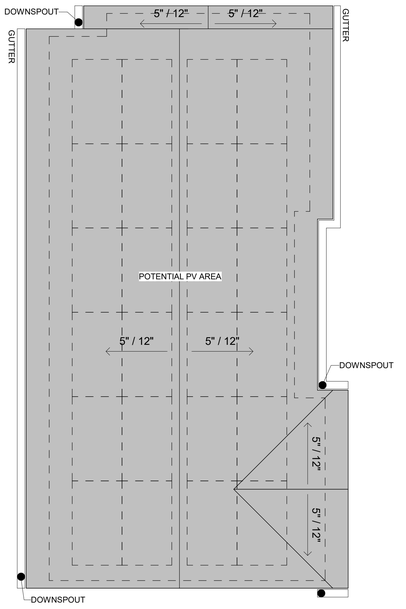
UNIT PLANS
ATTACHED ADU



ADU2
647 SF
LEVEL 1



ADU2
550 SF
LEVEL 2



ROOF

1,197 NRSF
1,476 GROSS SF
(INCLUDES GARAGE)

16'
8'
4'

TCA ARCHITECTS | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

UNIT PLANS
DETACHED ADU

A-5





MATERIAL & DETAILS LEGEND



STUCCO

S





ORNAMENTAL TILE

OT



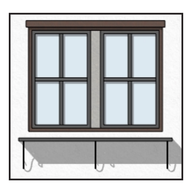
BALCONY RAILING

BR



WINDOW SILL

WS



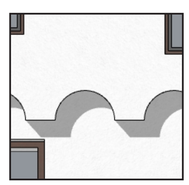
WINDOW SHELF

SH



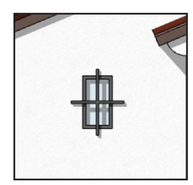
STUCCO EAVES

SE



SCALLOP DETAIL

SD

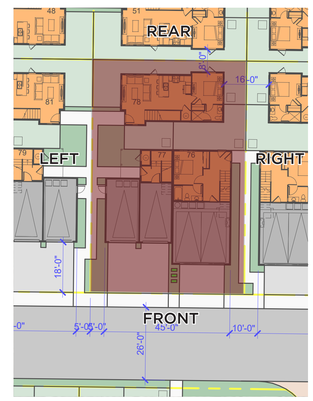


METAL WINDOW DETAIL

MD

KEY MAP

NTS



16'
8'
4'

TCA ARCHITECTS | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

BUILDING ELEVATIONS

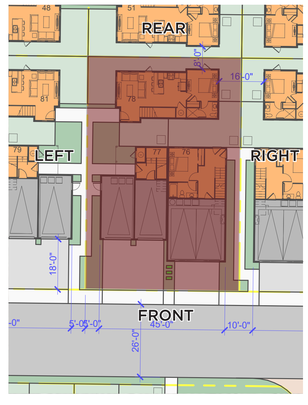
PRIMARY RESIDENCE & ATTACHED ADU - SPANISH





KEY MAP

NTS



MATERIAL & DETAILS LEGEND



STUCCO

S

SW 7006 EXTRA WHITE — S-1

SW 7510 CHATEAU BROWN — S-3

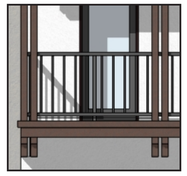
SW 6002 ESSENTIAL GREY — S-2

SW 7049 NUANCE — S-4



ORNAMENTAL TILE

OT



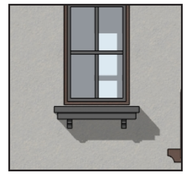
BALCONY RAILING

BR



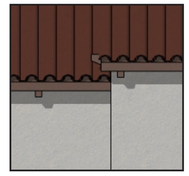
WINDOW SHUTTERS

WS



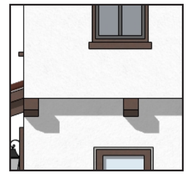
WINDOW SHELF

SH



RAFTER TAIL

RT



CORBEL DETAIL

CD



WOODEN POST

WP

ARCHITECTS

BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

BUILDING ELEVATIONS

PRIMARY RESIDENCE & ATTACHED ADU - MONTEREY

16'
8'
4'

A-7





MATERIAL & DETAILS LEGEND



STUCCO

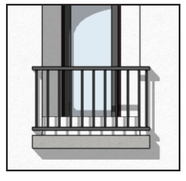
S





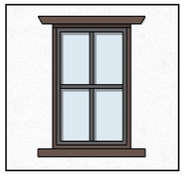
METAL AWNINGS

MA



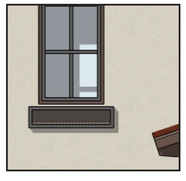
BALCONY RAILING

BR



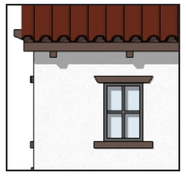
WINDOW SILLS & HEADER

WS



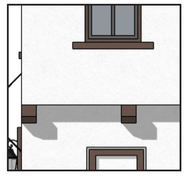
WINDOW SHELF

SH



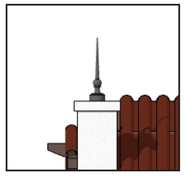
RAFTER TAIL

RT



CORBEL DETAIL

CD

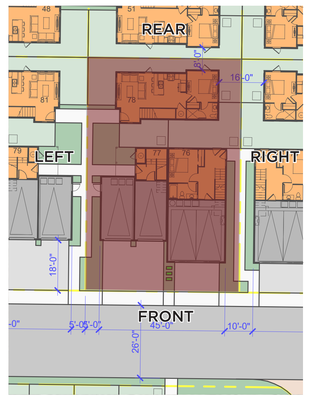


FINIAL

F

KEY MAP

NTS



16'
8'
4'

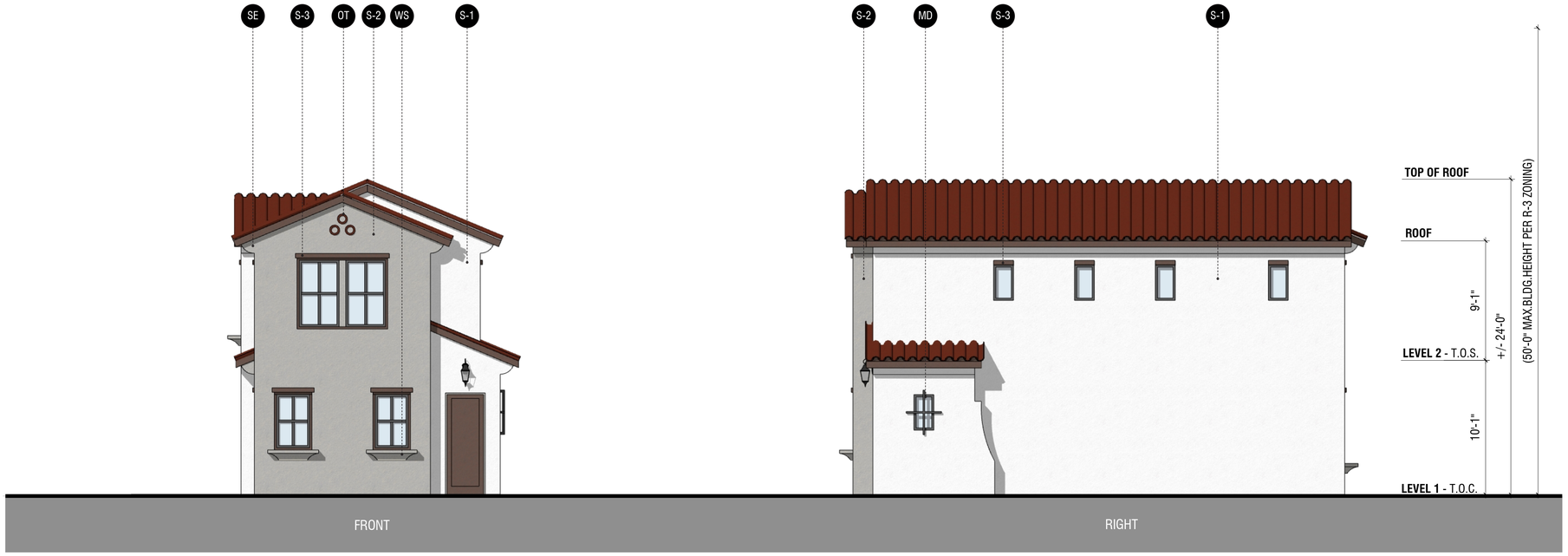
TCA ARCHITECTS | BCT development

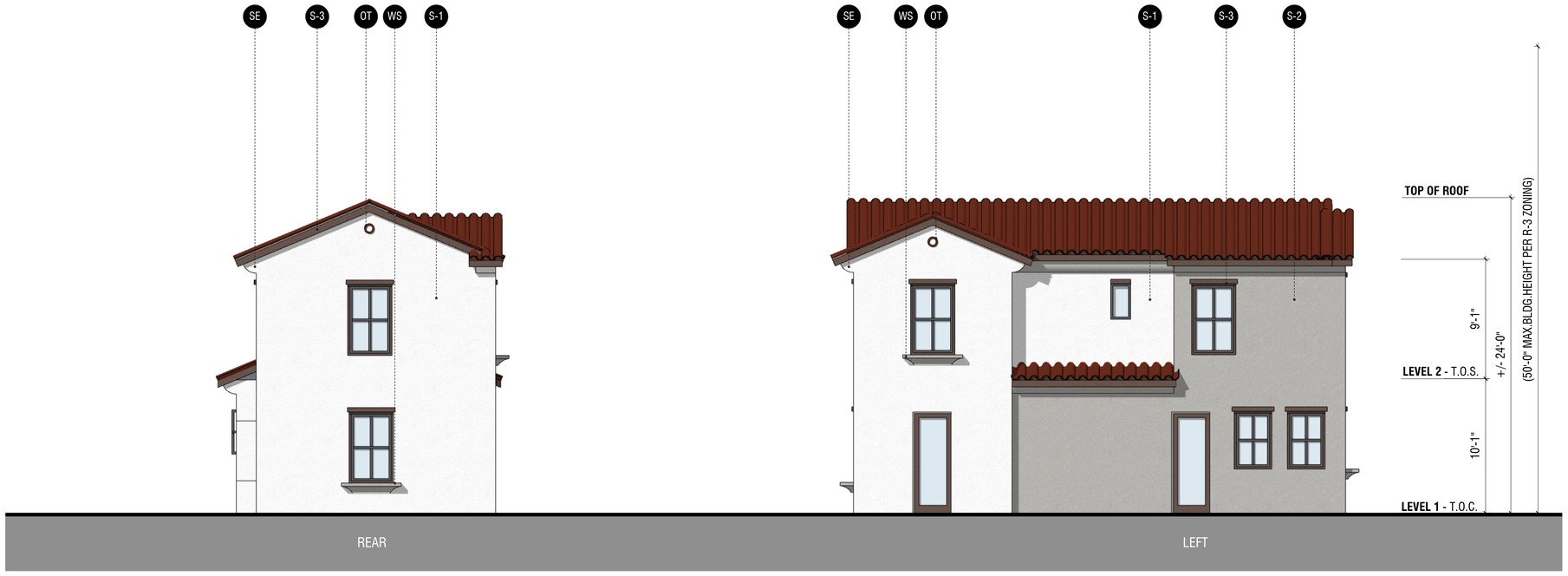
7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

BUILDING ELEVATIONS

PRIMARY RESIDENCE & ATTACHED ADU - ANDALUSIAN





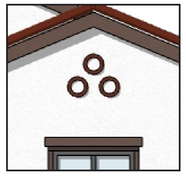
MATERIAL & DETAILS LEGEND



STUCCO

S





ORNAMENTAL TILE

OT



BALCONY RAILING

BR



WINDOW SILL

WS



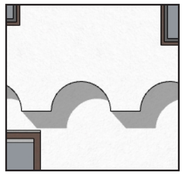
WINDOW SHELF

SH



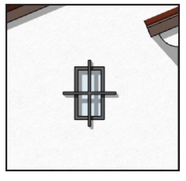
STUCCO EAVES

SE



SCALLOP DETAIL

SD

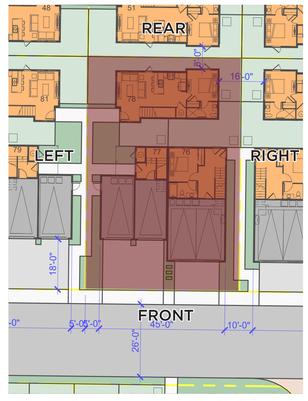


METAL WINDOW DETAIL

MD

KEY MAP

NTS



16'
8'
4'

TCA ARCHITECTS

BCT development

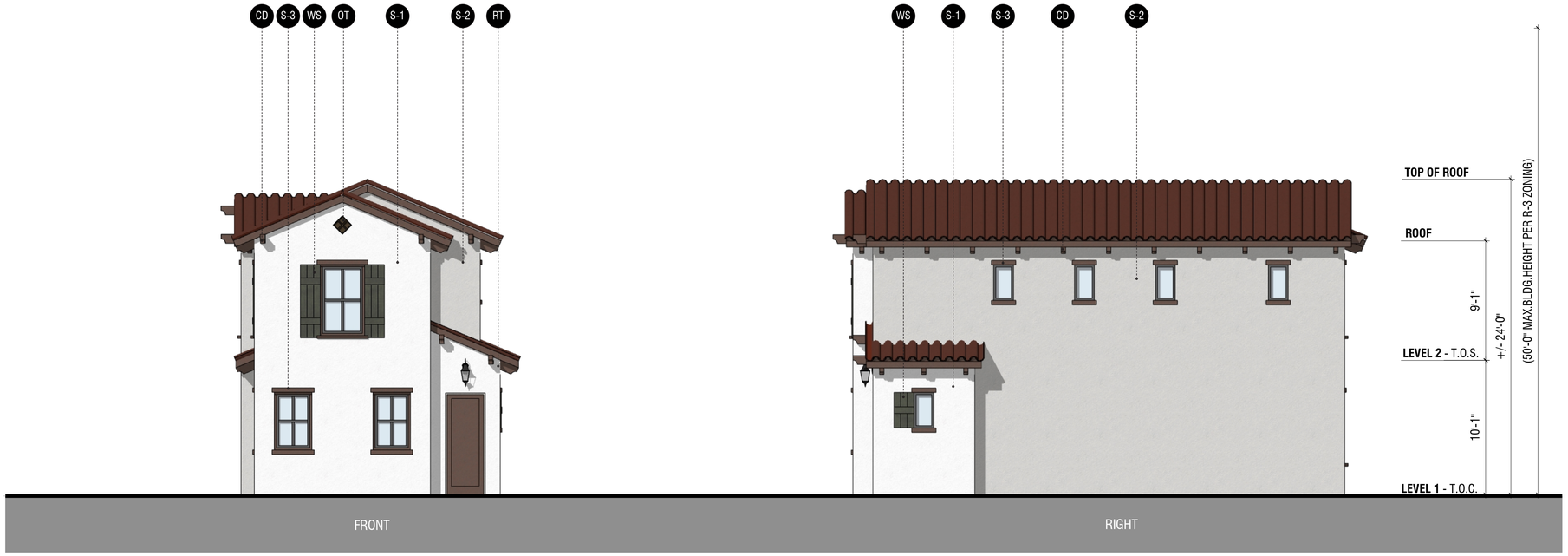
7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

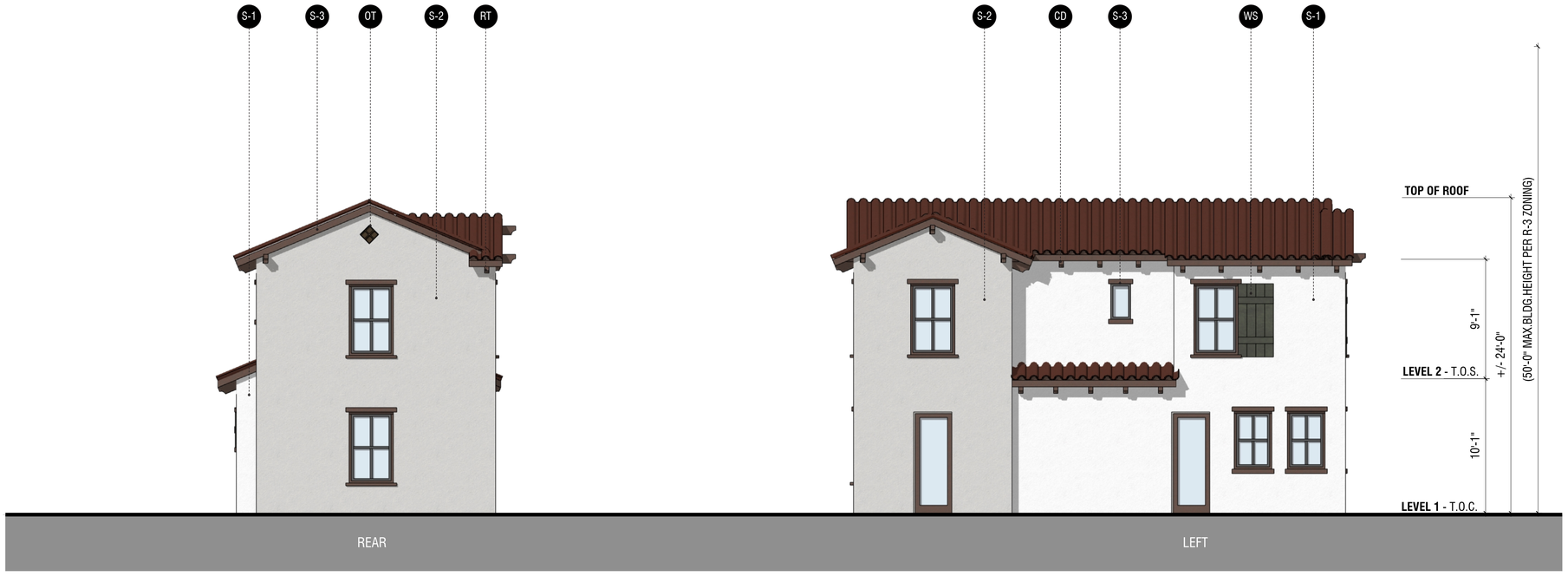
ENTITLEMENT PACKAGE
JUNE 04, 2025

BUILDING ELEVATIONS

DETACHED ADU - SPANISH

A-9





MATERIAL & DETAILS LEGEND



STUCCO

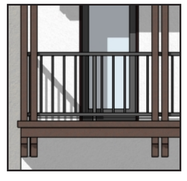
S





ORNAMENTAL TILE

OT



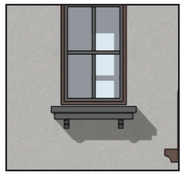
BALCONY RAILING

BR



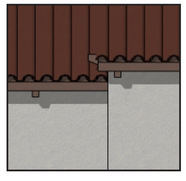
WINDOW SHUTTERS

WS



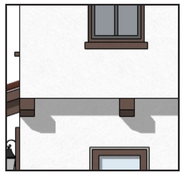
WINDOW SHELF

SH



RAFTER TAIL

RT



CORBEL DETAIL

CD

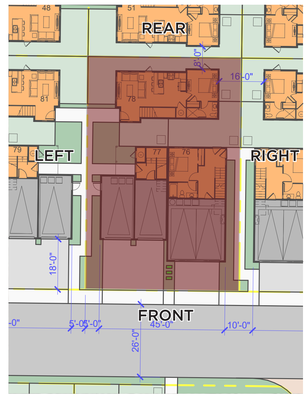


WOODEN POST

WP

KEY MAP

NTS



16'
8'
4'

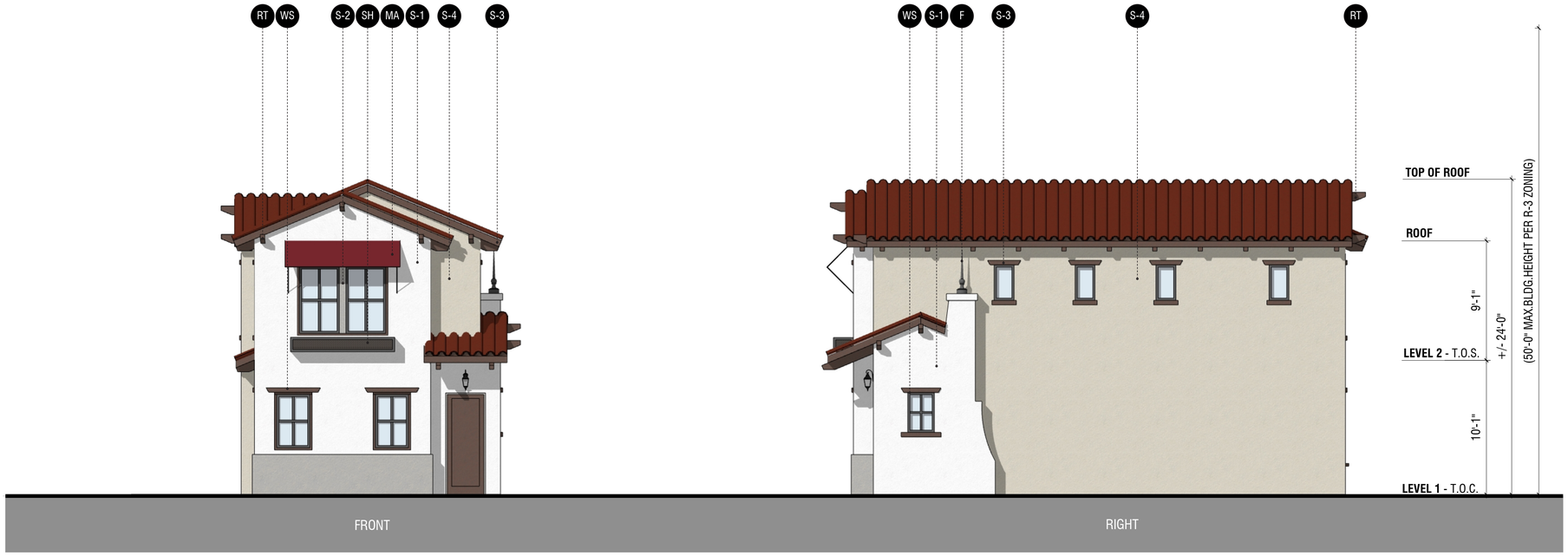
TCA ARCHITECTS | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

BUILDING ELEVATIONS
DETACHED ADU - MONTEREY

A-10





MATERIAL & DETAILS LEGEND



STUCCO

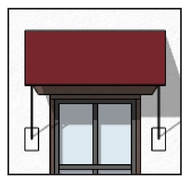
S

SW 7006 EXTRA WHITE — S-1

SW 7510 CHATEAU BROWN — S-3

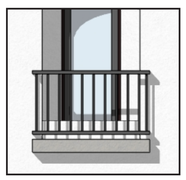
SW 6002 ESSENTIAL GREY — S-2

SW 7049 NUANCE — S-4



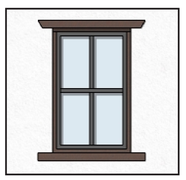
METAL AWNINGS

MA



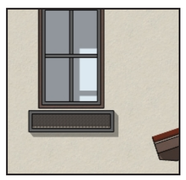
BALCONY RAILING

BR



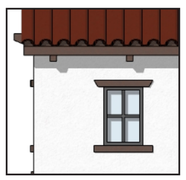
WINDOW SILLS & HEADER

WS



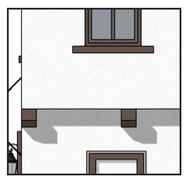
WINDOW SHELF

SH



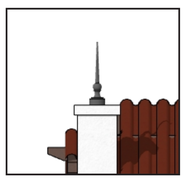
RAFTER TAIL

RT



CORBEL DETAIL

CD

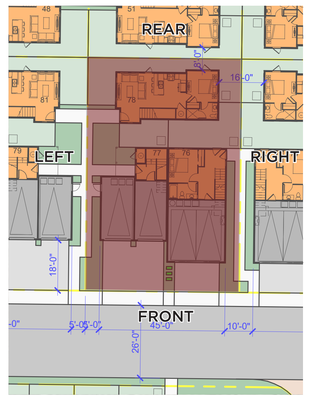


FINIAL

F

KEY MAP

NTS



16'

8'

4'

TCA ARCHITECTS

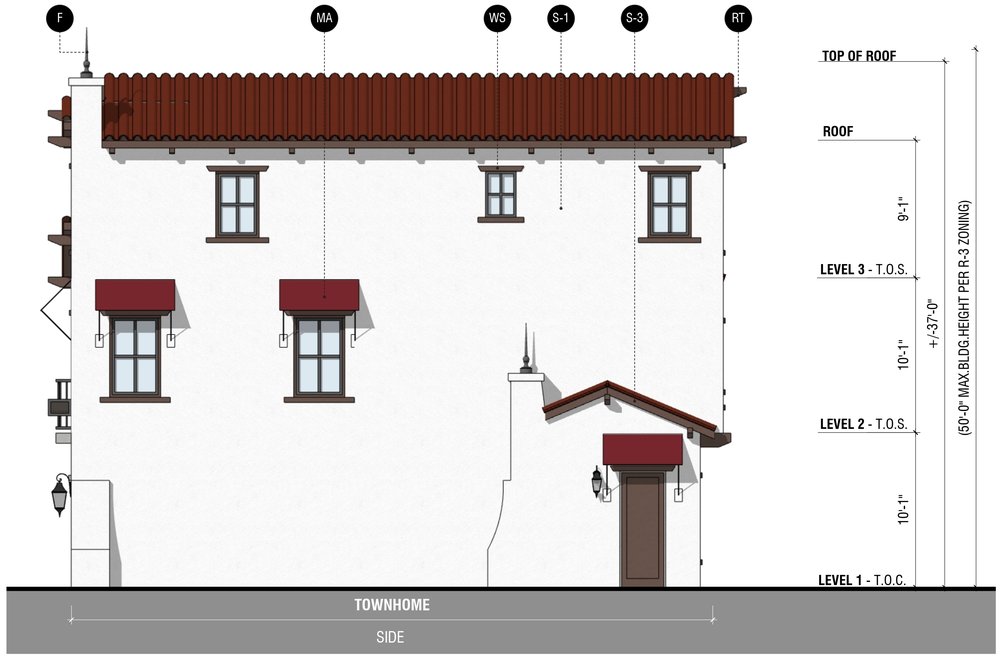
BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

BUILDING ELEVATIONS
DETACHED ADU - ANDALUSIAN

A-11





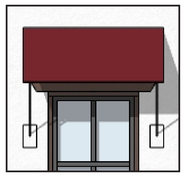
MATERIAL & DETAILS LEGEND - ANDALUSIAN



STUCCO

S





METAL AWNINGS

MA



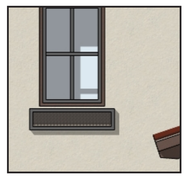
BALCONY RAILING

BR



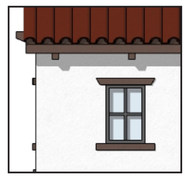
WINDOW SILLS & HEADER

WS



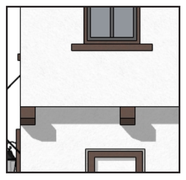
WINDOW SHELF

SH



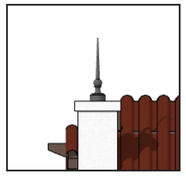
RAFTER TAIL

RT



CORBEL DETAIL

CD



FINIAL

F

MATERIAL & DETAILS LEGEND - MONTEREY



STUCCO

S





ORNAMENTAL TILE

OT



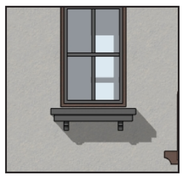
BALCONY RAILING

BR



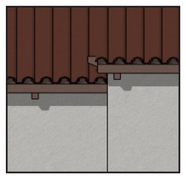
WINDOW SHUTTERS

WS



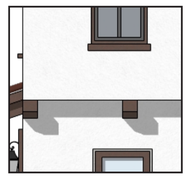
WINDOW SHELF

SH



RAFTER TAIL

RT



CORBEL DETAIL

CD



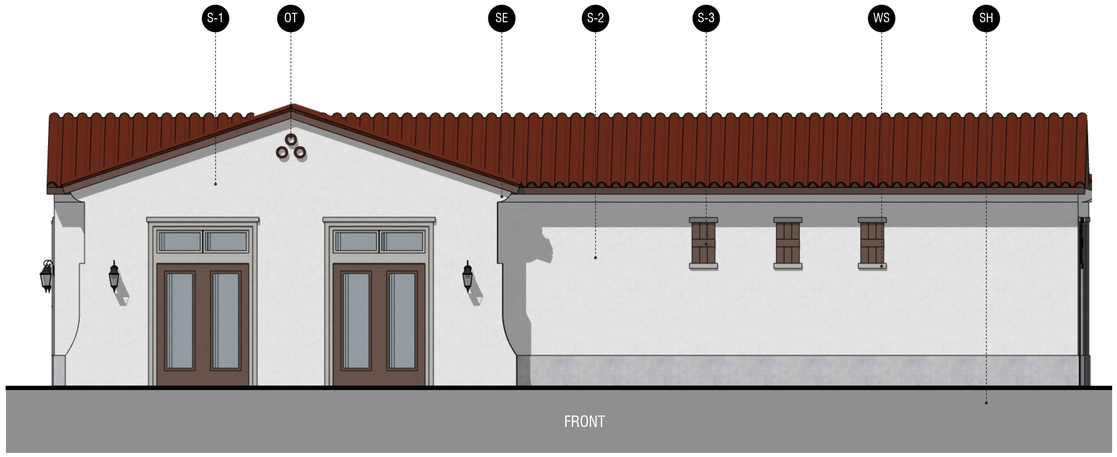
WOODEN POST

WP

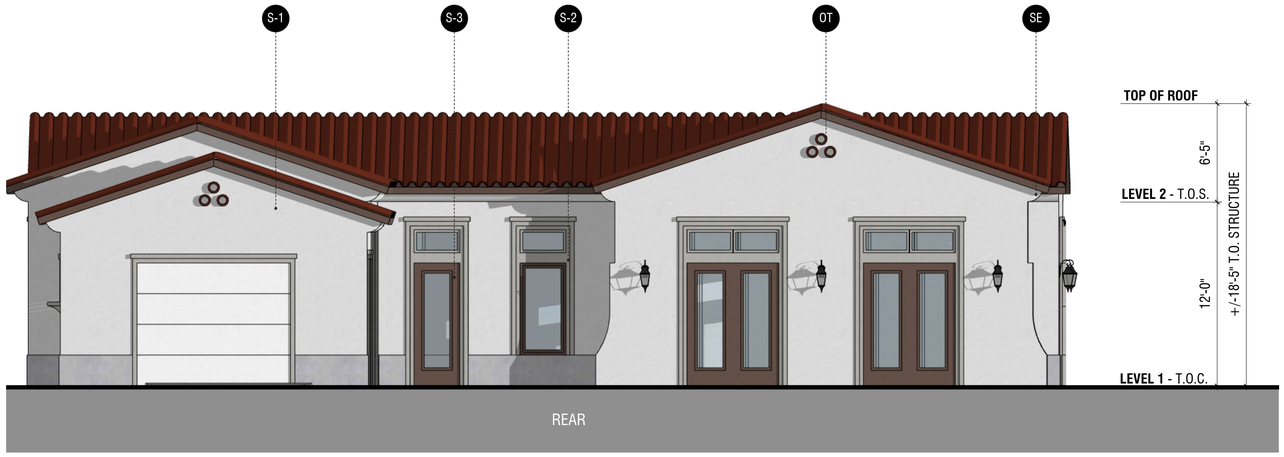
KEY MAP

NTS





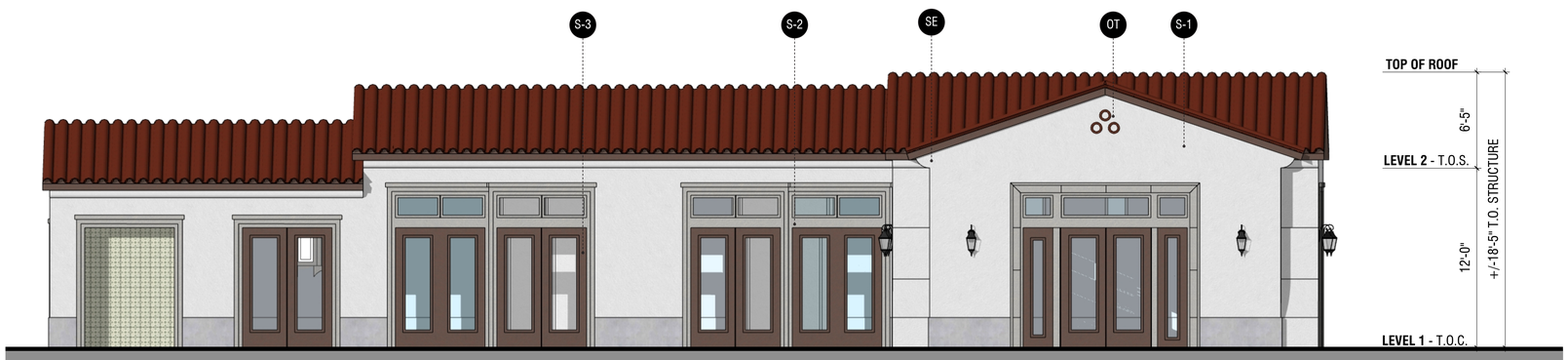
FRONT



REAR



RIGHT

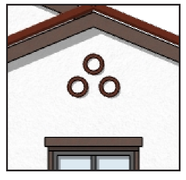


LEFT

MATERIAL & DETAILS LEGEND

STUCCO — S

SW 7013 IVORY LACE — S-1
SW 7510 CHATEAU BROWN — S-3
SW 6002 ESSENTIAL GREY — S-2
SW 7051 ANALYTICAL GREY — S-4



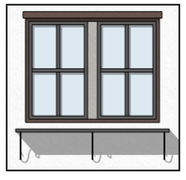
ORNAMENTAL TILE — OT



BALCONY RAILING — BR



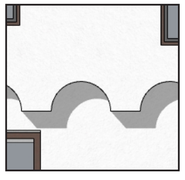
WINDOW SILL — WS



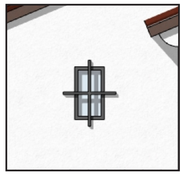
WINDOW SHELF — SH



STUCCO EAVES — SE



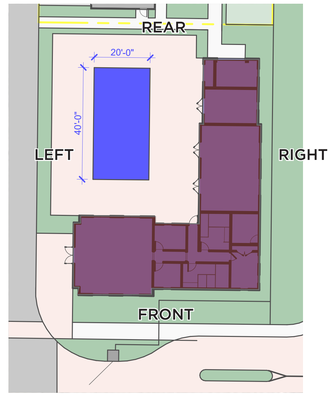
SCALLOP DETAIL — SD



METAL WINDOW DETAIL — MD

KEY MAP

NTS



16'
8'
4'

TCA ARCHITECTS | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

BUILDING ELEVATIONS
AMENITY BUILDING

A-13



*AMENITY BUILDING INTERIORS BY COMMERCIAL DESIGN SOLUTIONS

16'
8'
4'

TCA ARCHITECTS | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

COMMERCIAL DESIGN SOLUTIONS

BUILDING PLAN
AMENITY BUILDING

A-14



TCA ARCHITECTS | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

PERSPECTIVE
PROJECT ENTRY

A-15



TCA ARCHITECTS

BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 04, 2025

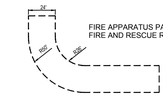
PERSPECTIVE
INTERIOR STREET

A-16



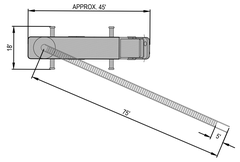
LEGEND

- AERIAL TRUCK LADDER ACCESS TO BUILDING (BETWEEN 10' - 30' FROM ACCESS ROAD)
- INDICATES PROPOSED BUILDING
- PROPOSED ROADWAY IMPROVEMENTS THAT SHALL BE DESIGNED TO MAINTAINED SUPPORT AN IMPOSED LOAD OF 80,000 LBS. AND SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES PER RIVERSIDE COUNTY FIRE DEPARTMENT GUIDELINE CFM-01A REQUIREMENTS.
- INDICATES CONCRETE PAVING NOT A PART OF FIRE ACCESS
- 150' HOSE PULL DISTANCE - MAXIMUM
- INDICATES WALL LOCATIONS AT GRADE THAT SHALL BE PROVIDED WITH AN ADDITIONAL LAYER OF 5/8" GYPSUM TYPE X DRYWALL ON EACH OF THE WALL. THE ADDITIONAL LAYER OF 5/8" GYPSUM TYPE X DRYWALL SHALL ALSO BE PROVIDED ON EACH SIDE OF THE THE SHARED WALL FROM UNIT TO UNIT ON ALL LEVELS ABOVE GRADE. LASTLY, AN ADDITIONAL LAYER OF 5/8" GYPSUM TYPE X DRYWALL SHALL ALSO BE PROVIDED ALONG THE GARAGE CEILING(S) ADJOINING A HABITABLE SPACE.
- (E) INDICATES LOCATION OF EMERGENCY ESCAPE AND RESCUE OPENINGS AT 2ND & 3RD LEVEL SLEEPING AREAS



FIRE APPARATUS PATH OF TRAVEL PER EASTVALE FIRE AND RESCUE REQUIREMENTS.

FIRE APPARATUS DIMENSIONS PER EASTVALE FIRE AND RESCUE REQUIREMENTS.





ARCH ELEVATIONS (N.T.S.)

PREPARED BY:
firesafe PLANNING, INC.
28506 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
OFFICE: (949) 240-5911

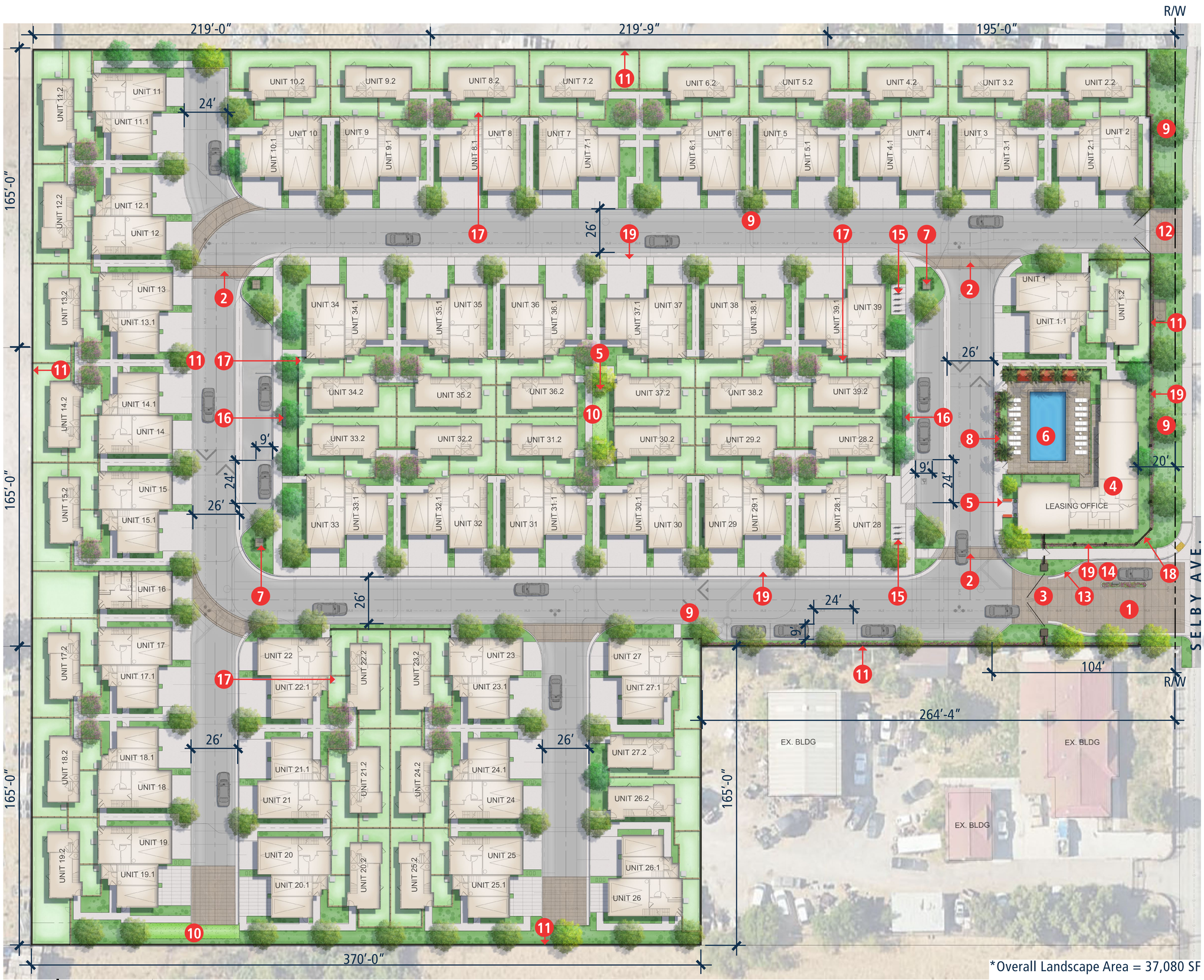
PREPARED FOR:
BCT development
130 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
OFFICE: (949) 209-9259

TITLE:
LADDER ACCESS EXHIBIT
BCT EASTVALE
7657 SELBY AVE, EASTVALE, CA
RIVERSIDE COUNTY FIRE DEPARTMENT

DATE: 05/07/2025

SHEET: F-1 OF 1

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING, INC is prohibited.



LEGEND

1. Enhanced Driveway Paving with Stamped Colored Concrete
2. Enhanced Pedestrian Crossing with Colored Pavers
3. Gated Property Entry
4. Leasing & Amenity Building
5. Bench Seating
6. Pool Enclosure & Deck
7. Transforms with Shrub Screening
8. Pool Enclosure Fence & Gates
9. Street Trees
10. Paseo with Open Lawn
11. Perimeter Masonry Wall with Vine Planting Along Selby Ave.
12. EVA Access & Gate
13. Postal Lock Override System
14. Guest Entry Lane, Callbox, & Community Map
15. Bike Racks (20-bike capacity)
16. Mailbox Clusters (8 total, 16-count mailboxes, 128 total capacity)
17. Ground Mounted AC Condensers
18. Community Monument Sign Mounted to Perimeter Wall
19. Perimeter Steel Fence & Block Columns

PLANT LEGEND

Street Trees (7)-48”box
Platanus racemosa
Ulmus parvifolia

Focal Trees (9)-48” box
Cercidium “Desert Museum”
Prosopis chilensis
Quercus virginiana

Shade Trees (83)-36”box (6)-24”box (9)-48”box
Arbutus ‘Marina’
Prosopis chilensis
Ulmus parvifolia

Patio Trees (29)-36” box
Cercis occidentalis
Lagerstroemia indica
Magnolia ‘Little Gem’

Palm Tree (7)-15’ BTH
Phoenix dactylifera

Shrub & Groundcover
Refer to Sheet L-6 Plant Palette

80′
40′
20′

*Overall Landscape Area = 37,080 SF

C2 Collaborative | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 03, 2025

CONCEPTUAL LANDSCAPE PLAN

L-1



















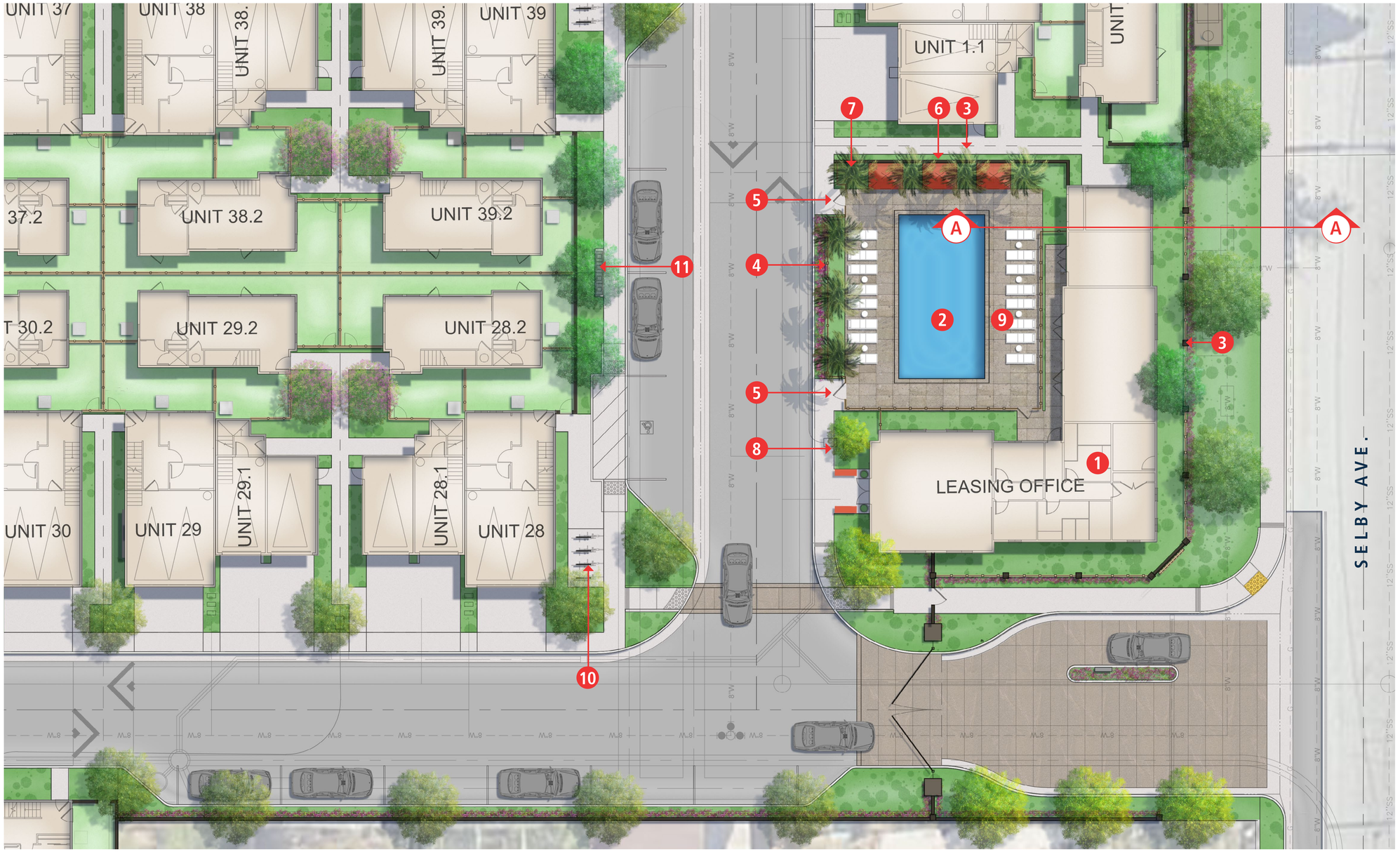


*Proposed mailbox, 16-count each



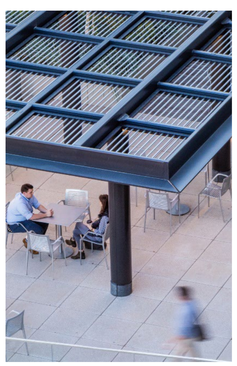
Includes Pedestal

All Aluminum Construction



LEGEND

1. Leasing/Amenity Building Entrance
2. 20'x38' Swimming Pool
3. Perimeter Steel Fence & Block Columns
4. Pool Enclosure Fence
5. Pool Enclosure Gate
6. Prefabricated Cabanas
7. Palm Trees
8. Canopy Shade Trees
9. Lounge Seating
10. Bike Racks
11. Mailbox Cluster (4 mailboxes, 16-capacity each proposed on this side, 8 total mailboxes proposed for site



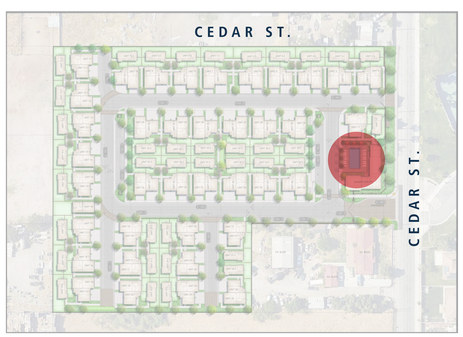








KEY MAP



40'
20'
10'

C2 Collaborative | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

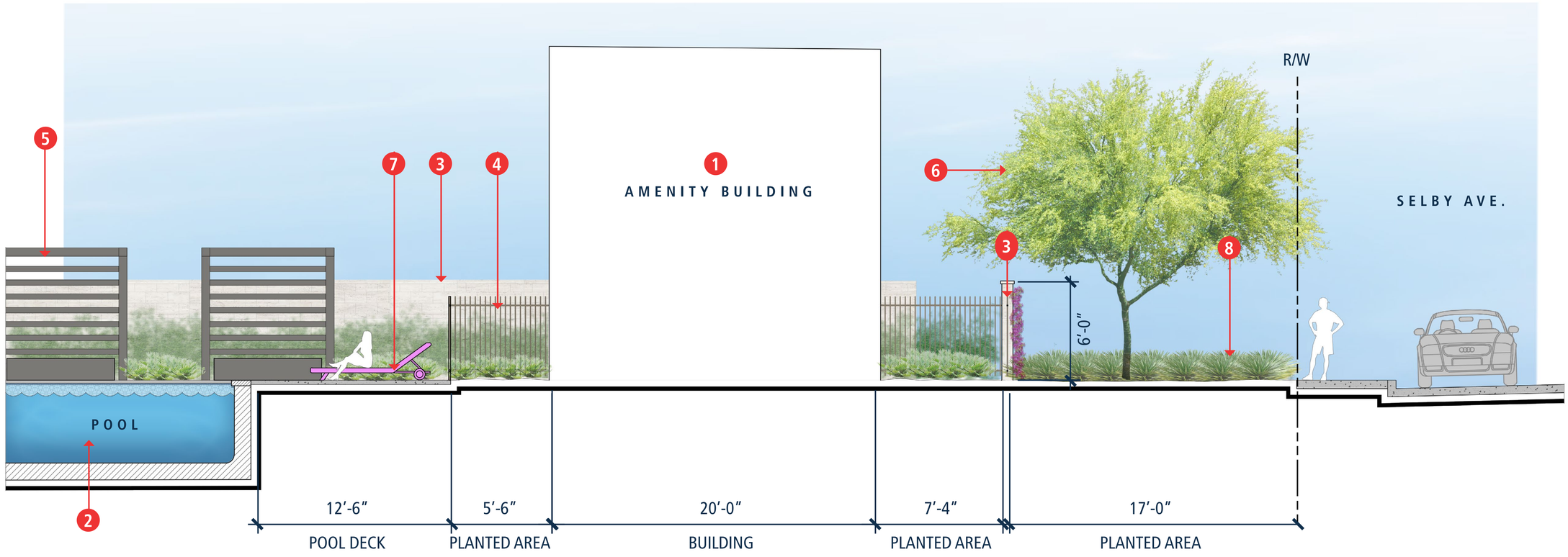
ENTITLEMENT PACKAGE
JUNE 03, 2025

SITE AMENITY ENLARGEMENT

L-3

LEGEND

1. Leasing/Amenity Building
2. 20’x38’ Swimming Pool
3. Perimeter Steel Fence & Block Columns
4. Pool Enclosure Fence
5. Prefabricated Cabanas
6. Canopy Shade Trees
7. Lounge Seating
8. Screening Shrubs



SECTION ‘A-A’

SCALE: N.T.S.

GENERAL NOTES:

Trees at entrances of Selby and along streetscape shall be 48” box specimens.

LEGEND

Parking Area Shaded by Trees

Parking Landscaped Area

PARKING LOT SHADE CALCULATION

Total Parking Space: 14 spaces

Total Parking Surface Area: 3,367 sq.ft.

Total Shade Required: 1,347 sq.ft.

Total Shade Provided: 1,350 sq.ft.

Shaded Parking Area percentage= 40.10%

PARKING LOT LANDSCAPED AREA CALCULATION

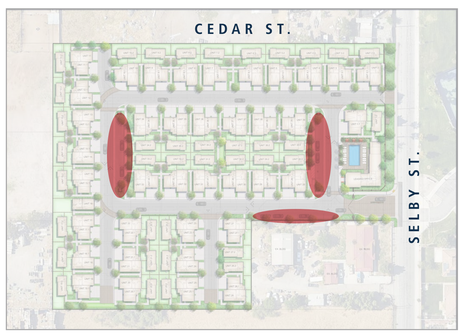
Parking Lot Landscaped Area: 1,415 sq.ft.

Total Parking Lot Area: 3,367 sq.ft.

Landscaped Parking Area percentage= 42.03%

* Tree size shown at 15 years maturity, per Riverside County Ordinance 348, Section 18.12

KEY MAP



GRAPHIC EXAMPLE NOTES:

1. THIS PLAN IS INTENDED AS A GRAPHIC EXAMPLE ONLY TO DEMONSTRATE ACCEPTABLE LEGIBILITY. IT IS THE RESPONSIBILITY OF THE DESIGNER TO DETERMINE LANDSCAPING, GRAPHICS AND NOTES APPROPRIATE TO EACH INDIVIDUAL PROJECT, AND TO VERIFY CURRENT APPLICABLE GUIDELINES, CODES, ETC.
2. LANDSCAPING SHALL COMPLY WITH APPLICABLE ORDINANCES, GUIDELINES AND STANDARDS, INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:
   - 2.1. ORDINANCE 348
   - 2.2 RIVERSIDE COUNTY COMPREHENSIVE LANDSCAPE GUIDELINES
   - 2.3 RIVERSIDE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES
   - 2.3. ALL PLANT MATERIAL SHALL BE PER THE "RIVERSIDE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING
3. LABELS AND SYMBOLS SHOWN ARE FOR DEMONSTRATION PURPOSES AND MAY OR MAY NOT APPLY TO INDIVIDUAL PROJECTS AND MAY BE MODIFIED AS NEEDED.
4. PER ORDINANCE 348, TREES MUST PROVIDE REQUIRED AMOUNT OF SHADING WITHIN 15 YEARS. TREE SYMBOLS SHOULD BE SIZED ACCORDINLY.

C2 Collaborative

BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 03, 2025

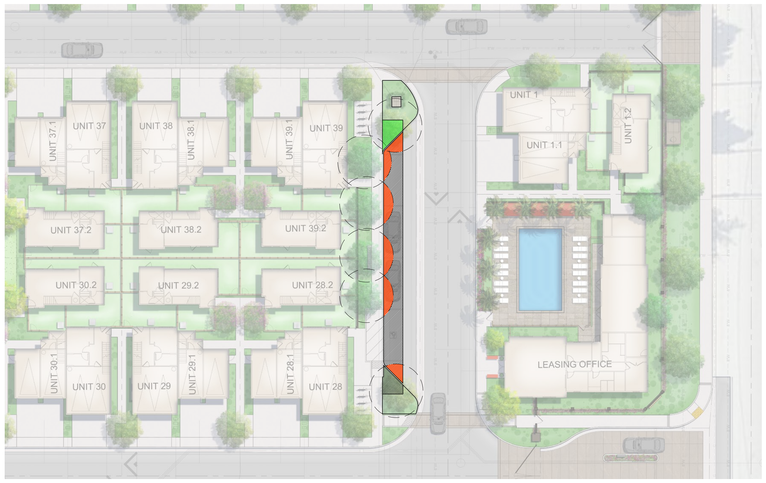
WEST PARKING LOT SHADE ILLUSTRATIVE

SCALE: N.T.S.



EAST PARKING LOT SHADE ILLUSTRATIVE

SCALE: N.T.S.



SOUTH PARKING LOT SHADE ILLUSTRATIVE

SCALE: N.T.S.

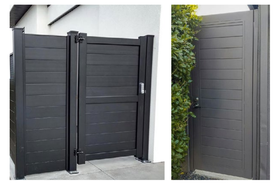


80'
40'
20'

PARKING LOT SHADE CALCULATION

LEGEND

Pedestrian Gate
-60" min ht. x 48" opening min
-Aluminum Fabrication
-Finish: Color to Match Architecture

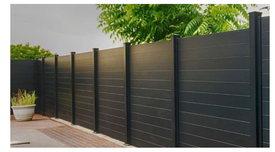


Pool Enclosure Gate
-60" min ht. x 48" opening min
-Steel Fabrication
-Finish: Color to Match Architecture



Vehicular Entry Gate/ EVA Access Gate
-72" min ht.
-Steel Fabrication
-Finish: Color to Match Architecture

Vinyl Fences
-60" min ht.
-Finish: Color to Match Architecture



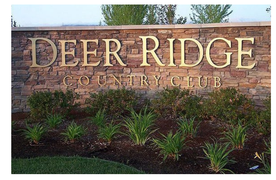
Privacy Masonry Walls & Block Columns
-6'-0" min. ht.
-Finish: Split-Face finish/ Tan Color



Steel Fence
-5'-0" min. ht. Pool Enclosure Fence
-6'-0" min. ht. Perimeter Fence
-Finish: Color to match Architecture



Monument Sign at Entry
-Standoff letters attached to masonry wall
-Finish: Color to match Architecture



80'
40'
20'

C2 Collaborative | BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 03, 2025

CONCEPTUAL WALL AND FENCE PLAN

L-6

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NOTES
Arbutus 'Marina'	Marina Strawberry Tree	24" Box	Med	Flower shade tree with colorful bark
Bauhinia purpurea	Purple Orchid Tree	24" Box	Med	Semi-evergreen with orchid-like flowers
Cercis occidentalis	Western Redbud	24" Box	Very Low	Shiny branches and changing leaf color
Cercidium "Desert Museum"	Desert Museum Palo Verde	36" Box	Low	Flower shade tree with colorful bark
Cupaniopsis anacardioides	Carrot Wood	24" Box	Med	Evergreen tree, dark green leaves
Dracaena draco	Dragon Tree	15" Gal	Very Low	Accent succulent tree with long foliage
Geijera parviflora	Australian Willow	24" Box	Med	Evergreen with with long whispy leaves
Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle Bay	36" Box	Low	Showy summer flower and red fall color
Laurus nobilis	Laurel	24" Box	Low	Oval, dark green leaves evergreen tree
Magnolia grandiflora	Southern Magnolia	36" Box	Med	Shiny, felt-like leaves with big flowers
Olea Europaea	Olive	48" Box	Low	Soft gray green evergreen tree
Phoenix dactylifera	Date Palm	18' BTH	Low	Broadhead feather leaf palm
Platanus racemosa	California Sycamore	36" Box	Med	Native tree with mottled trunk
Prosopis chilensis	Chilean Mesquite	36" Box	Low	Broad canopy with bright green leaves
Quercus spp.	Oak Tree	36" Box	Low	Native evergreen, large canopy
Tipuana tipu	Tipu Tree	24" Box	Med	Semi-deciduous, pale orange flowers
Ulmus parvifolia	Chinese Elm	24" Box	Med	Semi-deciduous, small oval leavs
Vitex agnus-castus	Chaste/ Monk's Pepper Tree	24" Box	Low	Small tree, showy purple flowers

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NOTES
Agave americana	Century Plant	15 gal	48" o.c.	Very Low	Accent Shrub
Agave attenuata	Fox Tail Agave	15 gal	48" o.c.	Low	Accent Shrub
Aloe spp.	Aloe	1 gal	24" o.c.	Low	Succulent
Anigozanthos cvs.	Kangaroo paw	5 gal	36" o.c.	Low	Flower Shrub
Dodenaea viscosa purpurea	Purple Hopseed Bush	15 gal	60" o.c.	Low	Screen Hedge
Hemerocallis 'Stella de Oro'	Yellow Daylily	1 gal	24" o.c.	Med	Flower Shrub
Hesperaloe parviflora	Red Yucca	5 gal	36" o.c.	Low	Flower Shrub
Lavandula angustifolia	Lavender	5 gal	30" o.c.	Low	Flower Shrub
Ligustrum japonicum 'Texanum'	Waxleaf Private	5 gal	36" o.c.	Med	Hedge Shrub
Muhlenbergia spp.	Deer Grass	1 gal	36" o.c.	Low	Accent Grass
Olea 'Little Ollie'	Little Olive	5 gal	36" o.c.	Low	Hedge Shrub
Podocarpus macrophyllus	Yew Pine	15 gal	36" o.c.	Med	Screen Hedge
Rhaphiolepis spp.	Indian Hawthorn	1 gal	24" o.c.	Med	Hedge Shrub
Salvia spp.	Sage	5 gal	36" o.c.	Low	Flower Shrub
Sesleria autumnalis	Autumn Moorgrass	1 gal	24" o.c.	Med	Accent Grass
Westringia spp.	Coast Rosemary	5 gal	36" o.c.	Low	Hedge Shrub

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NOTES
Bougainvillea 'La Jolla'	La Jolla Bougainvillea	1 gal	24" o.c.	Low	Flower GC.
Carissa m. 'Green Carpet'	Green Carpet Natal Plum	1 gal	24" o.c.	Med	Evergreen Border GC.
Lantana montevidensis 'Alba'	Trailing Lantana	1 gal	24" o.c.	Low	Evergreen Border GC.
Myoportum parvifolium "Pink"	Pink Myoporum	1 gal	24" o.c.	Low	Evergreen Border GC.
Senecio mandraliscae	Blue Chalksticks	1 gal	18" o.c.	Low	Accent GC.
Trachelospermum jasminoides	Star Jasmine	1 gal	24" o.c.	Med	Evergreen Border GC.
Westringia 'Mundi'	Dwarf Coast Rosemary	1 gal	36" o.c.	Low	Flowering GC.

NOTES

-All planting areas will be irrigated by drip irrigation methods. **All irrigation equipment shall be "PURPLE" equipment**, including all piping, for potential future connection to recycled water. All slopes greater than 3' vertical changes and turf irrigation will be irrigated through overhead spray.
-All plant selections are conceptual. Final plant selections will occur during the contruction document phase and will be similar or equal.
- Speicmen and accent tree container sizes to be 2" to 48" box at key areas.. Final location epr improvement plans.
- Right-of-Way shall be privately maintained by the Community HOA.


Laurus nobilis
Bay Laurel


Olea europaea
Olive


Washingtonia robusta
Mexican Fan Palm


Cercidium "Desert Museum"
Desert Museum Palo Verde


Lagerstroemia indica 'muskogee'
Muskogee Crape Myrtle


Agave americana
Century Plant


Ligustrum j. 'Texanum'
Waxleaf Private


Hemerocallis 'Stella de Oro'
Yellow Daylily


Agave attenuata
Fox Tail Agave


Anigozanthos cvs.
Kangaroo Paw


Rhaphiolepis indica 'Clara'
Clara indica Hawthorn


Trachelospermum jasminoides
Star Jasmine


Bougainvillea 'La Jolla'
La Jolla Bougainvillea


Hesperaloe parviflora
Red Yucca


Lavandula angustifolia
Lavender


Okea ' Little Olive'
Little Olive


Carissa m. 'Green Carpet'
Green Carpet Natal Plum


Lantana montevidensis 'Alba'
Trailing Lantana


Myoportum parvifolium 'Pink'
Pink Myoporum


Senecio Mandraliscae
Blue Chalksticks

C2 Collaborative

BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

ENTITLEMENT PACKAGE
JUNE 03, 2025

CONCEPTUAL PLANT PALETTE AND NOTES

LIGHTING SCHEDULE:

KEY	DESCRIPTION
	S1 Parking Lot Light
	S2 Pathway Light
	S3 Tree Uplight
	S4 Sign Light

80'
40'
20'

C2 Collaborative

BCT development

7657 SELBY AVE
EASTVALE, CA
TCA # 2023-110

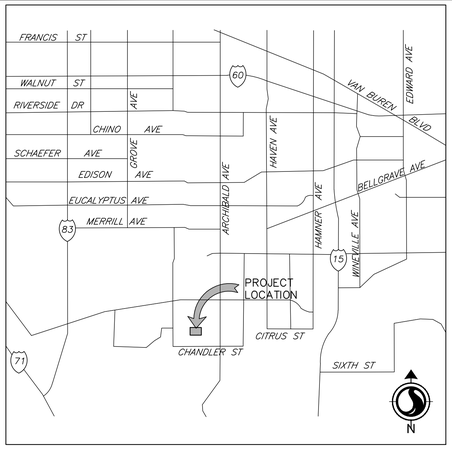
ENTITLEMENT PACKAGE
JUNE 03, 2025

CONCEPTUAL LIGHTING PLAN

VESTING TENTATIVE TRACT MAP NO. 39264

LEGAL DESCRIPTION

ALL OF LOT 82 OF THE PERSIMMON REPUBLIC ACRES, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 12, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND ALL OF PARCEL A OF CITY OF EASTVALE LOT LINE ADJUSTMENT NO. _____, RECORDED _____, DOCUMENT NUMBER _____, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



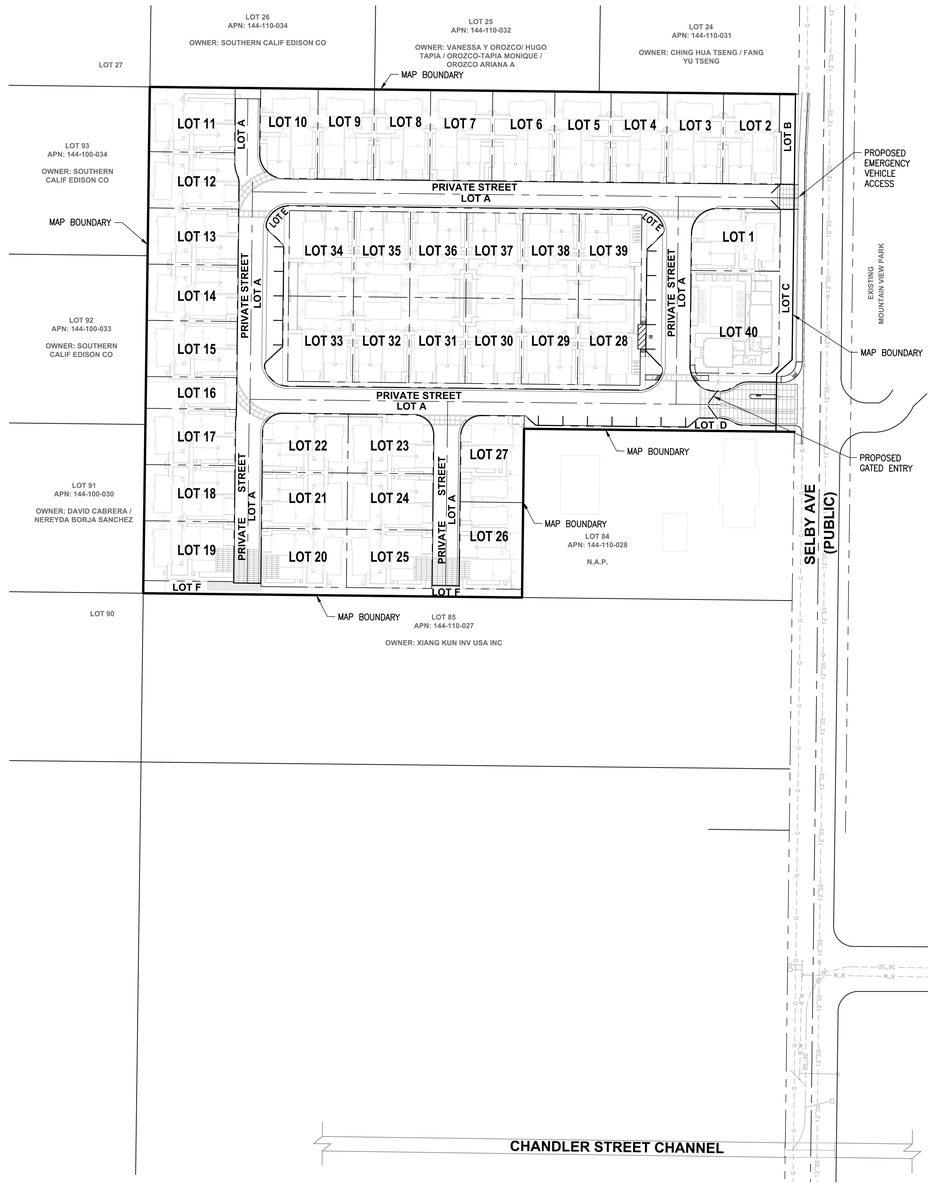
VICINITY MAP

NTS

GENERAL NOTES

1. EXISTING LAND USE: VACANT
2. EXISTING / PROPOSED GENERAL PLAN USE: R–3 GENERAL RESIDENTIAL
3. EXISTING / PROPOSED ZONING: R–3 GENERAL RESIDENTIAL
4. NUMBER OF EXISTING PARCELS: 3
5. PROPOSED LAND USE: 39 PRIMARY RESIDENCES, 38 ATTACHED ADUS, 38 DETACHED ADUS; NET ACRES DENSITY = 39 UNITS / 6.17 AC = 6.3 DU/AC (115 UNITS / 6.17 AC = 18.6 DU/AC)
6. THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURES SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
7. FLOOD ZONE IS DESIGNATED AS ZONE X PER FIRM MAP NO. 06065C0678H, EFFECTIVE 9/12/2024.
8. PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO EXISTING SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE JURUPA COMMUNITY SERVICES DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
9. PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE JURUPA COMMUNITY SERVICES DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
10. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS VESTING TENTATIVE TRACT MAP.
11. MAINTENANCE OF ALL LETTERED LOTS SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION.
12. A PORTION OF THE STORM DRAIN SYSTEM WITHIN THE LIMITS OF THIS PROJECT (I.E. WITHIN PRIVATE STREETS AND WITHIN GATED COMMUNITIES) PRIVATELY OWNED AND MAINTAINED.
13. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES, GRATED INLETS, AREA DRAINS, AND A DRYWELL.
14. EXISTING IRRIGATION LINES WILL BE REMOVED, RELOCATED OR PROTECTED IN PLACE.
15. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
16. TOTAL LENGTH OF PROPOSED STREETS IS APPROXIMATELY 1910 L.F.
17. PROJECT ACREAGE IS 6.21 AC GROSS, 6.17 AC NET.
18. ALL PROPOSED STREETS ARE PRIVATE STREETS AND WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION. EASEMENTS FOR EMERGENCY AND PUBLIC SERVICE VEHICULAR INGRESS–EGRESS WILL BE PROVIDED WITHIN ALL PRIVATE STREETS.
19. ALL SIDEWALKS SHOWN OUTSIDE PRIVATE STREET RIGHT OF WAY WILL BE LOCATED IN AN EASEMENT FOR PEDESTRIAN PURPOSES. ALL SIDEWALKS, CURB RETURNS, PEDESTRIAN CROSSINGS AND RAMPS WILL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
20. THE ASSESSOR'S PARCEL NUMBERS FOR THE PROJECT AREA ARE 144–110–028, 144–110–029, 144–110–030.

	REQUIRED	PROVIDED
FRONT SETBACK		
PRIMARY RESIDENCE	10 FT	10 FT
ATTACHED ADU	-	-
DETACHED ADU	-	-
REAR SETBACK		
PRIMARY RESIDENCE	10 FT	10 FT
ATTACHED ADU	4 FT	12.2 FT
DETACHED ADU	4 FT	4 FT
SIDE SETBACK (INTERIOR)		
PRIMARY RESIDENCE	5 FT	5 FT
ATTACHED ADU	4 FT	5 FT
DETACHED ADU	4 FT	5.2 FT
SIDE SETBACK (STREET)		
PRIMARY RESIDENCE	5 FT	5 FT
ATTACHED ADU	4 FT	5.4 FT
DETACHED ADU	4 FT	7 FT



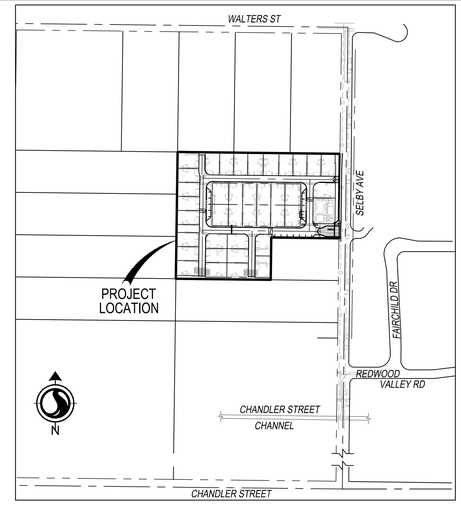
INDEX MAP

GRAPHIC SCALE

60 0 60 120 240

(IN FEET)

1 inch = 60 ft.



LOCATION MAP

SHEET LEGEND

SHEET C1 TITLE/INDEX
SHEET C2 TYPICAL SECTIONS
SHEET C3 TENTATIVE TRACT MAP
SHEET C4 TECHNICAL SITE PLAN
SHEET C5 PRELIMINARY GRADING PLAN
SHEET C6 PRELIMINARY DRAINAGE PLAN
SHEET C7 FIRE MASTER PLAN

UTILITY SUMMARY:

UTILITIES AND SERVICES WILL BE PROVIDED BY:

1. ELECTRICAL SERVICES:

   SOUTHERN CALIFORNIA EDISON
   1351 E. FRANCIS
   ONTARIO, CA 91761
   (909) 930–8591

2. GAS:

   SOUTHERN CALIFORNIA GAS COMPANY
   1981 W. LUGONIA AVENUE
   REDLANDS, CA 92374
   (909) 335–7716

3. TELEPHONE:

   SBC
   3083 ADAMS AVENUE
   RIVERSIDE, CA 92304
   (909) 303–3000

4. CABLE TELEVISION:

   CHARTER COMMUNICATION
   7337 CENTRAL AVE
   RIVERSIDE, CA 92504
   (806) 303–3000

5. DOMESTIC WATER & SEWER:

   JURUPA COMMUNITY SERVICES DISTRICT
   11201 HARREL STREET
   MIRA LOMA, CA 91752
   (951) 685–7434

6. RECLAIMED WATER:

   JURUPA COMMUNITY SERVICES DISTRICT
   11201 HARREL STREET
   MIRA LOMA, CA 91752
   (951) 685–7434

OWNER:

BCT DEV ACQUISITION, CO., LLC
1400 NEWPORT CENTER DRIVE, SUITE 200
NEWPORT BEACH, CA 92660

DEVELOPER:

BCT development

BCT DEV ACQUISITION, CO., LLC
1400 NEWPORT CENTER DRIVE, SUITE 200
NEWPORT BEACH, CA 92660

CIVIL ENGINEER:

STANTEC
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
CONTACT:CHRIS GUSS
chris.guss@stantec.com

GEOTECHNICAL CONSULTANT:

ENGEO INCORPORATED
27742 HANCOCK PARKWAY
VALENCIA, CA 91355
(661) 257–4004
WWW.ENGEO.COM
CONTACT: EMMA GRIFFIE

LAND USE SUMMARY

USE/DESCRIPTION	TOTAL (AC)
RESIDENTIAL (LOTS 1–39)	4.32
REC CENTER (LOT 40)	0.20
LANDSCAPE (LOTS B–F)	0.34
PRIVATE STREETS (LOT A)	1.31
TOTAL	6.17
ROW DEDICATION	0.04
GROSS ACREAGE	6.21

OWNERSHIP / MAINTENANCE SUMMARY

LOTS 1–40, AND LOTS A–F WILL BE OWNED AND MAINTAINED BY THE MASTER HOA

BUILDING SUMMARY					
BUILDING TYPE	GSF.*	NRSF.**	TOTAL COUNT	TOTAL GSF.	TOTAL NRSF.
(A) Primary Residence	2,527 SF	2,000 SF	39	98,553 SF	78,000 SF
(B) Attached ADU	1,257 SF	999 SF	38	47,766 SF	37,962 SF
SUB TOTAL	3,784 SF	2,999 SF	77	146,319 SF	115,962 SF
(C) Detached ADU	1,476 SF	1,197 SF	38	56,088 SF	45,486 SF
		SITE TOTAL	115	202,407 SF	161,448 SF

* Gross rentable includes exterior walls and center of air space as well as garages
**Net Rentable includes outside faces without balconies and garage.

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
call: TOLL FREE
1–800–422–4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 — 06/04/2025 DATE
PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER STEPHEN F. CREVOISERAT 78576 CIVIL STATE OF CALIFORNIA

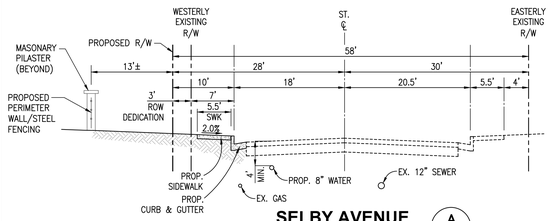
RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER
RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
TITLE SHEET

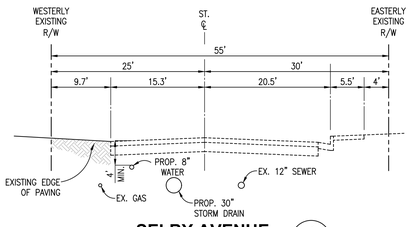
PROJECT NO. 2042677200
SHEET No. C1 OF 7

JUNE 4, 2025

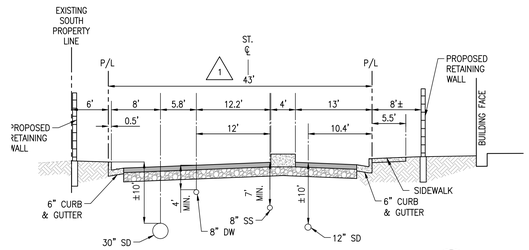
DRAWING: u:\2042677200\drawing\sheet_files\677200-1002tm.dwg PLOTTED: 6/4/2025 8:39 AM BY: Nguyen, Tiffany



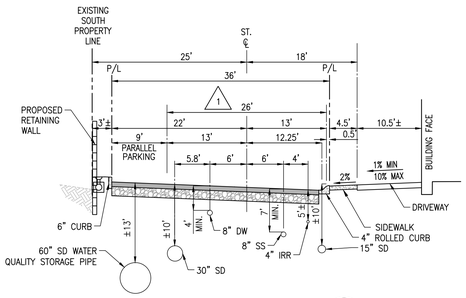
SELBY AVENUE (A)
LOCAL STREET (1"=10')
ULTIMATE R/W IMPROVEMENTS



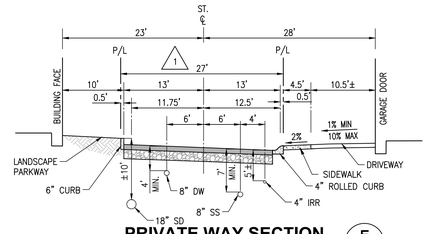
SELBY AVENUE (B)
LOCAL STREET (1"=10')
SOUTH OF DRIVEWAY ENTRANCE



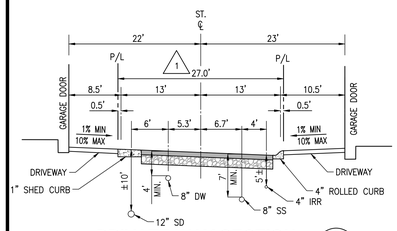
GATED ENTRY / PRIVATE WAY SECTION (C)
(SCALE: 1"=10')
(NO PARKING ALLOWED)



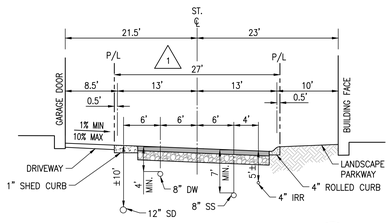
PRIVATE WAY SECTION (D)
(SCALE: 1"=10')
(PARKING IN DESIGNATED STALLS)



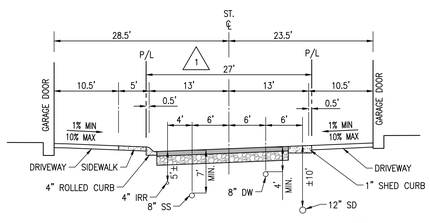
PRIVATE WAY SECTION (E)
(SCALE: 1"=10')
(NO PARKING ALLOWED)



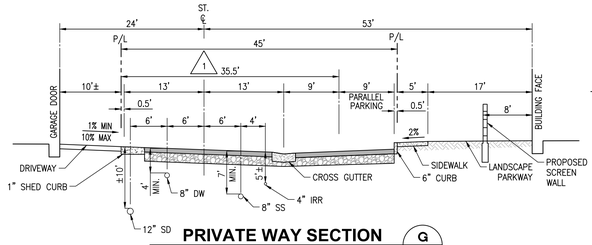
PRIVATE WAY SECTION (F)
(SCALE: 1"=10')
(NO PARKING ALLOWED)



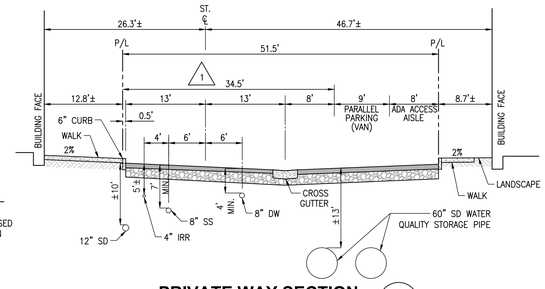
PRIVATE WAY SECTION (F1)
(SCALE: 1"=10')
(NO PARKING ALLOWED)



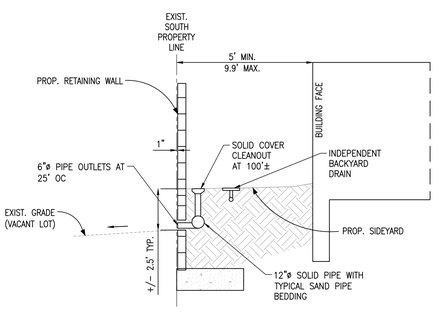
PRIVATE WAY SECTION (F2)
(SCALE: 1"=10')
(NO PARKING ALLOWED)



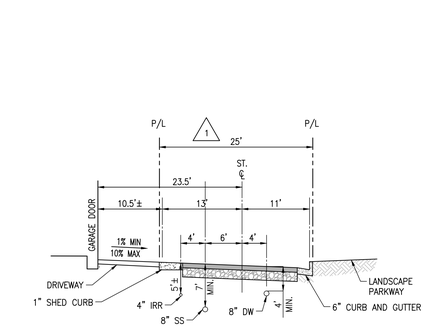
PRIVATE WAY SECTION (G)
(SCALE: 1"=10')
(PARKING IN DESIGNATED STALLS)



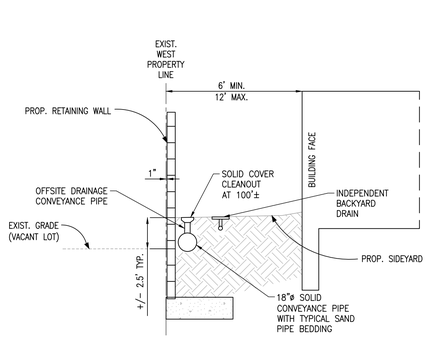
PRIVATE WAY SECTION (H)
(SCALE: 1"=10')
(PARKING IN DESIGNATED STALLS)



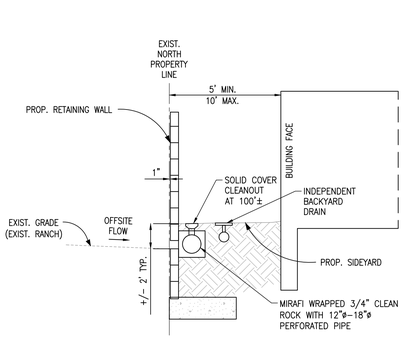
SOUTH PROPERTY LINE (I)
(1"=5')



PRIVATE WAY SECTION (J)
(SCALE: 1"=10')



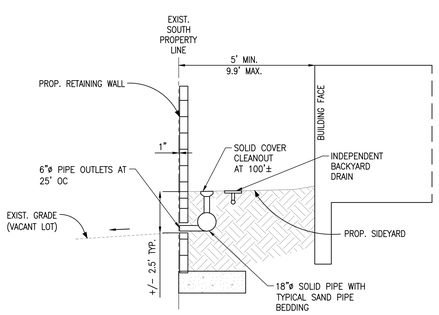
WEST PROPERTY LINE (K)
(1"=5')



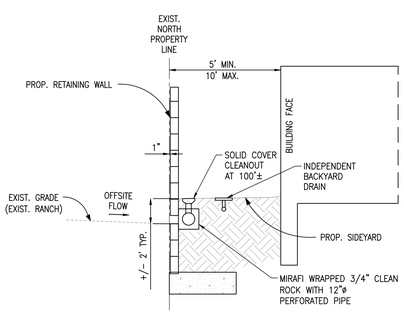
NORTH PROPERTY LINE (L)
(1"=5')

PROPOSED EASEMENTS

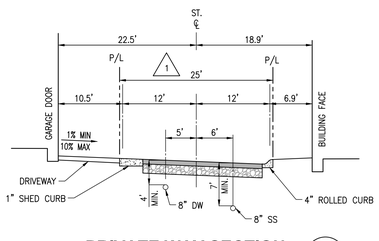
1 PUBLC EMERGENCY ACCESS EASEMENT TO CITY OF EASTVALE



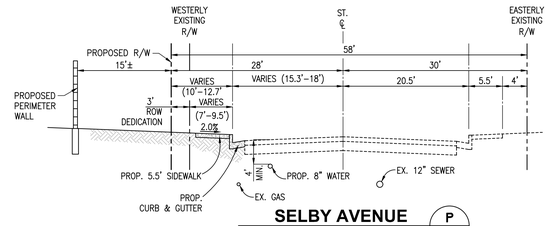
WEST PROPERTY LINE (M)
(1"=5')



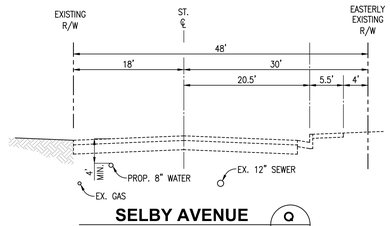
EAST PROPERTY LINE (AT LOTS 26 AND 27) (N)
(1"=5')



PRIVATE WAY SECTION (O)
(SCALE: 1"=10')
(NO PARKING ALLOWED)



SELBY AVENUE (P)
LOCAL STREET (1"=10')
ULTIMATE R/W IMPROVEMENTS



SELBY AVENUE (Q)
LOCAL STREET (1"=10')
ULTIMATE R/W IMPROVEMENTS

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 — 06/04/2025 DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER — STEPHEN F. CREVOISERAT — 78576 — CIVIL — STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
SECTIONS

PROJECT NO. 2042677200
SHEET No. C2 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\sheet_files\V2772000-1003sm.dwg PLOTTED: 6/4/2025 10:31 AM BY: Nguyen, Tiffany

LOT 26
APN: 144-110-034
OWNER: SOUTHERN CALIF EDISON CO

LOT 25
APN: 144-110-032
OWNER: VANESSA Y OROZCO/ HUGO TAPIA / OROZCO-TAPIA MONIQUE / OROZCO ARIANA A

LOT 24
APN: 144-110-031
OWNER: CHING HUA TSENG / FANG YU TSENG

LOT 27

LOT 93
APN: 144-100-034
OWNER: SOUTHERN CALIF EDISON CO

LOT 92
APN: 144-100-033
OWNER: SOUTHERN CALIF EDISON CO

LOT 91
APN: 144-100-030
OWNER: DAVID CABRERA / NEREYDA BORJA SANCHEZ

LOT 90

LOT 85
APN: 144-110-027
OWNER: XIANG KUN INV USA INC

LOT 84
APN: 144-110-028
N.A.P.

TRACT BOUNDARY
S89°20'58"E 631.6'
S89°20'58"E 370.5'
S89°20'58"E L=264.3'
S00°44'57"E
S00°43'26"W

PRIVATE STREET
LOT A (1.30 ACRES)

LOT 11 0.12 AC
LOT 10 0.11 AC
LOT 9 0.11 AC
LOT 8 0.11 AC
LOT 7 0.12 AC
LOT 6 0.12 AC
LOT 5 0.11 AC
LOT 4 0.11 AC
LOT 3 0.11 AC
LOT 2 0.11 AC
LOT B 0.03 AC
LOT 12 0.11 AC
LOT 13 0.11 AC
LOT 14 0.11 AC
LOT 15 0.11 AC
LOT 16 0.06 AC
LOT 17 0.11 AC
LOT 18 0.11 AC
LOT 19 0.12 AC
LOT 20 0.11 AC
LOT 21 0.11 AC
LOT 22 0.11 AC
LOT 23 0.11 AC
LOT 24 0.11 AC
LOT 25 0.11 AC
LOT 26 0.12 AC
LOT 27 0.12 AC
LOT 28 0.12 AC
LOT 29 0.11 AC
LOT 30 0.11 AC
LOT 31 0.11 AC
LOT 32 0.11 AC
LOT 33 0.12 AC
LOT 34 0.12 AC
LOT 35 0.11 AC
LOT 36 0.11 AC
LOT 37 0.11 AC
LOT 38 0.11 AC
LOT 39 0.12 AC
LOT 40 0.20 AC
LOT 1 0.12 AC
LOT C (0.07 AC)
LOT D 0.02 AC
LOT E 0.15 AC
LOT F (0.08 AC)
LOT F 0.08 AC

LOT A
PRIVATE STREET
SELBY AVE
MOUNTAIN VIEW PARK
POOL
LEASING OFFICE
EX. BLDG

EXISTING ROW
ROW DEDICATION
EXISTING CURB & GUTTER
ROAD TRANSITION
PROPOSED CURB AND GUTTER
PROPERTY LINE
TRACT BOUNDARY
3' ROW DEDICATION
PROPOSED ADA RAMP
PROPOSED GATED VEHICULAR ENTRY

MATCHLINE 1
SEE BELOW

MATCHLINE 2
SEE ABOVE

WALTERS ST

SELBY AVE

REDWOOD VALLEY RD

PROPOSED CONNECTION TO EXISTING 36"ø RCP STORM DRAIN

CHANDLER STREET CHANNEL

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(FG)	FG	FINISHED GRADE
(FL)	FL	FLOW LINE
(FS)	FS	FINISHED SURFACE
(P)	P	PAD ELEVATION
(TC)	TC	TOP OF CURB
(TB)	TB	TOP OF BERM
	PRV	PRESSURE REGULATING VALVE
	WSEL	WATER SURFACE ELEVATION
		STORM DRAIN LINE
-SS-	SS	SEWER LINE
-DW-	DW	DOMESTIC WATER LINE
-RW-	RW	RECLAIMED WATER LINE
	JT	DRY UTILITY

EXISTING	PROPOSED	DESCRIPTION
	LOT 1	LOT NUMBER/LETTER
		TRACT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
		INTERSECTION SIGHT LINES
		FIRE HYDRANT
		CENTERLINE OF ROADWAY
		4" HIGH, SPEED HUMP
		CENTER OF SPEED HUMP
		CENTER OF TRAVEL LANE

EASEMENT LEGEND

PROPOSED EASEMENTS

1 PUBLC EMERGENCY ACCESS EASEMENT TO CITY OF EASTVALE

GRAPHIC SCALE
30 0 30 60 120
(IN FEET)
1 inch = 30 ft.

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 — 06/04/2025 DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER STEPHEN F. CREVOISERAT 78576 CIVIL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
TENTATIVE TRACT MAP

PROJECT NO. 2042677200
SHEET No. C3 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\sheet_files\6772200--10041m.dwg PLOTTED: 6/4/2025 10:34 AM BY: Nguyen, Tiffany

LOT 26
APN: 144-110-034

OWNER: SOUTHERN CALIF EDISON CO

LOT 25
APN: 144-110-032

OWNER: VANESSA Y OROZCO/ HUGO TAPIA / OROZCO-TAPIA MONIQUE / OROZCO ARIANA A

LOT 24
APN: 144-110-031

OWNER: CHING HUA TSENG / FANG YU TSENG

SEE BELOW MATCHLINE 1

LOT 27

LOT 93
APN: 144-100-034

OWNER: SOUTHERN CALIF EDISON CO

LOT 92
APN: 144-100-033

OWNER: SOUTHERN CALIF EDISON CO

LOT 91
APN: 144-100-030

OWNER: DAVID CABRERA / NEREYDA BORJA SANCHEZ

LOT 90

LOT 85
APN: 144-110-027

OWNER: XIANG KUN INV USA INC

LOT 84
APN: 144-110-028

N.A.P.

END OF LINE FLUSH-OUT
PROP. PERIMETER WALL
TRACT BOUNDARY
L=634.57'
L=495.33'
L=264.22'
L=165.13'
L=370.78'
L=254.74'
PRIVATE STREET "E"
PRIVATE STREET "F"
PRIVATE STREET "G"
PRIVATE STREET "D"
PRIVATE STREET "C"
PRIVATE STREET "B"
PRIVATE STREET "A"
LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
PROP. IRRIGATION
PROP. PRIVATE SEWER
PROP. PRIVATE DOMESTIC WATER
TRANSFORMER
AIR-VAC
PROPOSED ADA RAMP
PROPOSED VAN ACCESSIBLE PARKING
PROPOSED GATED VEHICULAR ENTRY
PROPOSED DRIVEWAY, W=42' ENHANCED PAVEMENT PER LANDSCAPE PLAN
EX. BLDG
EXISTING ROW
EXIST EDGE OF PAVEMENT
STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED DOMESTIC WATER SERVICE LATERAL POINT OF CONNECTION
PROPOSED COMBINATION DOMESTIC WATER METER & VAULT
PROPOSED REDUCED PRESSURE BACKFLOW ASSEMBLY
GATE WITH KNOX BOX FOR EVA ACCESS
6" MOUNTABLE WEDGE CURB PER CITY STANDARDS
SS CLEANOUT
ENHANCED PAVEMENT PER LANDSCAPE PLAN
EXISTING POLE WITH MOUNTED STREET LIGHT ARM TO BE RELOCATED BY OTHERS
PROPOSED IRRIGATION BACKFLOW ASSEMBLY
PROPOSED DOMESTIC REDUCED PRESSURE BACKFLOW ASSEMBLY
PROPOSED DOMESTIC WATER SERVICE LATERAL POINT OF CONNECTION
3' R/W DEDICATION
PROPOSED MANHOLE AND SEWER POC
EXISTING POLE WITH MOUNTED STREET LIGHT ARM TO BE RELOCATED BY OTHERS
PROPOSED PUBLIC WATER MAIN POINT OF CONNECTION:
CONNECT TO EXISTING PVC C-900 WATER MAIN. REMOVE AND REPLACE EXISTING FIRE HYDRANT
EXIST. C-900 WATER
EX FIRE HYDRANT
EX STREET LIGHT
EXIST. 15' JCSD WATER EASEMENT
EXISTING SANITARY SEWER
EXISTING STORM DRAIN
PROPOSED 30" RCP PUBLIC STORM DRAIN
EXISTING GAS
EXISTING R/W
MOUNTAIN VIEW PARK
SELBY AVE (PUBLIC)
PROP. PERIMETER WALL
EX. BLDG
OPEN STORAGE

MATCHLINE 2
SEE ABOVE

WALTERS ST

PROPOSED DOMESTIC WATER MAIN EXTENSION POINT OF CONNECTION
EXISTING 8" DW WATER MAIN
EXISTING FIRE HYDRANT
EXISTING GAS
PROPOSED DOMESTIC WATER MAIN EXTENSION
EXISTING SANITARY SEWER
EXISTING R/W
EXISTING ROW
MATCHLINE 1
EXIST EDGE OF PAVEMENT
TRACT BOUNDARY
STREET LIGHT

MATCHLINE 2

EXISTING R/W
EXISTING GAS
EXISTING SANITARY SEWER
EXISTING STORM DRAIN
PROPOSED PUBLIC 30" RCP STORM DRAIN
EXISTING R/W
REDWOOD VALLEY RD
PROPOSED CONNECTION TO EXISTING 36"ø STORM DRAIN
EXISTING CULVERT CHANNEL

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(FG)	FG	FINISHED GRADE
(FL)	FL	FLOW LINE
(FS)	FS	FINISHED SURFACE
(TC)	TC	TOP OF CURB
(TB)	TB	TOP OF BERM
	PRV	PRESSURE REGULATING VALVE
		STORM DRAIN LINE
-SS-	SS	SEWER LINE
-DW-	DW	DOMESTIC WATER LINE
-JT-	JT	DRY UTILITY
	IRR	PURPLE PIPE FOR IRRIGATION CURRENT SUPPLY DOMESTIC WATER FUTURE SUPPLY RECYCLED WATER

EXISTING	PROPOSED	DESCRIPTION
	UNIT 1	UNIT NUMBER/LETTER
		TRACT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		MAJOR CONTOUR
		MINOR CONTOUR
		FIRE HYDRANT
		PEDESTRIAN PATH OF TRAVEL
		CENTERLINE OF ROADWAY
		4" HIGH, SPEED HUMP
		CENTER OF SPEED HUMP
		CENTER OF TRAVEL LANE

N

GRAPHIC SCALE
30 0 30 60 120
(IN FEET)
1 inch = 30 ft.

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 — 06/04/2025 DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER
STEPHEN F. CREVOISERAT
78576
CIVIL
STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
TECHNICAL SITE PLAN

PROJECT NO. 2042677200

SHEET No. C4 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\sheet_files\V77200-1006tm.dwg PLOTTED: 6/4/2025 10:35 AM BY: Nguyen, Tiffony



IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA	8,721 SQ. FEET
NEW IMPERVIOUS AREA	186,259 SQ. FEET

PROJECT AREA	
GROSS AREA	6.22 ACRES
NET AREA	6.17 ACRES

EARTHWORK

*RAW CUT:	281	CY
*RAW FILL:	21,933	CY
*IMPORT	21,652	CY
STREET CUT/IN-TRACT	3,937	CY
BUILDING CUT SECTION	1,560	CY
UTILITIES		
STORM DRAIN	91	CY
SD STORAGE	565	CY
DOMESTIC WATER	72	CY
SANITARY SEWER	68	CY
DRY UTILITY	353	CY
	6,646	CY
ADJUSTED IMPORT:	15,006	CY

*EARTHWORK QUANTITIES WERE DEVELOPED FROM PROPOSED FS/FG TO EXISTING GROUND

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(FG)	FG	FINISHED GRADE
(FL)	FL	FLOW LINE
(FS)	FS	FINISHED SURFACE
(P)	P	PAD ELEVATION
(TC)	TC	TOP OF CURB
(TB)	TB	TOP OF BERM
	PRV	PRESSURE REGULATING VALVE
		STORM DRAIN LINE
-SS-	SS	SEWER LINE
-DW-	W	DOMESTIC WATER LINE

EXISTING	PROPOSED	DESCRIPTION
	LOT 1	LOT NUMBER/LETTER
		TRACT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		MAJOR CONTOUR
		MINOR CONTOUR
		FIRE HYDRANT
		CUT/FILL DAYLIGHT
		CENTERLINE OF ROADWAY
		4" HIGH, SPEED HUMP
		CENTER OF SPEED HUMP
		CENTER OF TRAVEL LANE

FLOOD ZONE IS DESIGNATED AS ZONE X PER FIRM MAP NO. 06065C0678H, EFFECTIVE 9/12/2024

BENCHMARK

DESCRIBED BY OCS 2015- FOUND 4" OCS ALUMINUM DISK, STAMPED "PB-21-15", IN THE N'LY ANGLE POINT IN A CONCRETE HEADWALL OVER AN UNNAMED FLOOD CONTROL CHANNEL, 0.1 MILE N'LY OF THE INTERSECTION OF CHANDLER STREET AND HALL AVENUE, 13 E'LY OF THE EDGE OF ASPHALT PAVEMENT, 1.0' ABOVE THE GROUND.

N

GRAPHIC SCALE
30 0 30 60 120
(IN FEET)
1 inch = 30 ft.

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 — 06/04/2025 DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER — STEPHEN F. CREVOISERAT — 78576 — CIVIL — STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
PRELIMINARY GRADING PLAN

PROJECT NO. 2042677200

SHEET No. C5 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\sheet_files\677200c-1008sm.dwg PLOTTED: 6/4/2025 10:36 AM BY: Nguyen, Tiffany

LOT 26
APN: 144-110-034
OWNER: SOUTHERN CALIF EDISON CO

LOT 25
APN: 144-110-032
OWNER: VANESSA Y OROZCO/ HUGO TAPIA / OROZCO-TAPIA MONIQUE / OROZCO ARIANA A

LOT 24
APN: 144-110-031
OWNER: CHING HUA TSENG / FANG YU TSENG

LOT 27

LOT 93
APN: 144-100-034
OWNER: SOUTHERN CALIF EDISON CO

LOT 92
APN: 144-100-033
OWNER: SOUTHERN CALIF EDISON CO

LOT 91
APN: 144-100-030
OWNER: DAVID CABRERA / NEREYDA BORJA SANCHEZ

LOT 90

LOT 85
APN: 144-110-027
OWNER: XIANG KUN INV USA INC

LOT 84
APN: 144-110-028
N.A.P.

MOUNTAIN VIEW PARK

SELBY AVE (PUBLIC)

PROPOSED 18" HP STORM DRAIN

PROPOSED STORM DRAIN INLET

PROPOSED 4"ø STORM DRAIN LATERALS FOR LOW FLOW BACKYARD & ROOF DRAINS (TYP.)

PROPOSED 12" PVC STORM DRAIN

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN INLET

PROPOSED 15" HP STORM DRAIN

PROPOSED STORM DRAIN INLET

PROPOSED 12"ø PVC STORM DRAIN

TRACT BOUNDARY

PROPOSED STORM DRAIN INLET

PROPOSED 60" HP UNDERGROUND STORAGE PIPES FOR WATER QUALITY DESIGN CAPTURE VOLUME

DMA A

PROPOSED 12" PVC STORM DRAIN

PROPOSED STORM DRAIN INLET

DIVERSION STRUCTURE

DRYWELL STRUCTURE BMP-A

PROPOSED 60" HP UNDERGROUND STORAGE PIPES FOR WATER QUALITY DESIGN CAPTURE VOLUME

PROPOSED 30" STORM DRAIN

PROPOSED 30"ø RCP PUBLIC STORM DRAIN 594 L.F.

PROPOSED 12" PVC STORM DRAIN

PROPOSED 12" PVC STORM DRAIN

PROPOSED JUNCTION STRUCTURE/CONNECTION TO EXISTING 36"ø RCP STORM DRAIN

PROPOSED 18" HP STORM DRAIN

PROPOSED STORM DRAIN INLET

TRACT BOUNDARY

PROPOSED 12" PVC STORM DRAIN

TRACT BOUNDARY

TRACT BOUNDARY

TRACT BOUNDARY

PRIVATE STREET "E"

PRIVATE STREET "F"

PRIVATE STREET "G"

PRIVATE STREET "A"

PRIVATE STREET "B"

PRIVATE STREET "C"

PRIVATE STREET "D"

LEASING OFFICE

POOL

EX. BLDG

OPEN STORAGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(FG)	FG	FINISHED GRADE
(FL)	FL	FLOW LINE
(FS)	FS	FINISHED SURFACE
(P)	P	PAD ELEVATION
(TC)	TC	TOP OF CURB
(TB)	TB	TOP OF BERM
	PRV	PRESSURE REGULATING VALVE
	WSEL	WATER SURFACE ELEVATION
		STORM DRAIN LINE
-SS-	SS	SEWER LINE
-DW-	W	DOMESTIC WATER LINE
-RW-	RW	RECLAIMED WATER LINE
-JT-	JT	DRY UTILITY

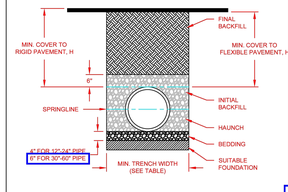
EXISTING	PROPOSED	DESCRIPTION
	LOT 1	LOT NUMBER/LETTER
		TRACT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
		INTERSECTION SIGHT LINES
		FIRE HYDRANT
		DMA-A
		BMP-A (DRYWELL)
		CENTERLINE OF ROADWAY
		4" HIGH, SPEED HUMP
		CENTER OF SPEED HUMP
		CENTER OF TRAVEL LANE

FLOOD ZONE IS DESIGNATED AS ZONE X PER FIRM MAP NO. 06065C0678H, EFFECTIVE 9/12/2024

BMP-A (DRYWELL)

GRAPHIC SCALE
30 0 30 60 120
(IN FEET)
1 inch = 30 ft.

RECOMMENDED MINIMUM TRENCH WIDTHS



PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IT EXCESS OF 75 TONS REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VEICHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	37 (11.3m)	19 (5.5m)	25 (7.6m)	15 (5.5m)	18 (5.5m)
6" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)
8" (200mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
10" (250mm)	38 (11.6m)	18 (5.5m)	26 (7.9m)	18 (5.5m)	18 (5.5m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
15" (375mm)	38 (11.6m)	18 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)
18" (450mm)	36 (11.0m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
24" (600mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
30" (750mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	13 (4.0m)	13 (4.0m)
42" (1050mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
48" (1200mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
	COVER HEIGHTS TO MATCH TM 2.01	AGC	09/28/17	CMD

©2016 ADS, INC.
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

TRENCH INSTALLATION DETAIL (N-12 PER AASHTO)
DRAWING NUMBER: STD-101

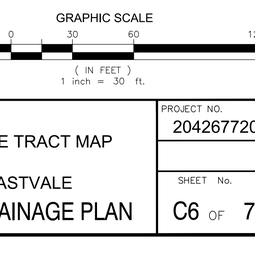
ADS 4640 TRUEMAN BLVD. HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

DES. TJB
DWN. 12/29/16
SCALE NTS
SHT. 1 OF 1

MaxWell® IV Drainage System Detail And Specifications

ITEM NUMBERS

1. **MANHOLE CONE** - MODIFIED FLAT BOTTOM.
2. **BOLTED RING & GRATE** - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING **"STORM WATER ONLY"** IN RAISED LETTERS. **BOLTED IN 2 LOCATIONS** AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
3. **GRADED BASIN OR PAVING** (BY OTHERS).
4. **COMPACTED BASE MATERIAL** (BY OTHERS).
5. **PUREFLO® DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. **FUSION BONDED EPOXY COATED**.
6. **PRE-CAST LINER** - 4000 PSI CONCRETE 48" ID. X 54" OD. **CENTER IN HOLE** AND ALIGN SECTIONS **TO MAXIMIZE BEARING SURFACE. EIGHT (8) 1.25" DIAMETER HOLES** PER FOOT WHERE NOTED.
7. **MIN. 6' Ø DRILLED SHAFT**.
8. **SUPPORT BRACKET** - FORMED 12 GA. STEEL. **FUSION BONDED EPOXY COATED**.
9. **OVERFLOW PIPE** - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
10. **DRAINAGE PIPE** - ADS HIGHWAY GRADE WITH TRI-A COUPLER. **SUSPEND PIPE** DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
11. **BASE SEAL** - GEOTEXTILE, POLY LINER OR CONCRETE SLURRY.
12. **ROCK** - CLEAN AND WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO **BEST COMPLEMENT SOIL CONDITIONS**.
13. **FLOFAST® DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 96" OVERALL LENGTH WITH TRI-B COUPLER.
14. **MIN. 4' Ø SHAFT** - DRILLED TO **MAINTAIN PERMEABILITY** OF DRAINAGE SOILS.
15. **FABRIC SEAL** - U.V. RESISTANT GEOTEXTILE - **TO BE REMOVED BY CUSTOMER** AT PROJECT COMPLETION.
16. **ABSORBENT** - (2) HYDROPHOBIC PETROCHEMICAL SPONGES. MIN. 128 OZ. CAPACITY (EA).
17. **FREEBOARD DEPTH VARIES** WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE OVERFLOW PIPE INLET.
18. **6" INLET PIPE**. INVERT CONNECTIONS DEEPER THAN 4 FEET REQUIRE 2 SACK SLURRY BACKFILL BELOW PIPE INVERT.
19. **NON-WOVEN GEOTEXTILE SLEEVE,** MIRAFI 140 NL. MIN. 6 FT Ø, HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
20. **STABILIZED BACKFILL** - TWO-SACK SLURRY MIX.
21. **LADDER (I-3400 SERIES) AND LADDER WALL BRACKET (INWESCO W912)** - PROVIDED AND INSTALLED BY TORRENT RESOURCES.
22. **LANDING -** JENSEN DRYWELL LINER OR EQUIVALENT WITH SINGLE 30" OPENING OFFSET FOR ACCESS.



AZ Lic. ROC070465 A, ROC047087 B-a; ADWR 363
CA Lic. 528080, C-42, HAZ
NV Lic. 0058300 A - NM Lic. 90504 GF04
U.S. Patent No. 4,923,330 - Trademark 1974, 1990, 2004

NOTE: DRAWING NOT TO SCALE

The MaxWell® IV
Manufactured and Installed by
TORRENT RESOURCES
An evolution of McGuckin Drilling
www.torrentresources.com
ARIZONA 602/268-0785
NEVADA 702/566-1234
CALIFORNIA 661/947-9836

NOT FOR CONSTRUCTION

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 — 06/04/2025 DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER STEPHEN F. CREVOISERAT 78576 CIVIL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. — DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. — DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
PRELIMINARY DRAINAGE PLAN

PROJECT NO. 2042677200
SHEET No. C6 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\sheet_files\677200c--1010tm.dwg PLOTTED: 6/4/2025 10:38 AM BY: Nguyen, Tiffany



GENERAL NOTES AND LEGEND

SECTIONS CALLED OUT REFER TO R.C.F.A. GUIDELINE OFM–01A

1) FIRE ACCESS LANE (24' MIN.)
2) DENOTES MINIMUM 50' OUTER TURNING RADIUS (PER R.C.F.A. GUIDELINE OFM–01A)
3) DENOTES MINIMUM 26' INNER TURNING RADIUS (PER R.C.F.A. GUIDELINE OFM–01A)
4) DENOTES PROPOSED FIRE HYDRANT LOCATION. FIRE HYDRANT WITH ONE 4" OUTLET AND TWO 2–1/2" OUTLETS SHALL BE CAPABLE OF DELIVERING A MINIMUM 1500 GPM FOR 2 HOURS.
5) BLUE DOT REFLECTIVE HYDRANT MARKER PER R.C.F.A STANDARDS 6 INCHES FROM APPROXIMATE CENTER OF ROAD
6) EXISTING FIRE HYDRANT LOCATION.
7) EXISTING STREET LIGHT
8) XX' HOSE PULL DISTANCE
   HOSE PULL
9) DENOTES FIRE LANE SIGN PER DETAIL HEREON (PER ATTACHMENT 12B, 13, &14 OF R.C.F.D. GUIDELINE OFM–01A)
10) XX' HOSE LAY DISTANCE
    HOSE LAY
11) DENOTES DRIVEABLE FIRE DEPARTMENT ACCESS
    CENTERLINE OF ROADWAY
12) 4" HIGH, SPEED HUMP
    CENTER OF SPEED HUMP
    CENTER OF TRAVEL LANE

FIRE DEPARTMENT WATER SUPPLY AND FIRE HYDRANT NOTES

INSPECTION REQUIREMENTS

1. RIVERSIDE COUNTY FIRE (RVC) INSPECTIONS ARE REQUIRED FOR THIS PROJECT. EMAIL: RRUOFMSCHEDULING@FIRE.CA.GOV. PLEASE PROVIDE AT LEAST 2–DAYS ADVANCE NOTICE.
2. AN RVC–OFM INSPECTION SHALL BE PERFORMED PRIOR TO BUILDING PERMIT ISSUANCE. ALL REQUIRED FIRE HYDRANTS, STANDPIPES, AND ACCESS ROADS SHALL BE IN PLACE AND OPERATIONAL.
3. PHASED INSTALLATION OF FIRE HYDRANTS AND FIRE ACCESS ROADS REQUIRES ADDITIONAL APPROVAL AND INSPECTIONS AND SHALL BE COORDINATED WITH RVC–OFM.
4. AN ORIGINAL APPROVED, SIGNED, STAMPED WATER SUPPLY AND FIRE HYDRANT PLANS SHALL BE AVAILABLE ON–SITE AT TIME OF INSPECTION.
5. FIRE HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
6. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
7. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND AN APPROVED STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

8. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW–LINE TO FLOW–LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS, OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED RVC–OFM FIRE DEPARTMENT FIRE HYDRANT AND WATER IMPROVEMENT PLANS, AND STANDARDS IDENTIFIED IN RVC–OFM FIRE DEPARTMENT ACCESS GUIDELINE FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT (FP–01A) AND RVC–OFM FIRE DEPARTMENT WATER SUPPLY AND FIRE HYDRANT GUIDELINE (FP–01B).
9. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
10. ANY FUTURE MODIFICATION TO THE APPROVED FIRE DEPARTMENT WATER PLAN(S) OR APPROVED SITE PLAN, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY RVC–OFM
11. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN RVC–OFM FIRE DEPARTMENT WATER SUPPLY AND FIRE HYDRANT PLANS (GUIDELINE FP–01B) AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

N

GRAPHIC SCALE

30 0 30 60 120

(IN FEET)
1 inch = 30 ft.

12"

FIRE LANE
NO PARKING
BEYOND THIS POINT EXCEPT IN DESIGNATED STALLS
VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE
CVC 22500.1, 22658(a)

ADDITIONAL VERBIAGE SHALL BE 1" BOLD, CONDENSED RED LETTERING ON WHITE REFLECTIVE BACKGROUND. WHERE PARKING STALLS ARE NOT PRESENT, SIGN MAY OMIT "EXCEPT IN DESIGNATED STALLS" AND SIGN HEIGHT MAY BE REDUCED TO 18".

SPECIFICATIONS FOR THE REST OF THE SIGN SHALL MATCH THOSE OF STANDARD FIRE LANE NO PARKING SIGNS.

ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE *MINIMUMS*. "ARIAL NARROW" FONT USED IS USED IN SAMPLE ABOVE THOUGH OTHER LEGIBLE SANS–SERIF FONTS MAY BE ACCEPTABLE.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER ATTACHMENTS 13 AND 14 OF THE ORANGE COUNTY FIRE AUTHORITY GUIDELINE B–09.

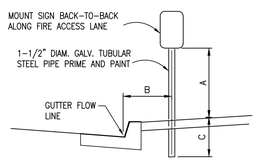
FIRE LANE NO PARKING SIGN 12B
NOT TO SCALE

POST INSTALLATION

A. HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREAS SHALL BE 7'–0" AND 5'–0" IN ALL OTHER AREAS.
B. DEPTH OF SIGN SHALL BE 18 INCHES FROM CURB TO CENTER OF POST.
C. BURY STEEL POST A MINIMUM OF 24 INCHES AND COAT BURIED PORTION OF POST WITH KOPPERS NO. 50 BITUMASTIC COATING PER MANUFACTURER'S RECOMMENDATION.

NOTE:

SIGNS MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS, IF POST OR BUILDING IS NO MORE THAN 24" FROM CURB OR EDGE OF ROAD SURFACE.



FIRE LANE SIGN AND POST
NOT TO SCALE

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
call: TOLL FREE
1–800–422–4133
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				
4				
5				
6				
7				

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOISERAT, RCE # 78576 — 06/04/2025 DATE

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

REGISTERED PROFESSIONAL ENGINEER — STEPHEN F. CREVOISERAT — 78576 — CIVIL — STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # XXXXX EXP. — DATE
SENIOR CIVIL ENGINEER

RECOMMENDED FOR APPROVAL BY:
XXXXX, RCE # EXP. — DATE
ASST. PWD/CITY ENGINEER

VESTING TENTATIVE TRACT MAP
FOR
SELBY AVE - EASTVALE
FIRE MASTER PLAN

PROJECT NO. 2042677200
SHEET No. C7 OF 7

JUNE 4, 2025

DRAWING: u:\2042677200\drawing\planet_files\677200c--1009tm.dwg PLOTTED: 6/4/2025 8:46 AM BY: Nguyen, Tiffany

7657 SELBY AVENUE RESIDENTIAL PROJECT

CEQA GUIDELINES SECTION 15183 ANALYSIS

Prepared for

City of Eastvale
12363 Limonite Ave #910
Eastvale, CA 91752

Prepared by

Kimley-Horn and Associates, Inc.
3801 University Ave, Suite 300
Riverside, California 92501

Date **May 2025**

This Page Intentionally Left Blank

Table of Contents

1. Introduction 1
1.1 California Environmental Quality Act 1
1.2 Previous Environmental Analysis of the Project 3
1.2.1 EIR for the City of Eastvale General Plan 3
1.3 Findings 5
2. Description of the Proposed Project 9
2.1 Project Location 9
2.2 Project Characteristics 9
2.2.1 Land Use Designation 9
2.2.2 Zoning Designation 9
2.2.3 Site Development 9
2.3 Construction and Grading Assumptions 10
2.4 Discretionary Approvals 10
3. Environmental Evaluation 13
3.1 Aesthetics 13
3.2 Agriculture and Forestry Resources 16
3.3 Air Quality 19
3.4 Biological Resources 22
3.5 Cultural Resources 26
3.6 Geology and Soils 30
3.7 Energy and Greenhouse Gas Emissions 34
3.8 Hazards and Hazardous Materials 37
3.9 Hydrology and Water Quality 42
3.10 Land Use and Planning 46
3.11 Mineral Resources 48
3.12 Noise 50
3.13 Population and Housing 53
3.14 Public Services and Recreation 55
3.15 Transportation 58
3.16 Tribal Cultural Resources 61
3.17 Utilities and Service Systems 64
4. References 67

List of Figures

Figure 1 – Regional Location Map 7
Figure 2 – Project Vicinity Map 8
Figure 3: Tentative Parcel Map 11
Figure 4: Conceptual Site Plan.....12

Appendices

Appendix A: Geotechnical Investigation
Appendix B: Biological Resources Assessment
Appendix C: Cultural Resources Assessment
Appendix D: Phase I Environmental Site Assessment
Appendix E: Parking Assessment

1. INTRODUCTION

BCT Development, the applicant, is proposing a 115-unit single-family housing development with accessory dwelling units (ADUs) on approximately 6.18 acres of developed land in the City of Eastvale, Riverside County, California. The Project site currently consists of one residential structure with associated out structures, truck parking/storage, and grazing land uses. According to the Eastvale General Plan 2040 (Eastvale GP), the Project site is located within the Chandler Policy Area within the Eastvale GP planning area.

This report provides an analysis of the 7657 Selby Avenue Residential Project (Project), with respect to the Project's consistency with the Eastvale General Plan Environmental Impact Report (Eastvale GP EIR) and the site-specific environmental impacts or cumulative impacts that may result from the Project implementation.

1.1 California Environmental Quality Act

The California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000 et seq. (Section 21083.3 and the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000 et seq.) Section 15183 allows for a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. Under CEQA Guidelines Section 15183, a subsequent project is relieved from further environmental review if it meets the criteria of Section 15183(c): all significant impacts were either addressed in a prior EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Eastvale (City) is the Lead Agency charged with the responsibility of deciding whether to approve the 7657 Selby Avenue Residential Project.

CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, states:

> (a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified 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 or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.
>
> (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
>
> (1) Are peculiar to the project or the parcel on which the project would be located,
>
> (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
>
> (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
>
> (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

(d) This section shall apply only to projects which meet the following conditions:

(1) The project is consistent with:

(A) A community plan adopted as part of a general plan,

(B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or

(C) A general plan of a local agency, and

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

(e) This section shall limit the analysis of only those significant environmental effects for which:

(1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and

(2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.

(g) Examples of uniformly applied development policies or standards include, but are not limited to:

(1) Parking ordinances.

(2) Public access requirements.

(3) Grading ordinances.

(4) Hillside development ordinances.

(5) Flood plain ordinances.

(6) Habitat protection or conservation ordinances.

(7) View protection ordinances.

(8) Requirements for reducing greenhouse gas emissions, as set forth in adopted land use plans, policies, or regulations.

(h) An environmental effect shall not be considered peculiar to the project or parcel solely because no uniformly applied development policy or standard is applicable to it.

(i) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.

(1) "Community plan" is defined as a part of the general plan of a city or county which applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the Government Code, and contains specific development policies and implementation measures which will apply those policies to each involved parcel.

(2) For purposes of this section, "consistent" means that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density--related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

(j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

1.2 Previous Environmental Analysis of the Project

1.2.1 EIR for the City of Eastvale General Plan

The Eastvale GP was adopted on March 27, 2024, and a corresponding EIR certified on the same date. The City encompasses approximately 13.1 square miles and is located in the northwestern portion of Riverside County. The purpose of the Eastvale GP is to provide guidance for the City's long-term development, and the Eastvale GP EIR studied the environmental impacts of Eastvale GP buildout. The Eastvale GP includes goals and policies that provide the framework for the City's vision.

A CEQA Guidelines Section 15183 exemption requires a project be consistent with the development density established by either existing zoning, community plan or general plan policies for which an EIR was certified. The Eastvale GP designated the Project as within the Chandler Policy Area. The Project would include the development of residential buildings and associated site improvements at a density of approximately 6.31 dwelling units per acre (du/acre)[1], which is consistent with the development density of the current General Plan land use designation (Chandler Policy Area) for the Project site, which allows 5-8 du/acre.[2]

The following summarizes the findings of the Eastvale GP EIR associated with the adoption and long-term implementation of the Eastvale GP.

The Eastvale GP EIR and Environmental Evaluation found the following environmental effects to be less than significant:

- Aesthetics: all thresholds.
- Agriculture and Forestry Resources: all thresholds.
- Air Quality: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.
- Biological Resources: all thresholds.
- Cultural Resources: all thresholds.
- Geology and Soils: all thresholds.
- Energy and Greenhouse Gas Emissions: all thresholds.
- Hazards and Hazardous Materials: all thresholds.
- Hydrology and Water Quality: all thresholds.
- Land Use and Planning: Physically divide an established community.
- Mineral Resources: all thresholds.
- Noise: all thresholds.
- Population and Housing: all thresholds.
- Public Services and Recreation: all thresholds.
- Transportation: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Transportation: Result in inadequate emergency access.
- Tribal Cultural Resources: all thresholds.
- Utilities and Service Systems: all thresholds.
- Wildfire: all thresholds.

The Eastvale GP EIR found the following to be significant unavoidable impacts:

[1] The Project's attached and detached ADUs are not calculated as part of the Project's density under Govt. Code Section 66314(c).
[2] City of Eastvale. General Plan Land Use Map. 2023. https://www.eastvaleca.gov/home/showpublisheddocument/17342/638538608831570000 (accessed November 2024); General Plan p. 31.

- Air Quality: Conflict with or obstruct implementation of the applicable air quality plan.
- Air Quality: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.
- Air Quality: Expose sensitive receptors to substantial pollutant concentrations.
- Land Use and Planning: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.
- Transportation: Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- Transportation: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

1.3 Findings

As demonstrated in the analysis herein, the 7657 Selby Avenue Residential Project, is consistent with the findings of the Eastvale GP EIR. The Project is consistent with the development density established in the Eastvale GP for the Chandler Policy Area.

Per subsection b of CEQA Guidelines Section 15183: Projects Consistent with a Community Plan or Zoning "In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:"

(1) Are peculiar to the project or the parcel on which the project would be located.

Finding: As demonstrated in Section 3.0: Environmental Evaluation, no environmental effects were found to be peculiar to the Project or the parcel on which the Project is located.

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.

Finding: As demonstrated in Section 3.0: Environmental Evaluation, the Project would not cause any environmental effects that were not analyzed as significant in the GP EIR.

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action.

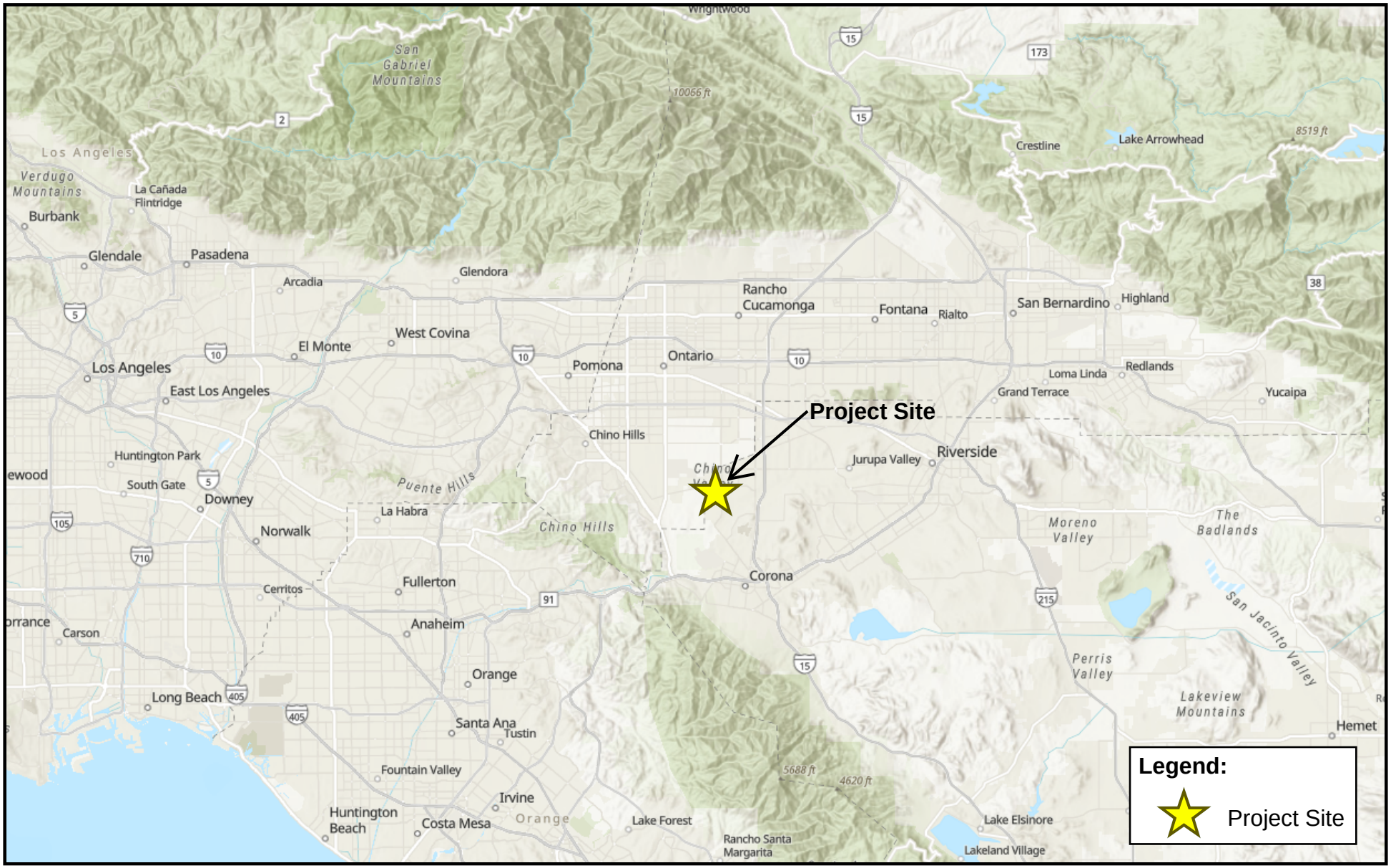
Finding: Cumulative and off-site impacts associated with Project development, as proposed, were fully addressed in the Eastvale GP EIR (SCH No. 2022080090). Because the Project is consistent with the Chandler Policy Area development density identified in the Eastvale GP EIR, Project implementation would not result in any new or altered cumulative impacts or off-site impacts beyond those addressed in the Eastvale GP EIR.

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Finding: As demonstrated in Section 3.0: Environmental Evaluation, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

The analysis demonstrates and/or validates that there are no site-specific or cumulative impacts associated with the Project that have not already been fully addressed in a previous environmental document or cannot be substantially mitigated through the application of uniformly applied standards and policies that would be applied to the Project. The Project requirements identified in the environmental analysis include measures that must be implemented by the Project to ensure that any site-specific impacts are mitigated. All Project requirements identified in the analysis shall be made a Site Development Condition (SDC) of Project approval and shall be implemented within the timeframes identified. Therefore, no additional environmental analysis is required under CEQA associated with the approval of the Project.

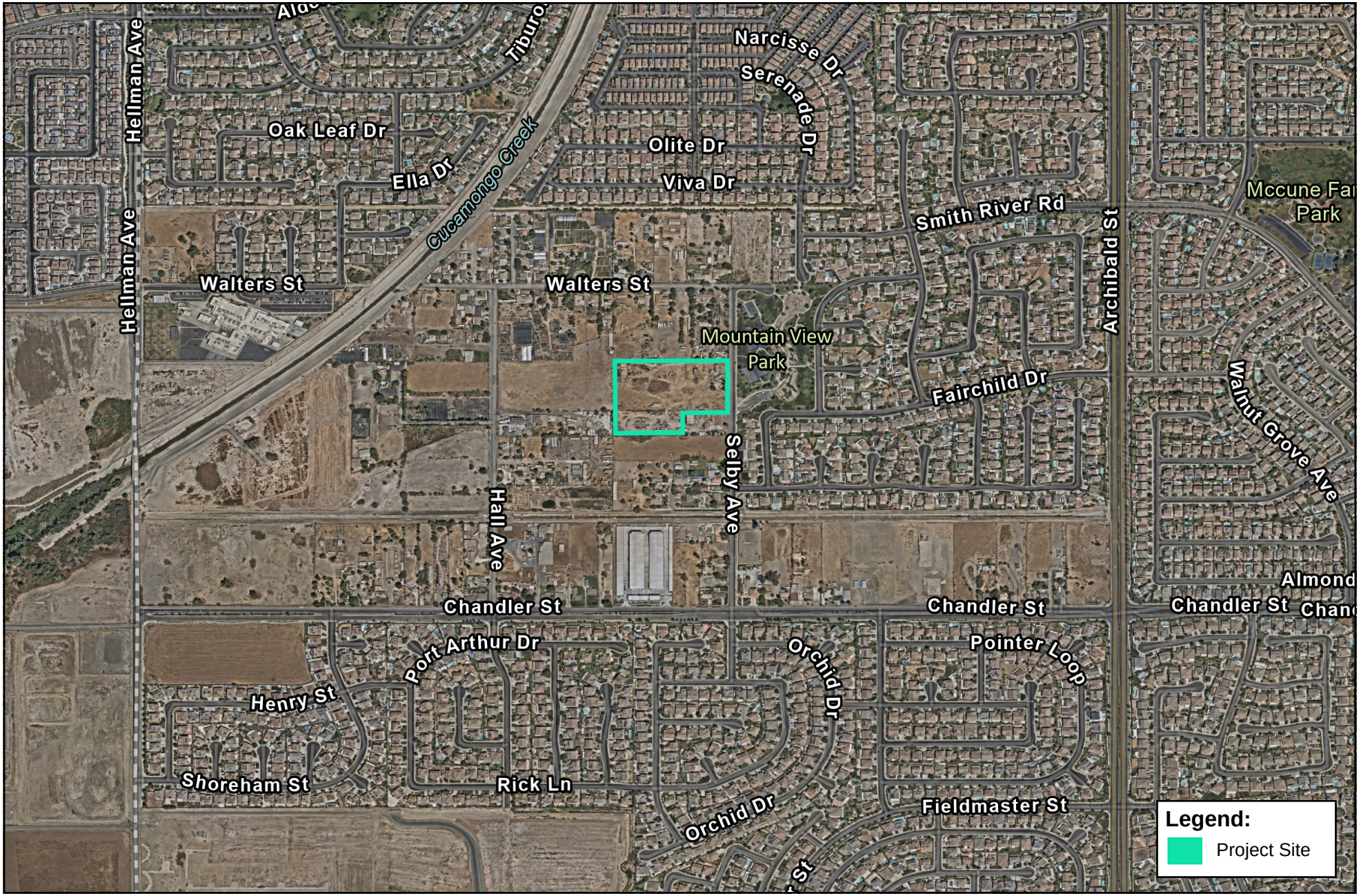
We further note that the Project is consistent with meeting the City's Regional Housing Needs Assessment (RHNA) target. State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code Section* 65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the City and determine ways to best meet these needs while balancing community objectives and resources. As a part of the mandate, a jurisdiction must demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. The City's Housing Element includes goals and policies to meet the housing needs of the community. The Housing Element identifies the City's RHNA target for the 2021 to 2029 cycle at 3,028 units which is inclusive of Extremely/Very Low Income, Low Income, Moderate Income, and Above Moderate-Income housing. The Project would create an additional 115 units of housing within the City, which would be completed prior to 2029. As such, implementation of the Project would aid the City in reaching its 2029 RHNA goal.



Source: ESRI, 2024

FIGURE 1: Regional Location Map
7657 Selby Avenue Residential Project, City of Eastvale

Not to scale



Source: Nearmap, 2024

FIGURE 2: Project Vicinity Map
7657 Selby Avenue Residential Project, City of Eastvale

Not to scale

2. DESCRIPTION OF THE PROPOSED PROJECT

2.1 Project Location

The Project site is located on Selby Avenue, approximately 0.1 mile south of Walters Street and 0.2 mile north of Chandler Street in the City of Eastvale, Riverside County, California. The Project site consists of approximately 6.18 acres and is further identified as containing three separate assessor land parcels, which are Riverside County Assessor Parcel Numbers (APN) 114-110-029, 114-110-030 and a portion of APN 114-110-028. The Project site is shown in a regional and local context above on Figures 1 and 2, respectively. As determined by the Eastvale GP, the Project is within the Chandler Policy Area.

The approximately 6.18-acre Project site currently contains residential structures, grazing land uses, and associated outdoor materials storage, and consists of a relatively flat land as elevation at approximately 570 feet above mean sea level (AMSL). The Project site is accessible from Selby Avenue to the east.

The Project site is located within an urbanized portion of the City and is generally bordered by the following uses:

North: Single-family residential land use.

East: Selby Avenue; Mountain View Park; Single-family residential land uses.

South: Single-family residential land uses.

West: Single-family residential and outdoor materials storage land uses.

2.2 Project Characteristics

2.2.1 Land Use Designation

As previously discussed, the Project site is within the Chandler Policy Area as designated by the Eastvale GP. According to the Eastvale GP, new residential development will be limited to between 5.0 and 8.0 units to the acre until a specific plan is adopted for the policy area.[3] The Project would be consistent with the development density within the Eastvale GP land use designation of the Chandler Policy Area as the Project would have 6.31 du/ac and occupy approximately 6.18 acres. As such, the proposed development density would be consistent with the Chandler Policy Area designation within the Eastvale GP (5-8 du/ac).

2.2.2 Zoning Designation

The Project site is currently zoned as A-1: Light agriculture. The Project is currently not consistent with the current zoning designation; however, under the Chandler Policy Area plan, the Project is consistent with the General Plan as recently updated and does not require a Zoning Amendment to be approved, consistent with state housing law including the Housing Accountability Act.[4]

2.2.3 Site Development

The proposed single-family residential development with ADUs would be constructed on approximately 6.18 acres of developed land in an urbanized area on three separate assessor parcels. The Project site currently consists of one residential structure with associated out structures and truck parking/storage. Prior to Project grading, the Project site would be cleared, and one residential structure with associated out structures would be demolished.

[3] City of Eastvale. 2024. General Plan 2040. Page 31. https://www.eastvaleca.gov/home/showpublisheddocument/17340/638538605697900000 (accessed November 2024).
[4] Govt. Code Section 65589.59(j)(4).

The Project would contain 115 residential units and consist of three residential types: primary residences, which would encompass 39 units; attached accessory dwelling units (ADU) which would encompass 38 units; and detached ADUs which would encompass 38 units. The proposed housing units would range in size from 1,252 gross square feet to 2,466 gross square feet. Additionally, the Project would contain 1,018 square feet of pocket parks; 10,773 square feet of recreational space; 11,131 square feet of landscaping; 40,460 square feet of courtyard space; and the Project would have an amenity building with an outdoor pool. Primary access to the Project site would be provided via the main entrance on Selby Avenue.

Site Access and Parking

The Project would include one public entrance/exit point and one emergency vehicle access point from Selby Avenue. Additionally, the Project would provide 243 parking stalls: 154 parking stalls would be within garages, 75 parking stalls would be within driveways, and 14 off-street parking stalls would be provided for guest parking.

Landscaping and Lighting

Landscaping would be provided along the border of the Project site, within the outdoor common spaces and along all Project pathways and roadways. The proposed landscaping would comply with the Eastvale Municipal Code (Eastvale MC) ***Section 120.05.040. – Landscaping, General Provisions***, which would require the Project to submit a landscaping plan, landscaping grading plan, irrigation plan, and shading plan.

Outdoor lighting would comply with Eastvale Municipal Code ***Section 120.05.050. - Outdoor lighting*** which requires all new single-family residential developments to create an outdoor lighting plan which must demonstrate expected lighting effects. Lighting must be shielded downward and remain ten feet from property boundaries and not exceed an average of one footcandle. The Project would include outdoor lighting on the building, within the pool area, and within outdoor common spaces. Outdoor lighting would be directed downward and shielded to reduce spillage onto adjacent properties. The Project assumes that outdoor night lighting would be provided seven days a week.

Infrastructure and Utilities

Implementation of the Project would use existing connections to water and sewer lines, gas lines, and electrical lines. These utilities would connect to existing utility infrastructure in adjacent roadways, with the final sizing and design of on-site facilities to occur during final building design and plan check. Water and sewer services to the Project site are provided by the Jurupa Community Services District (JCSD). Southern California Edison (SoCal Edison) supplies electricity and SoCal Gas provides natural gas services to the Project site.

Post-development drainage conditions would include storm drains and roof drains that direct on-site runoff to appropriate outfalls. With the appropriate grading, runoff would be directed away from the proposed residential building.

2.3 Construction and Grading Assumptions

Project construction is expected to occur over approximately 24 months and would occur in one phase. Project construction is anticipated to require approximately 15,000 cubic yards (cy) of import cut.

2.4 Discretionary Approvals

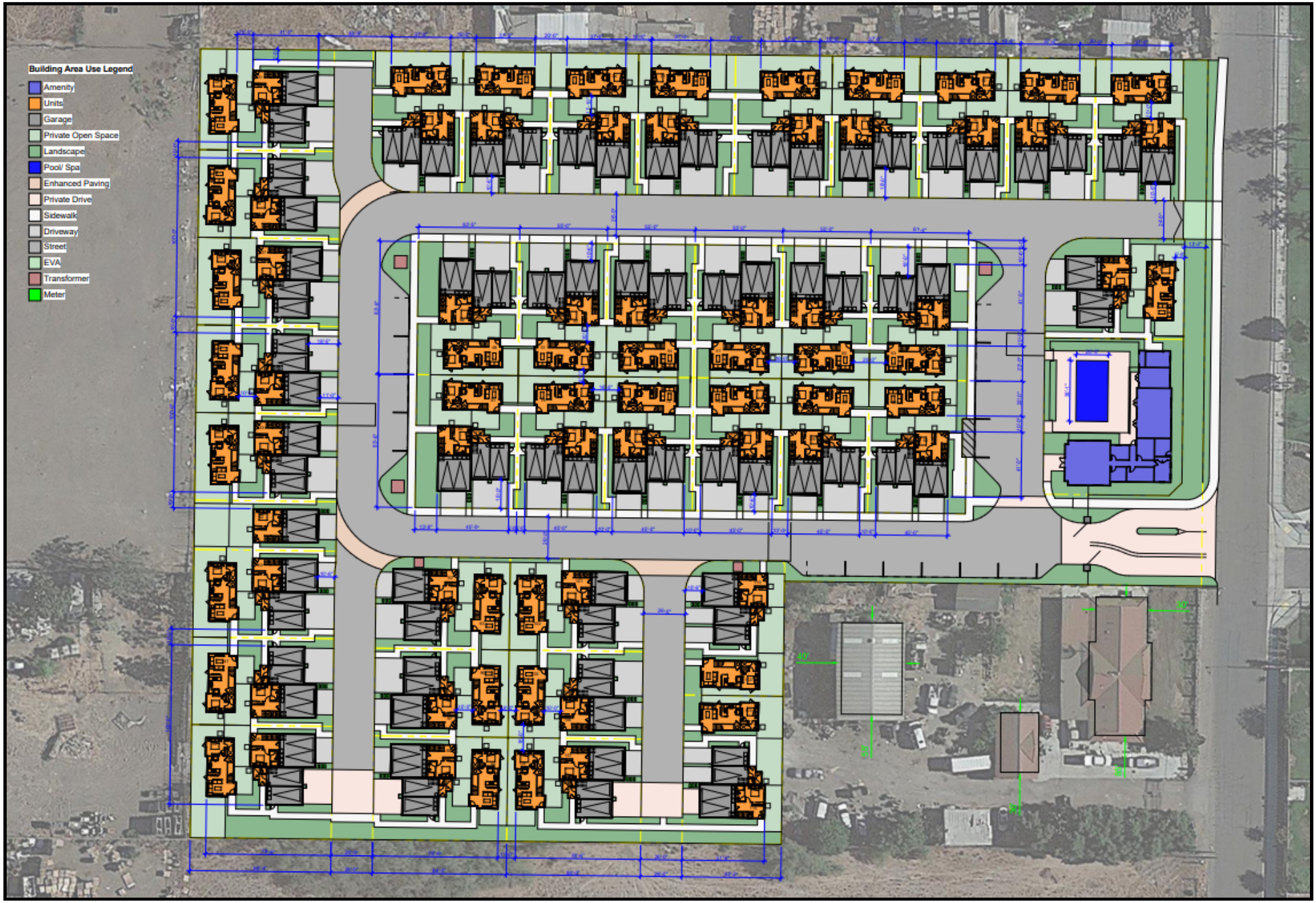
- Design Review Permit
- Lot Line Adjustment
- Outdoor Lighting Permit
- Vesting Tentative Tract Map



Source: Nearmap, 2024

FIGURE 3: Tentative Parcel Map
7657 Selby Avenue Residential Project, City of Eastvale

Not to scale



Source: BCT Development, 2025

FIGURE 4: Conceptual Site Plan
7657 Selby Avenue Residential Project, City of Eastvale

Not to scale

3. ENVIRONMENTAL EVALUATION

This section evaluates the potential environmental effects of the Project using the environmental checklist topics/questions from the State CEQA Guidelines as amended.

3.1 Aesthetics

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
The proposed project would result in a significant impact to landform alteration/ aesthetics if it would:					
Criterion 1: Have a substantial adverse effect on a scenic vista?	Less Than Significant	☐	☐	☐	☒
Criterion 2: Substantially damage scenic resources, including, but not limited to trees, and rock outcroppings and historic buildings within a scenic highway?	No Impact	☐	☐	☐	☒
Criterion 3: In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant	☐	☐	☐	☒
Criterion 4: Create a new source of substantial light and glare which would adversely affect day or nighttime views in the area?	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that impacts associated with development resulting from implementation of the Eastvale GP would be less than significant with respect to aesthetics.

Scenic resources within the City are generally considered to be views of the San Gabriel Mountains, located approximately 14.5 miles north of the Project site, and the San Bernardino Mountains, located approximately 20 miles northeast of the Project site. However, due to the scale of the mountains and urbanized nature of the Project location, a less than significant impact would occur. The Project site does not contain any significant visual landform as there is little vegetation, no rock outcroppings trees, or mountains. The Project site consists of

developed land and would require the demolition of one residential structure and some grazing/ outdoor storage-associated structures.

The nearest designated scenic highway to the Project site is a portion of State Route 91 (SR 91), located approximately 10.75 miles southwest of the Project site. The nearest eligible scenic highway to the Project site is the remainder SR 91, which is located approximately 5 miles south of the Project site. [5] Due to topography and surrounding development, SR 91 is not visible from the Project site. As such, the Project would not damage scenic resources along a State-designated scenic highway.

The Project site is generally flat and bordered by existing development including Selby Avenue, Mountain View Park, and single-family residential uses. The proposed development would be visible from existing development adjacent to and near the Project site.

The up to three-story single-family residential structures and ADUs would be constructed on a developed site surrounded by existing residential development and would provide additional residential housing units once completed. The Project would include the use of building materials and colors that are compatible with surrounding land uses. Landscaping would be provided bordering the Project site. As such, Project implementation would not significantly alter the existing visual character of the Project site. During Project construction, all applicable Eastvale MC regulations, specifically Municipal Code 120.05.050, Outdoor Lighting, regarding aesthetics would be implemented to reduce community impacts. The Eastvale GP EIR also determined that compliance with the Eastvale GP development regulations and guidelines would reduce potential impacts associated with aesthetic character of the Eastvale GP area.

Light-sensitive uses identified within the Eastvale GP area include residents of single family houses east of Selby Avenue and residents of single-family homes adjacent to the north, south, and west boundaries of the Project site. Sensitive receptors in these areas would potentially be subject to lighting impacts resulting from new sources of decorative lighting, parking lot lighting, or outdoor security lighting associated with new development. New sources of light associated with the Project would include outdoor lighting, which would be angled downward to prevent light spillage onto adjacent land uses. The Project's lighting specifications would be reviewed by the City during the building permit review process and during review of associated lighting plans. The lighting plan and building permit review would ensure that the proposed lighting meets City building code requirements regarding types of outdoor illumination and light fixture shielding to prevent building spillover. The Eastvale GP EIR has determined that upon completion of construction, lighting associated with the proposed development would be similar to existing conditions due to the urbanized character of the Project area.

Eastvale General Plan Applicable Policies:

Policy HE-7.1: Ensure housing quality and good design in all new housing development.

Policy LU-1.5: Require new construction to participate in the acquisition and installation of public art in accordance with the City Public Arts Program.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

[5] California Department of Transportation (CalTrans). *Scenic Highways.* 2024. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed October 2024.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding aesthetics (specifically Municipal Code 120.05.050, Outdoor Lighting), further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all Aesthetic impacts would be either No Impact or Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all Aesthetic impacts would be either No Impact or Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.2 Agriculture and Forestry Resources

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
The proposed project would result in a significant impact to landform alteration/ aesthetics if it would:					
Criterion 1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	Less Than Significant	☐	☐	☐	☒
Criterion 2: Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	☐	☐	☐	☒
Criterion 3: Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	☐	☐	☐	☒
Criterion 4: Result in the loss of forestland or conversion of forestland to non-forest use?	No Impact	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Criterion 5: Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that impacts associated with development resulting from implementation of the Eastvale GP would be less than significant with respect to agriculture and forestry resources.

The Chandler Policy Area, which includes the Project site, does not contain Prime Farland, Unique Farmland, or Farmland of Statewide Importance as determined by the Eastvale GP EIR. Additionally, the Chandler Policy Area does not contain any Williamson Act Contracts. The Project site is currently zoned as Light Agriculture (A-1) but does not currently support agricultural resources. The Project is currently not consistent with the current zoning designation; however, under the Chandler Policy Area plan, the Project is consistent with the General Plan as recently updated and does not require a Zoning Amendment to be approved, consistent with state housing law, including the Housing Accountability Act. The Project site is currently used for residential, grazing and outdoor materials storage purposes, which would be removed for development of the Project. However, as the Eastvale GP planning area is classified by the California Department of Conservation as Urban and Built Up, and much of the area surrounding the Project site consists of residential zoning, the Project would be consistent with planned land uses of the area as determined by the Eastvale GP EIR. Additionally, the Chandler Policy Area anticipates the retention of other agricultural uses within the planning area. Although the single-family residential Project does not contain agricultural land uses, the Project would be consistent with land uses in the area as it would be consistent with the Chandler Policy area as determined by the Eastvale GP EIR and would result in no impact regarding the loss of prime farmland.

As determined by the Eastvale GP EIR, the City does not contain any forestland or timberland. Implementation of the Eastvale GP would not conflict with existing zoning for forestland or timberland as there are no sites zoned for timberland production within the City.

The Chandler Policy Area and the Project site consist primarily of light agricultural, storage, and grazing uses. Implementation of the Eastvale GP would require the conversion of grazing land to non-agricultural uses; however, the Eastvale GP EIR has accounted for this and will retain some agricultural uses within the Chandler Policy Area and the site is classified as an urban and built-up site. As such, implementation of the Eastvale GP and development of the Project would have a less than significant impact regarding agriculture and forestry resources as determined by the Eastvale GP EIR, and no mitigation is necessary.

Eastvale General Plan Applicable Policies:

Policy LU-3.3: Require design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and as determined by the Eastvale GP EIR, the City does not contain any forestland or timberland. Implementation of the Eastvale GP would not conflict with existing zoning for forestland or timberland as there are no sites zoned for timberland production within the City.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, there are no new impacts that are significant to the Project or the parcel on which the Project would be located regarding agriculture and forestry resources that were not previously analyzed, further ensuring that any temporary impacts associated with construction are less than significant. ***New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))***

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all agriculture and forestry resources impacts would be either No Impact or Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.3 Air Quality

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Based on the thresholds identified in Appendix G of the CEQA guidelines, the proposed project would result in a significant impact to air quality if it would:					
Criterion 1: Conflict with or obstruct implementation of the applicable air quality plan.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 3: Expose sensitive receptors to substantial pollutant concentrations.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	Less than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that impacts associated with air quality resulting from implementation of the Project would be significant and unavoidable regarding air quality.

Buildout of the Eastvale GP would potentially result in a violation of the South Coast Air Quality Management District (SCAQMD) 2022 Air Quality Management Plan (AQMP). SCAQMD implements regional air quality standards for the South Coast Air Basin (SCAB) which includes portions of Los Angeles, Orange, Riverside, and San Bernardino Counties through the AQMP. The 2022 AQMP includes growth predictions for each jurisdiction within the SCAB based on estimates from the Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (2020 RTP/SCS). The AQMP utilizes SCAG growth predictions to predict air quality impacts associated with site improvements.

Implementation of the Eastvale GP would exceed SCAG growth predictions as the City predicts an additional 4,173 housing units from the SCAG 2020 RTP/SCS predictions.

Consistency with the AQMP is determined by population prediction consistency. As the Eastvale GP predicts larger population growth than the 2020 RTP/SCS, buildout of the Eastvale GP would likely be out of attainment for the AQMP regarding reactive organic gasses (ROG), Carbon Dioxide (CO_2), Particulate Matter (PM) 10, PM2.5, and SCAQMD Rule 403 for fugitive dust control, and SCAQMD Rule 1113 for VOC emissions. As the Eastvale GP EIR has predicted population growth larger than the SCAG 2020 RTP/SCS, the next version of the SCAG RTP/SCS would include larger population growth estimates based on the 2040 Eastvale GP. Impacts regarding compliance with an applicable air quality plan would be in general compliance with the SCAG RTP/SCS as operations would not generate significant emissions and impacts would not be greater than what has been determined by the Eastvale GP EIR.

The Eastvale GP EIR has determined that implementation of the Eastvale GP would potentially expose sensitive receptors to significant temporary and localized excessive pollutant concentrations.

Emissions from construction would be temporary and would abide by all SCAQMD regulations to minimize emissions from construction; however, localized impacts regarding diesel PM and CO_2 would have the potential to impact sensitive receptors. As determined by the Eastvale GP EIR, Project emissions would not result in cumulatively considerable emissions regarding sensitive receptors, and as the Project would be in general compliance with AQMP regulations and operations would not generate significant emissions and the Project would be consistent with the existing land use designation of the Project site, the Project would have a similar impact to projects within the Eastvale GP planning area and no mitigation is necessary.

Additionally, the Eastvale GP EIR has determined that other emissions, such as odors, would not be generated in excess through implementation of the Eastvale GP. Impacts associated with odors would vary throughout the Eastvale GP planning area and would be evaluated on a case-by-case basis; however, areas of agricultural land use are typically associated with odor complaints and odors resulting from implementation of the Eastvale GP would be consistent with urban and built areas of the Eastvale GP planning area. As such, impacts would be less than significant, and no mitigation is necessary.

Eastvale General Plan Applicable Policies:

Policy LU-2.7: Require the planting of trees that shade the sidewalks, buffer pedestrians from traffic, define the public spaces of streets, and moderate high temperatures and wind speeds throughout the city.

Policy CO-8.2: Indoor air quality. Promote the improvement of indoor air quality through the California Building and Energy Codes and through the participation in public health programs and services.

Policy CO-8.3: Consider recommendations from the California Air Resources Board on the siting of new sensitive land uses and exposure to specific source categories.

Policy CO-8.4: Require dust control plans, revegetation, and soil compaction to prevent fugitive dust emissions for both active construction sites, and vacant sites approved for development. Strive to meet the 2040 and 2050 greenhouse gas emission reduction targets in accordance with state law.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located regarding air quality, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all air quality impacts would be either Significant and Unavoidable or Less Than Significant, and the Project would have similar impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all air quality impacts would be either Significant and Unavoidable or Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.4 Biological Resources

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Implementation of the Eastvale GP may have a potentially significant impact if it were to result in any of the following:					
Criterion 1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	Less Than Significant	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Implementation of the Eastvale GP may have a potentially significant impact if it were to result in any of the following:					
Criterion 4: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.	Less Than Significant	☐	☐	☐	☒
Criterion 5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Less Than Significant	☐	☐	☐	☒
Criterion 6: Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.	Less Than Significant	☐	☐	☐	☒

This section summarizes the Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis prepared by ELMT Consulting (November 2024), which is included as **Appendix B**.

Discussion

The Eastvale GP EIR determined that impacts regarding biological resources resulting from implementation of the Eastvale GP are less than significant, which is consistent with the Projects Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis determination.

The Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, has determined the Project site is previously disturbed and currently developed in an urbanized area. Additionally, a site condition survey conducted by ELMT consulting in October 2024 revealed the Project site supports only non-native grassland due to past agricultural uses and current grazing uses, which are incapable of supporting identified special status species. As such, the Project site provides limited habitat for wildlife, except those adapted to anthropogenic disturbances and urban development.

The Project area contains no riparian corridors, sensitive natural communities or federally protected wetlands as the Project site is previously disturbed, contains no drainage or wetland features, and is surrounded by existing development which has isolated the Project site from natural areas. The Biological Resource Assessment has determined that the Project site is incapable of supporting special status wildlife species as degradation of habitat quality, agricultural/ grazing land uses, and development have removed the potential for the Project site to support special status species. While not required to make a finding of less than significant impacts, the City will also impose its standard City Site Development Conditions (SDC) **SDC BIO-1** and **SDC BIO-2** to verify the absence of special status species.

According to the Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, implementation of the Eastvale GP would have no impact on movement within wildlife corridors as the Project site is located in a highly disturbed and urbanized portion of the City which contains no connection to wildlife movement corridors as identified by the Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis. As mentioned above, the Project site primarily consists of non-native grassland and is surrounded by development, reducing likelihood of native wildlife viability on the Project site.

The Project site would not conflict with local policies protecting biological resources or habitat conservation plans as the Project is not within a Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP) criteria cell, contains no biological resources of significance or linkages to existing wildlife corridors, and would abide by all local, state and federal regulations regarding conservation policies under the WR-MSHCP. As such, impacts associated with implementation of the Eastvale GP are expected to be less than significant regarding biological resources.

Eastvale General Plan Applicable Policies:

Policy NR-5.4: Require the use of non-invasive plant species with new development and encourage the management of existing invasive plant species that degrade ecological function.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Standard City Site Development Conditions:

SDC BIO-1: **Migratory Bird Treaty Act and Fish and Game Code Compliance.** Vegetation within and surrounding the project site has the potential to provide refuge cover from predators, perching sites and favorable conditions for avian nesting that could be impacted by construction activities associated with the project. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey should be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. Consequently, if avian nesting behaviors are disrupted, such as nest abandonment and/or loss of reproductive effort, it is considered "take" and is potentially punishable by fines and/or imprisonment.

If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey

with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

SDC BIO-2: **Burrowing Owl Pre-Construction Clearance Survey.** A 30-day pre-construction burrowing owl survey shall be conducted prior to any ground disturbing activities to avoid direct take of burrowing owls, in accordance Objectives 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all City standard Site Development Conditions, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all biological resources impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all biological resources impacts would Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.5 Cultural Resources

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity
According to CEQA Guidelines Section 15064.5 and Appendix G, adoption and implementation of the proposed Eastvale GP would result in a significant adverse cultural resources impact if the goals, regulations or guidelines established in the Eastvale GP and/or anticipated subsequent development in accordance with the Eastvale GP would:					
Criterion 1: Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Disturb any human remains, including those interred outside of formal cemeteries.	Less Than Significant	☐	☐	☐	☒

This section summarizes the Cultural Resources Assessment prepared by Kimley-Horn and Associates, Inc. (November 2024), which is included as **Appendix C**.

Discussion

The Project Cultural Resources Assessment, consistent with the Eastvale GP EIR, determined that impacts associated with development resulting from implementation of the Project would be less than significant regarding cultural resources.

The Project Cultural Resources Assessment identifies both designated historic resources and eligible historic resources. The Cultural Resources record search and review of the Eastvale GP EIR did not determine previously recorded cultural resources in the Project area; however, several historic built environments listed on the Built Environment Resources Directory (BERD) are located within one half mile of the Project site including 3923 W. 105th Street, 3653 W. 107th Street, and 3704 W. 107th Street, and 7725 Selby Avenue all within the City. Additionally, the Project site located at 7657 Selby Avenue has been listed on the BERD. 7657 Selby Avenue contains a single-family residence constructed in 1925, a livestock barn, ancillary structure, and shed that each was constructed no later than 1959. Kimley-Horn and Associates, in compliance with Eastvale GP historic resource

evaluation requirements, performed a significance evaluation based on the following criterion to determine is 7657 Selby Avenue is a "historical resource" under CEQA Section 15064.5:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

B. Is associated with the lives of persons important in our past;

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

D. Has yielded, or may be likely to yield, information important in prehistory or history.

7657 Selby Avenue does not qualify as a "historical resource" under CEQA as it does not meet any of the above criterion regarding a "historical resource" under CEQA. Although the built environment present on the Project site contains older structures and has previously been owned by regional figures of significance, the built environment does not meet any of the above criterion as determined by the Cultural Resources Assessment included as **Appendix C.**

Additionally, the Project area has a low potential for surface or subsurface archaeological resources due to the level of previous development spanning a century within the Project area boundaries. However, implementation of the Eastvale GP would abide by all applicable City policies regarding cultural resources including **Policy CO-6.1** and **Policy CO-6.5** which would cause impacts to be less than significant.

According to the Eastvale GP EIR, the Chandler Policy Area has low sensitivity for the occurrence of archaeological resources. The Project Cultural Resources Assessment recorded four (4) historic age structures; however, the structures have been determined as ineligible for historic resource qualification as there is no evidence of significance for these resources. The Project site consists of 6.18 acres of developed land within an urbanized portion of the City. As such, the potential for unknown archaeological resources to be unearthed during Project implementation is considered low. However, the Project would result in potentially significant impacts to archaeological resources in the event unknown resources are unearthed during ground-disturbing activities. The Project would incorporate the City's standard Site Development Condition **SDC CUL-1** and **SDC CUL-2** as provided by the City and in alignment with the recommendations provided in the Project Cultural Resources Assessment, requiring any stipulations of Archaeological Monitoring or Native American Monitoring to be identified prior to approval of construction permits. Therefore, similar to the buildout of the Eastvale GP, the Project would result in less than significant impacts to archaeological resources with the implementation of uniformly applicable City standard Site Development Conditions **SDC CUL-1** and **SDC CUL-2.**

Additionally, in the event human remains were to be discovered, work would halt in that area and the San Bernardino County Coroner's Office would be contacted within 24 hours of the discovery (per City standard Site Development Condition **SDC CUL-2**). The Project would be consistent with the Eastvale GP EIR.

The Eastvale GP EIR and Project Cultural Resources Assessment determined that impacts associated with development resulting from implementation of the Eastvale GP would be less than significant regarding cultural resources.

Eastvale General Plan Applicable Policies:

Policy CO-6.1: Develop management strategies to preserve the memory of important historic periods.

Policy CO-6.4 Preserve cultural resources within the City by requiring a Phase I Cultural Resources Assessment for new development proposals which occur on native (e.g., ungraded, undeveloped) soils.

Policy CO-6.5: Preserve historic resources in the city by requiring a Historic Resources Evaluation for development proposals with the potential to impact structures that are 50 years of age or older.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

City Standard Site Development Conditions:

SDC CUL-1: In the event that cultural resources (archaeological or historical) are inadvertently unearthed or encountered during excavation and grading activities, all work within 60 ft of the find shall cease and an archaeologist that meets Secretary of Interior professional qualifications in archaeology and the consulting Tribes, if any, shall be contacted. The archaeologist shall record the and evaluate the resource for potential significance. The lead agency shall consult with the consulting Tribes, if any, regarding the significance of the resource and its potential as a Tribal Cultural Resource (TCR) under CEQA. Should the archaeologist and/or consulting Tribes have concerns that the find is potentially significant, the archaeologist shall prepare a mitigation plan for review and approval by the lead agency and any consulting Tribes. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to State CEQA Guidelines Section 15064.5 shall be followed.

SDC CUL-2: If human remains are encountered during the undertaking, California State Health and Safety Code Section 7050.5 states that excavation shall stop and no further disturbance shall occur within 100 feet of the discovery until the County Coroner has made a determination of origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery within 48 hours of notification. If the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the landowner or his/her authorized representative rejects the recommendation, the human remains and associated items will be interred on the property with appropriate dignity in a location that will not be subject to future disturbance.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable City standard Site Development Conditions, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all cultural resources impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all cultural resources impacts would be either No Impact or Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.6 Geology and Soils

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Based on the thresholds identified in Appendix G of the CEQA guidelines, the proposed project would result in a significant impact to geology and soils if it would:					
Criterion 1: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault. b. Strong seismic ground shaking. c. Seismic-related ground failure, including liquefaction. d. Landslides.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Result in substantial soil erosion or the loss of topsoil.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	Less Than Significant	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Based on the thresholds identified in Appendix G of the CEQA guidelines, the proposed project would result in a significant impact to geology and soils if it would:					
Criterion 4: Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less Than Significant	☐	☐	☐	☒
Criterion 5: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	No Impact	☐	☐	☐	☒
Criterion 6: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant	☐	☐	☐	☒

A Preliminary Geotechnical Investigation and Preliminary Geotechnical Exploration report was prepared for the Project by ENGEO Incorporated (December 2023) which is included as **Appendix A** and summarized in the discussion below.

Discussion

The Eastvale GP EIR, and Preliminary Geotechnical Investigation and Preliminary Geotechnical Exploration determined that the impacts associated with development resulting from implementation of the Eastvale GP would result in a less than significant impact with respect to geology and soils.

According to the Eastvale GP EIR, the City area contains no active fault zones; however, is located in close proximity to the Central Avenue Fault and Elsinore Fault, as the faults are located five and four miles southwest of the Project site respectively.[6] It has been determined by the Eastvale GP EIR, that seismic risk is not considered greater than that of surrounding areas. Construction would comply with all California Building Code (CBC) regulations to ensure seismic stability and damage from potential ground shaking would be reduced under the Eastvale GP EIR.

[6] US Geological Survey. US Quaternary Faults. 2023. https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf (accessed November 2024).

No evidence of deep-seated landslides, or slope instabilities were observed within the Project site during ENGEO Incorporated's field evaluation. The potential for landslides to occur is considered low given the flat topography, and flat-lying geological structure below the Project site.

Liquefaction occurs when loose, saturated, generally fine sands and silts are subjected to strong ground shaking. The site has not been evaluated by the California Geological Survey for liquefaction hazards; however, due to the lack of shallow groundwater and given the medium to very dense nature of the formational materials beneath the Project site, the potential for liquefaction to occur on-site is considered low. This impact determination is consistent with the Eastvale GP EIR.

The Project site consists of approximately 6.18 acres of developed and previously disturbed land. Project construction would require the removal of one residential structure and all organic material on-site. Prior to construction, the Project must obtain a grading permit in compliance with City Municipal Code (MC) Chapter 110.92 to minimize short term erosion impacts. During construction, the Project site would feature exposed soils, which would be susceptible to erosion; however, a stormwater pollution prevention plan (SWPPP) and associated best management practices (BMPs) would be implemented in compliance with the City Construction General Permit to reduce potential disturbances. Consistent with the determination of the Eastvale GP EIR, impacts associated with soil erosion would be less than significant.

The Project site is underlain by young alluvial fan deposits consisting of generally grey, unconsolidated sand and gravelly sand. The Project site consists of the Chino silt loam, drained (CE), soil type. The CE soil type has a slope of zero to two percent and are somewhat poorly drained and may be subject to expansion, posing a potentially significant impact. The Project would comply with seismic requirements included in the CBC and would follow grading recommendations provided in the Preliminary Geotechnical Investigation and Preliminary Geotechnical Exploration to successfully build on expansive soils. Abiding by ENGEO Incorporated recommendations for building on potentially expansive soils would bring impacts to a less than significant level as appropriate construction measures would be implemented to ensure Project stability, see **Appendix A**.

The Project would not include the use of septic tanks or any other alternative wastewater disposal system. As such, no impact would occur.

As such, impacts would be less than significant.

Eastvale General Plan Applicable Policies:

Policy S-2.1: The City shall seek to ensure that new structures are protected from damage caused by earthquakes, geologic conditions, soil conditions, and other potential hazards.

Policy S-2.2: All new development shall be designed and constructed to conform with the Building Code and other applicable codes and other safety standards related to seismic and geologic hazards.

Policy S-2.3: For projects in areas of known or suspected seismic or other geologic hazards, such as Alquist-Priolo Fault Zones and liquefiable soils, require submittal of a geotechnical report and ensure appropriate mitigation measures are incorporated into the project design.

Policy S-2.4: Prohibit construction of buildings intended for human occupancy in areas where seismic and other geologic hazards (e.g., liquefaction, and fault lines) cannot be adequately mitigated.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding geology and soils, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all geology and soils impacts would be either No Impact or Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all geology and soils impacts would be either No Impact or Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.7 Energy and Greenhouse Gas Emissions

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Implementation of the Eastvale GP may have a potentially significant impact if it were to result in any of the following:					
Criterion 1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or	Less Than Significant	☐	☐	☐	☒
Criterion 2: Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or	Less Than Significant	☐	☐	☐	☒
Criterion 4: Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that development resulting from the buildout of the Eastvale GP would result in less than significant impacts with respect to energy and greenhouse gas emissions.

As determined by the Eastvale GP EIR and Appendix F of the CEQA guidelines, buildout of the Eastvale GP would result in temporary greenhouse gas emission increases as construction activity and worker travel to the construction site would affect emissions; however, the Project would be consistent with net Greenhouse Gas Emissions (GHG) advisory thresholds for energy usage and air pollutants. Energy usage and emissions generated from Project construction would not generate excess energy waste and would be consistent with similar development in the Project area. The Eastvale GP EIR has determined that although emissions will temporarily rise, the impact is less than significant, and mitigation is not necessary.

Operational emissions would be primarily generated from vehicle trips to and from the Project site, electricity usage, indirect electricity usage for water and wastewater, and disposal of waste. The Project would not require additional energy service capacity as energy utilities are provided by Southern California Edison (SCE) which predicts adequate capacity for Eastvale GP planning area. The City expects an increase in renewable energy usage and a decrease in Vehicle Miles Traveled (VMT) through the implementation of the Eastvale GP. Currently, the City generates approximately 861,020.2 $MTCO_2e$/year from indirect and direct emissions sources including construction equipment, energy emissions, and transportation emissions. The City anticipates future decreases in overall emissions by integrating land uses to reduce necessary vehicle miles traveled (VMT), implementing higher efficiency appliances in homes, and encouraging Projects that are energy efficient. As per capita VMT would decline and less emissions are generated from indirect sources including energy, emissions generated from the City would decline to approximately 687,357.2 $MTCO_2e$/year under full buildout of the Eastvale GP. The Project would implement higher density housing within an urbanized portion of the City. Additionally, higher density development is expected to occur within the Chandler Policy Area, limiting vehicle necessity for residents of the Project. As more homes and business are expected to be constructed within the Chandler Policy Area, this would aid the City in achieving reduced emissions.

As such, the City does not expect significant greenhouse gas emission increases and impacts would be less than significant.

Eastvale General Plan Applicable Policies:

Policy HE-6.1: Encourage the use of energy conservation features in residential construction, rehabilitation, and remodeling.

Policy CO-8.1: Promote compact and efficient development to minimize vehicle miles traveled and greenhouse gas emissions.

Policy CO-8.4: Require dust control plans, revegetation, and soil compaction to prevent fugitive dust emissions for both active construction sites, and vacant sites approved for development. Strive to meet the 2040 and 2050 greenhouse gas emission reduction targets in accordance with state law.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located regarding energy and greenhouse gas emissions, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all energy and greenhouse gas emissions impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all energy and greenhouse gas emissions impacts would be Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.8 Hazards and Hazardous Materials

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
The proposed project would result in a significant hazard/risk of upset impact if it would:					
Criterion 1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Less Than Significant	☐	☐	☐	☒
Criterion 4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	Less Than Significant	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
The proposed project would result in a significant hazard/risk of upset impact if it would:					
Criterion 5: Result in a safety hazard or excessive noise for people residing or working in the project area for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.	Less Than Significant	☐	☐	☐	☒
Criterion 6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Less Than Significant	☐	☐	☐	☒
Criterion 7: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.	Less Than Significant	☐	☐	☐	☒

This section summarizes the Modified Phase I Environmental Site Assessment (ESA) prepared by ENGEO Incorporated (December 2023) which is provided in **Appendix D**.

Discussion

The Eastvale GP EIR determined that impacts associated with development resulting from implementation of the Eastvale GP would be less than significant regarding Hazards and Hazardous Materials.

The Phase I ESA identified no recognized environmental conditions associated with the Project site. The Project would include the development of multiple single-family residential buildings and associated on-site improvements including ADUs.

Project construction is not anticipated to involve the transport, use, creation, or disposal of hazardous materials. Small quantities of potentially hazardous substances such as gasoline, diesel fuel, lubricants for machines, and other petroleum-based products would be used on-site.

The Project would not emit hazardous emissions or involve hazardous or acutely hazardous materials, substances, or waste. However, the Project could involve the transport and use of materials associated with routine

maintenance of the property, such as janitorial supplies for cleaning purposes and/or herbicides and pesticides for landscaping. Impacts would be less than significant. The storage, use, handling, and disposal of any hazardous materials (such as paints and solvents) that might be stored on the Project site during construction are addressed by federal, State, and local laws, regulations and programs that govern the use, transport and/or disposal of hazardous materials. Compliance with local, State and federal laws and regulations would reduce the risk of hazardous material incidents to a less than significant impact. Additionally, as determined by the Modified Phase I ESA, due to the age of the existing Project site structures, lead based paint and asbestos may be encountered during the demolition of existing site structures. Implementation of **SDC HAZ-1** and compliance with SCAQMD Rule 1403 would ensure proper screening and response for hazardous materials such as lead based paint and asbestos. Therefore, the Project would not create a significant hazard to the public or to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

As mentioned above, the Project would not emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of a school site. Rondo Elementary School is located approximately 0.3 miles west of the Project site; however, hazardous materials other than supplies used for operational maintenance of the Project are not expected to be on site. The Project would comply with all federal, State and local laws, regulations, and programs that govern the use, transport and/or disposal of hazardous materials. Compliance with local, State and federal laws and regulations would reduce the risk of hazardous material and emissions incidents to a less than significant impact. Therefore, the Project would not create a significant hazard to existing or proposed school sites.

The Project site does not include any sites identified on a hazardous site list compiled pursuant to California Government Code Section 65962.5.[7]

The Project site is located approximately 2 miles southeast of the Chino Airport and within the Chino Airport land use compatibility area. San Bernardino County operates the Chino Airport which is primarily used for regional flights and receives minimal air traffic daily. Much of the Eastvale GP planning area is within the Chino Airport land use compatibility area, including the Project site which is in airport compatibility Zone D. The Project would be consistent with residential land uses within compatibility Zone D as it would not expose individuals to excessive safety hazards.

As determined in the Eastvale GP EIR, none of the proposed land uses within the Eastvale GP would interfere with or impair the implementation of an adopted emergency response or evacuation plan. The Project would be consistent with the existing Chandler Policy Area land use designation and would comply with the 2023 Eastvale Local Hazard Mitigation Plan (Eastvale LHMP) and 2018 Eastvale Emergency Operations Plan.[8] Additionally, Project construction would not require the partial or temporary closure of adjacent roadways and the Project is not located on an evacuation route nor does the Project site contain any emergency services that would be impacted. Therefore, the Project impact regarding emergency response would be less than significant.

The Project site is located within a highly urbanized area of the City and is not adjacent to wildlands. According to the California Department of Forestry and Fire Protection (CalFire), the Chandler Policy Area is within a non-Fire

[7] California Department of Toxic Substances Control (DTSC). *Envirostor.* 2024. https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60003205. (accessed October 2024).

[8] City of Eastvale. Emergency Operations Plan. 2018. https://www.eastvaleca.gov/home/showpublisheddocument/9602/636668252500700000 (accessed October 2024).

Hazard Safety Zone (FHSZ) as the Project site is located in a highly developed region of the City.[9] The Project would have a less than significant impact regarding wildland fire risk and no mitigation is necessary.

No new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and impacts from hazards and hazardous materials would remain less than significant.

Eastvale General Plan Applicable Policies:

Policy S-5.1: The City will work with responsible agencies to identify and prevent potentially hazardous waste releases

Policy S-5.6: Ensure that the use and disposal of hazardous materials in the city complies with local, state, and federal safety standards

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

City Standard Site Development Conditions:

SDC HAZ-1:

- Prior to the demolition of any structures on the Property, a lead-based paint and asbestos survey should be performed on the existing structures.
- If the observed water well is not to be retained for a future beneficial purpose, it should be decommissioned in conformance with local and state regulations.
- The empty tanks, drums, stockpiles, and debris should be removed from the Property prior to development.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations and uniformly applicable Site Development Conditions regarding hazards and hazardous materials, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all hazards and hazardous materials impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

[9] California Department of Forestry and Fire Protection (CalFire). *Fire Hazard Severity Zones*. 2024. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. (accessed September 2024).

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all hazards and hazardous materials impacts would be Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.9 Hydrology and Water Quality

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Implementation of the proposed Chandler Policy Area would result in a significant adverse impact to hydrology and water quality if the goals, policies, land use development regulations, or design guidelines of the Eastvale GP would:					
Criterion 1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a. Result in substantial erosion or siltation on- or off-site. b. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. c. Create or contribute runoff water which would exceed the capacity of existing or	Less Than Significant	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
planned stormwater drainage systems or provide substantial additional sources of polluted runoff. d. Impede or redirect flood flows.					
Criterion 4: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.	Less Than Significant	☐	☐	☐	☒
Criterion 5: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that development resulting from buildout of the Eastvale GP would result in less than significant impacts with respect to hydrology and water quality.

Water Quality

Construction: As determined by the Eastvale GP EIR, short-term construction activities have the potential to result in significant water quality impacts. Short-term impacts related to water quality could occur during the earthwork and construction phase, when the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts can occur prior to the establishment of ground cover, when the erosion potential may remain relatively high. Construction of the Project has the potential to produce typical pollutants, such as heavy metals, pesticides and herbicides, and chemicals related to construction and cleaning, waste materials, including wash water, paints, wood, paper, concrete, food container, sanitary wastes, fuel, and lubricants. Impacts to storm water quality could occur from construction and associated earth moving, and increased pollutant loadings.

The Project would comply with applicable federal, State, and local water quality controls. Construction activities would disturb more than one acre and therefore would be required to comply with the water quality standards and waste discharge requirements of the National Pollutant Discharge Elimination System (NPDES). The Construction General Permit requires implementation of a SWPPP which would include project construction features designed to prevent erosion and protect the quality of storm water runoff (i.e., BMPs). A SWPPP would be prepared during the City's plan review process, prior to issuance of a grading permit. Water quality standards and waste discharge are addressed using the BMPs incorporated in the SWPPP. Compliance with the SWPPP, including the BMPs associated with the Project, would reduce, minimize, treat or even avoid storm water pollution

associated with the construction of the Project. Implementation of BMPs identified in the SWPPP would eliminate or minimize pollution of downstream receiving waters. Similar to the buildout of the Eastvale GP, the Project would not result in significant impacts to water quality.

Operation: Buildout of the Eastvale GP would result in an intensification of existing urban land uses which would result in an increase in direct runoff to drainage basins, storm drains, and to surface water sources. Although the Project would include the development of residential buildings on a previously disturbed site, the Project would implement and comply with applicable federal, State, and local water quality controls. The Project would prepare a SWQMP, which establishes BMPs specific to the Project to treat, reduce, or avoid the contamination of downstream waters from waterborne pollutants during operation.

Groundwater

Water services to the Project site would be supplied by the JCSD. The JCSD utilizes groundwater from the Chino subbasin and Riverside-Arlington groundwater basin to supply groundwater to the Eastvale GP planning area. Groundwater basins would have sufficient supply and rechargeability to service the Eastvale GP planning area through at least year 2045 based on growth projections for the region. Buildout of the Eastvale GP would have minimal impacts on groundwater as the SWPPP would maintain water quality through Project construction. As buildout of the Eastvale GP would not substantially reduce groundwater supplies, recharge capability or sustainable groundwater managements, impacts resulting from implementation of the Eastvale GP would be less than significant as determined by the Eastvale GP EIR.

Hydrology/Drainage

The Project site currently features two existing residential buildings, landscaping, and associated structures. Elevations on-site range from approximately 567 ft amsl to 576 ft amsl. The Project site slopes from the northeast to the southwest. The Project site does not receive upstream runoff from surrounding areas.

The proposed drainage facilities would include a storm drain, roof drain, and biofiltration systems to collect, treat, and direct on-site runoff to appropriate outfalls. Project development would not significantly alter the existing drainage patterns of the Project site as current drainage patterns would be retained. Additionally, Project development would not result in an increase in runoff generated by the Project site. As such, similar to buildout of the Eastvale GP, the Project would not result in significant impacts regarding hydrology or drainage.

Eastvale General Plan Applicable Policies:

Policy CO-5.3: Encourage the use of Best Management Practices in the watershed lands to prevent erosion and flooding.

Policy CO-9.2: Require new development and significant construction to protect the quality of water and drainage systems through site design, source controls, stormwater treatment, runoff reduction measures, best management practices, low impact development strategies, and technological advances.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding hydrology and water quality, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all hydrology and water quality impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all hydrology and water quality impacts would be Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.10 Land Use and Planning

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
According to Appendix G of the CEQA Guidelines and the Eastvale GP EIR, the proposed project would have a significant impact on land use is it:					
Criterion 1: Physically divide an established community.	No Impact	☐	☐	☐	☒
Criterion 2: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	Significant and Unavoidable	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that development resulting from implementation of the Eastvale GP would have significant and unavoidable impacts with respect to land use.

The Project does not include the construction of public roads, structures, or other improvements that would physically divide or separate neighborhoods within an established community. The Project site consists of three land parcels that are in an urbanized area. As such, the proposed development would not divide an established community and would be consistent with the Eastvale GP EIR. Project implementation would be consistent with the Chandler Policy Area in the Eastvale GP. The Project site is currently zoned as A-1, which the proposed residential Project would not be consistent with; however, the Project would be consistent with the Chandler Policy Area plans and the Eastvale GP EIR has accounted for the planned loss of agricultural land uses as the Chandler Policy Area plans are implemented. As such, the Project would not conflict with applicable land use plans, policies, or regulations, including the Eastvale GP and other regional plans. The Project is consistent with the underlying land use designation that has been included in local and regional planning efforts. The City is currently a signatory on the WR-MSHCP, which implements a multijurisdictional habitat conservation plan. The WR-MSHCP has identified the southeastern portion of the City along the Santa Ana River as a habitat conservation area, and as the Project is located approximately one mile northwest of the Santa Ana River and in an urbanized area, the Project would have no impact regarding conflict with a land use plan.

The Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

Eastvale General Plan Applicable Policies:

Policy LU-1.1: Designate and support the development of a broad range of land uses, intensities, and densities.

Policy LU-1.5: Require new construction to participate in the acquisition and installation of public art in accordance with the City Public Arts Program.

Policy LU-2.1: To soften change in development style, require setbacks, step backs, or other design elements at the transition between existing and proposed land uses if there is a significant increase in density between the existing and proposed land use.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located regarding land use and planning, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all land use and planning impacts would be either No Impact or Significant and Unavoidable, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all land use and planning impacts would be either No Impact or Significant and Unavoidable, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.11 Mineral Resources

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
According to Appendix G of the CEQA Guidelines and the Eastvale GP EIR, the proposed project would have a significant impact on land use is it:					
Criterion 1: Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less Than Significant	☐	☐	☐	☒
Criterion 2: Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	No Impact	☐	☐	☐	☒

Discussion

The Eastvale GP Environmental Impact Report (Eastvale GP EIR) determined that development resulting from implementation of the Eastvale GP would result in less than significant impacts with respect to mineral resources.

According to the California Geological Survey, the Project is located within a Mineral Resource Zone-3 (MRZ-3), which are areas containing mineral occurrences of undetermined mineral resource significance.[10] Upon review of the Eastvale GP Land Use Diagram (Figure LU-1), the City does not designate any areas as mineral extraction or used for mining. [11] Per the City's GP EIR, there are no designated mineral resource recovery sites in the City of Eastvale.[12] The Project would therefore not result in the loss of a known mineral resource that would be of value to the region or state. Additionally, implementation of the Eastvale GP would primarily occur on previously disturbed and developed land as approximately 93 percent of all land within the City has been developed.

There are no designated resource recovery sites within the Eastvale GP planning area, and it is unlikely that a future land use proposal to establish a mineral extraction operation would occur. As such, the Project would have a less than significant impact regarding mineral resources and no mitigation is needed as determined by the Eastvale GP EIR.

[10] DOC. 2014. Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the Temescal Valley Production Area, Riverside County, California. Plate 1. https://maps.conservation.ca.gov/cgs/minerals/?page=Mineral-Land-Classification#data_s=id%3AdataSource_335-18a47b5b8e5-layer-10-192c08351d7-layer-29%3A1 (accessed January 2025).

[11] City of Eastvale. 2024. Eastvale General Plan 2040 Volume I. Page 18. Figure LU-1. https://www.eastvaleca.gov/home/showpublisheddocument/17340/638538605697900000 (accessed January 2025).

[12] City of Eastvale. 2023. Eastvale 2040 General Plan Draft Environmental Impact Report. Page 4.0-9. https://www.eastvaleca.gov/home/showpublisheddocument/17342/638538608831570000 (accessed January 2025).

Eastvale General Plan Applicable Policies:

No Eastvale GP EIR Policies are applicable.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located regarding mineral resources, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all mineral resources impacts would be either No Impact or Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all mineral resources impacts would be either No Impact or Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.12 Noise

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
The GPU establishes standards for the assessment of potential adverse effects due to noise. Using these standards and the noise limits established by the City's Municipal Code, the proposed project would result in significant noise impact is it would:					
Criterion 1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Generation of excessive groundborne vibration or groundborne noise levels.	Less Than Significant	☐	☐	☐	☒
Criterion 3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that impacts associated with development resulting from implementation of the Eastvale GP would be less than significant regarding noise.

The Eastvale GP EIR indicates upon buildout of the Eastvale GP, ground-level receivers adjacent plan implementation projects could experience temporary noise level increases from construction worker transport and construction activities and long-term noise level increases from the Project operation and associated traffic increases. Lots adjacent to Selby Avenue could experience future traffic noise level increases. The Project would be implemented with **Eastvale GP Policy N-1.1** which requires site design to minimize noise impacts. Demolition of structures and construction activity would have the potential to impact noise sensitive receptors. Potential noise sensitive receptors are the residence located adjacent south, the residences to the north along Walters Street, to the south along Selby Avenue, and at Mountain View Park across Selby Avenue (see **Figure 2: Project Vicinity Map**). A minimum 6-foot-tall masonry perimeter wall would be constructed around the Project site. Based on FHWA guidance, it is assumed that noise levels would be reduced by 8 dBA at surrounding residences adjacent

to the solid wall (to the north, south, and west) and a 5 dBA reduction to the east where the gated entrances face Mountain View Park.[13] The perimeter wall would be constructed in advance of the building construction. In addition, the Project would comply with City noise ordinances, such as **Eastvale MC Section 8.52**, to minimize noise impacts and construction operating hours. Consistent with the Eastvale MC, construction would not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and 6:00 p.m. and 7:00 a.m. during the months of October through May. Per **Eastvale MC Section 8.52.040**, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1: Sound Level Standards dB Lmax). For a density of 5-8 du/ac, the maximum decibel level from 7:00 a.m. to 10:00 p.m. is 55, and from 10:00 p.m. to 7:00 a.m. is 45. Furthermore, no person shall operate any power tools or equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than a dwelling in which the power tools or equipment may be located. And no person shall operate any power tools or equipment at any other time such that the power tools or equipment are audible to the human ear at a distance greater than 100 feet from the power tools or equipment (**Eastvale MC Section 8.52.060.2**). As such, impacts would be less than significant and no mitigation is necessary.

Groundborne vibration and noise levels may increase during implementation of the Eastvale GP according to the Eastvale GP EIR. All construction must abide by **Eastvale GP Policy N-1.3**, which requires vibrations to be below 75 VdB at the Project site boundary line. Construction would comply with the City noise ordinances and as such, a less than significant impact is expected as stated in the Eastvale GP EIR.

The Project is located approximately two miles southwest of the Chino Airport and would be within the Chino Airport ALUCP area. Due to the low air traffic levels and distance of the Chino Airport from the Project site, implementation of the Eastvale GP would not result in exposure of individuals to unsafe noise levels. Noise levels in the City from the Chino Airport would not exceed 60 to 65 dBl. As such, impacts would be less than significant regarding noise and no mitigation is necessary.

Eastvale General Plan Applicable Policies:

Eastvale GP Policy N-1.1	Encourage the use of site planning and building materials/design as primary methods of noise-attenuation.
Eastvale GP Policy N-1.3	Require new development to reduce vibration to 75 VdB or below at the property line.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding noise, further ensuring that any temporary impacts associated with construction are less than significant.

[13] FHWA. 2017. Roadway Construction Noise Model User Guide. https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/rcnm10.cfm#appa (accessed January 2025).

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all noise impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all noise impacts would be Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.13 Population and Housing

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Would the Project:					
Criterion 1: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);	Less Than Significant	☐	☐	☐	☒
Criterion 2: Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that impacts associated with development resulting from implementation of the Eastvale GP would be less than significant with respect to population and housing.

The Project would include the development of 115 residential units across the 6.18-acre site. As discussed in the Eastvale GP EIR, buildout of the Project would increase the population. The current population of the City is approximately 68,884 according to the California Department of Finance (DOF) with an average household size of 3.83 residents per household.[14] As such, the Project has the ability to generate approximately 440 new residents within the City based on approximately 3.83 residents per unit for a 115 residential unit development. Further, the Eastvale GP EIR anticipates approximately 4,173 new residential units would be developed by 2040, and the Eastvale 2021-2029 Housing Element anticipates a minimum of approximately 3,028 additional housing units will be needed by 2029.[15] The Project would be consistent with the existing land use designation of the Project site, As such, implementation of the Project would address the housing needs of the City.

The Project would require the displacement of a small number of residents as one single family residential structure would be removed; however, the Project would abide by the City 'No Net Loss' ordinance which requires

[14] California DOF. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024.* 2024. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/ (accessed November 2024).

[15] City of Eastvale. *Certified Housing Element Update.* 2021. https://www.hcd.ca.gov/housing-elements/docs/eastvale-6th-adopted050622.pdf (accessed October 2024).

adequate replacement housing to be constructed. Implementation of the Project would not require construction of housing elsewhere as the Project would generate adequate housing to replace lost housing. As such, implementation of the Eastvale GP would have a less than significant impact regarding displacement of housing as determined by the Eastvale GP EIR.

This impact determination is consistent with the certified Eastvale GP EIR. The Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

Eastvale General Plan Applicable Policies:

Policy LU-1.2: Encourage a variety of ownership and quality rental housing choices that respond to changes in demographics and homebuyer preferences.

Policy HE-1.1: Ensure there is a sufficient supply of land zoned to meet the housing needs identified in the Regional Housing Needs Assessment (RHNA).

Policy HE-2.3: Provide streamlined processing of residential projects to minimize time and costs in order to encourage housing production.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding population and housing, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all population and housing impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all population and housing impacts would be Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.14 Public Services and Recreation

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
Implementation of the Project would have a significant adverse impact related to public services and recreation if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:					
Criterion 1: Fire protection	Less Than Significant	☐	☐	☐	☒
Criterion 2: Police protection	Less Than Significant	☐	☐	☐	☒
Criterion 3: Schools	Less Than Significant	☐	☐	☐	☒
Criterion 4: Parks	Less Than Significant	☐	☐	☐	☒
Criterion 5: Other public facilities	Less Than Significant	☐	☐	☐	☒
Additionally, the Eastvale 2040 General Plan would result in significant impacts related to parks and recreation if it would:					
Criterion 6: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	Less Than Significant	☐	☐	☐	☒
Criterion 7: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that impacts to public services would be less than significant as the City will maintain current emergency and public service ratios. The Project would be consistent with the existing land

use designation of the Project site, and therefore is consistent with the scope of development studied in the Eastvale GP EIR.

Law Enforcement services within the City are provided by the Riverside County Sherriff Department (RCSD). The Eastvale GP EIR has determined that the RCSD will incrementally require additional staffing as the City population increases. The City will coordinate with the RCSD to maintain current law enforcement service levels as the Eastvale GP is implemented, as such impacts from implementing the Project would be less than significant and no mitigation is necessary.

Fire protection services within the City are provided by the Riverside County Fire Department (RCFD). It was anticipated in the Eastvale GP EIR that the development of land uses proposed within the Eastvale GP planning area would likely result in an increase in demand for fire protection services, and that additional fire protection facilities would be required to meet the increase in demand. The Eastvale GP EIR determined that the City will coordinate with the RCFD to add fire services as needed and will maintain current staffing, service levels, and response time. The City, in coordination with RCFD, is currently implementing an additional fire station to adequately service the Eastvale GP planning area.[16] Impacts from implementing the Project would be less than significant and no mitigation is necessary.

Upon completion of buildout of the Eastvale GP, the demand for school services would increase; however, service increases would not be uniform within the City, as anticipated in the Eastvale GP EIR. The increase in demand for school services would require the expansion of school facilities as determined necessary by the Corona Norco Unified School District (CNUSD), which operates all public schools within the City. Project implementation may result in a minimal increase in demand for school services. Impacts would be less than significant, and the Project would be consistent with the Eastvale GP EIR.

At the time of the Eastvale GP EIR, the City provided approximately 3.5 acres of parkland per 1,000 residents within the City and has a goal of proving 5 acres per 1,000 residents as identified in **Policy CO-2.4**. The Project would include the development of a 115 dwelling units within single-family residential buildings and ADUs across the Project site. As such, the Project implementation would result in a minimal increase in demand for parks and recreational facilities within the City. New development is required by the City to provide public parkland dedicated to the City or payment of a fee in lieu thereof, to maintain the City's parkland. The Project would be consistent with the findings of the Eastvale GP EIR and have less than significant impact.

The Riverside County Library (RCL) system operates 35 branch libraries for County residents to utilize, one of which is in the City. The Eastvale Public Library provides 0.089 square feet of library space per resident; however, the City plans to construct a much larger new library within the City as determined by the Eastvale GP EIR. As a new library will be constructed and since residents of the City have access to all 35 RCL facilities, library capacity would be adequate to accommodate buildout of the Eastvale GP as determined by the Eastvale GP EIR and impacts would be less than significant.

Eastvale General Plan Applicable Policies:

Policy LU-1.7: Require that new development have adequate public services such as school capacity, parkland, water, wastewater, and storm drainage.

[16] City of Eastvale. 2040 General Plan Public Services. 2023. https://www.eastvaleca.gov/home/showpublisheddocument/17342/638538608831570000 (accessed November 2024).

Policy LU-2.5: Require the use of Crime Prevention Through Environmental Design (CPTED) techniques such as providing clear lines of sight, appropriate lighting, and wayfinding signs to ensure that new development is visible from public areas and easy to navigate.

Policy CO-2.3: Require new development to provide and fund both active and passive parks and recreational sites to serve the project.

Policy CO-2.4: New residential developments may be required to, at a minimum, provide parks consistent with a standard of 5 acres of land for parks per 1,000 residents. Land dedication and/or payment of in-lieu fees shall be required consistent with state law.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding public services and recreation, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all public services and recreation impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all public services and recreation impacts would be Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.15 Transportation

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
The following thresholds of significance are based on CEQA Guidelines Appendix G. For the purposes of this EIR, the Project may have a significant adverse impact related to transportation if it would:					
Criterion 1: Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 2: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	Significant and Unavoidable	☐	☐	☐	☒
Criterion 3: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than Significant	☐	☐	☐	☒
Criterion 4: Result in inadequate emergency access.	Less than Significant	☐	☐	☐	☒

A Parking Assessment was prepared for the Project by Kimley-Horn and Associates, Inc. (February 2025) which is included as **Appendix E** and summarized in the discussion below.

Discussion

The Eastvale GP EIR determined that development resulting from buildout of the Eastvale GP would result in significant and unavoidable impacts with respect to transportation.

Implementation of the Eastvale GP, and in association, the Project, would conflict with the 2024-2050 SCAG RTP/ SCS as determined by the Eastvale GP EIR. Buildout of the Eastvale GP would not be in compliance with SCAG reduction strategies for energy and greenhouse gases as transportation performance goals may be out of attainment as a result of implementation of the Eastvale GP. As such, impacts would be significant and unavoidable.

As determined by the Eastvale GP EIR, buildout of the Eastvale GP would be inconsistent with CEQA Section 15064.3 as Vehicle Miles Traveled (VMT) would exceed the County average for VMT per service population. The Eastvale GP would comply with Eastvale GP goals surrounding VMT reduction; however, the Eastvale GP does not adequately plan for increased VMT or alternative transportation methods, it would result in a significant and unavoidable impact.

Transportation infrastructure must comply with City engineering standards to ensure safety and compatibility with existing infrastructure. As such, buildout of the Eastvale GP and the Project would not increase hazards due to a design feature and impacts would be less than significant. The Project would provide two points of access, one of which is for fire apparatus alone (northerly access). The southerly main access drive would be located across from the entrance to Mountain View Park, thus minimizing conflict points along Selby Avenue. Selby Avenue adjacent the Project site is a local roadway. Local roadways generally have only one travel lane in each direction with on-street parking and sidewalks. As determined by the Parking Assessment included as **Appendix E**, the Project would include approximately 243 parking stalls, which exceeds to required amount of 154 parking stalls, and would consist of 229 off-street parking stalls for residences and 14 guest parking stalls. Parking would not be permitted on local roadways to preserve emergency services access and provide adequate circulation within the Project site as 154 garage parking stalls and 75 driveway parking stalls would be provided for resident use. Local roadways are used to provide direct access to lower density to medium density residential areas.[17] Project-related traffic would be that associated with construction activities and residential uses and would not be associated with incompatible uses such as farm equipment. Thus, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses and impacts would be consistent with that of the Eastvale GP; less than significant.

Implementation of the Eastvale GP would comply with all adopted emergency response plans, evacuation plans, and maintain adequate emergency access through construction and operation associated with buildout of the Eastvale GP. All future roadway and access improvements would comply with City engineering and fire department standards to maintain adequate circulation and access throughout the City. Therefore, implementation of the Eastvale GP would have a less than significant impact regarding result in inadequate emergency access and no mitigation is needed.

The Project too would comply with all adopted emergency response plans, evacuation plans, and maintain adequate emergency access through construction and operation associated with Project buildout. The Project would include a northerly access drive for fire apparatus alone.

Eastvale General Plan Applicable Policies:

Policy MC-2.2: Pedestrian facilities shall be designed based on the roadway typology and provide features that enhance the traveling experience including shade structures or landscaping and places to rest along key routes. When considering new facilities or developments, access shall be provided from developments to existing and future transit routes, park and ride lots, terminal facilities, etc.

Policy MC-3.2: Limit access points, parking, turn lanes, and intersections of streets and highways based upon the road's classification and function. Access points must be located a sufficient distance away from major intersections to allow for safe, efficient operation.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

[17] City of Eastvale. 2024. General Plan 2040 Volume I. Page 52. https://www.eastvaleca.gov/home/showpublisheddocument/17340/638538605697900000 (accessed January 2025).

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding transportation, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all transportation impacts would be either Significant and Unavoidable or Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all transportation impacts would be either Significant and Unavoidable or Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.16 Tribal Cultural Resources

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
According to Appendix G of the CEQA Guidelines and the Eastvale GP EIR, the proposed project would have a significant impact on land use if it would:					
Criterion 1: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that development resulting from implementation of the Eastvale GP would result in less than significant impacts regarding tribal cultural resources.

CEQA has exemptions for certain types of projects, and AB 52 does not apply to those exempt projects. As previously discussed, CEQA Guidelines Section 15183 exemption requires a project be consistent with the development density established by either existing zoning, community plan or general plan policies for which an EIR was certified. The Eastvale GP designated the Project as within the Chandler Policy Area. As identified throughout this 15183 Analysis, the proposed Project is consistent with the development density assumed in the General Plan, and therefore, is exempt from AB 52.

Additionally, the Eastvale GP, in consultation with local Native American Tribes, identifies potential areas of significance for Tribal Cultural Resources. The Chandler Policy Area has low sensitivity for the significance of Tribal Cultural Resources. Additionally, as mentioned above in Section 3.5 Cultural Resources, the Project site does not qualify as a "historical resource" under CEQA. As mentioned above, the Project site is within an urbanized portion of the City and the potential for unknown Tribal Cultural resources to be unearthed during Project implementation is considered low. In the event unknown Tribal Cultural Resources are discovered, City Standard Site Development Conditions **SDC CUL-1** would be applied, and in the event unknown human remains are discovered, **SDC CUL-2** would be applied.

Buildout of the Eastvale GP would primarily utilize previously disturbed and developed land where it would be unlikely to uncover tribal cultural resources; however, the potential exists during construction and grading to unearth unrecorded tribal cultural resources. Implementation of the Eastvale GP would be evaluated at a Project level basis regarding tribal cultural resources to reduce potential impacts. Additionally**, Policy CO-6.4** was implemented which required a Phase I Cultural Resources Assessment, which is attached as **Appendix C**. As such, impacts would be less than significant regarding tribal cultural resources.

Eastvale General Plan Applicable Policies:

Policy CO-6.4 Preserve cultural resources within the City by requiring a Phase I Cultural Resources Assessment for new development proposals which occur on native (e.g., ungraded, undeveloped) soils.

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

City Standard Conditions of Approval:

SDC CUL-1: See Section **3.5: Cultural Resources** above.

SDC CUL-2: See Section **3.5: Cultural Resources** above.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding tribal cultural resources including uniformly applicable Site Development Conditions, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all tribal cultural resources impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all tribal cultural resources impacts would be Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

3.17 Utilities and Service Systems

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
The following thresholds of significance are based on CEQA Guidelines Appendix G. For the purposes of this EIR, the Eastvale 2040 General Plan may have a significant adverse impact related to utilities and service systems if it would:					
Criterion 1: Require or result in the relocation or construction of new or expanded water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	Less Than Significant	☐	☐	☐	☒
Criterion 4: Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less Than Significant	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating substantial increase in impact severity?
The following thresholds of significance are based on CEQA Guidelines Appendix G. For the purposes of this EIR, the Eastvale 2040 General Plan may have a significant adverse impact related to utilities and service systems if it would:					
Criterion 5: Not comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.	Less Than Significant	☐	☐	☐	☒

Discussion

The Eastvale GP EIR determined that impacts resulting from buildout of the Eastvale GP would be less than significant with respect to utilities and service systems.

Potable water and wastewater services in the City are provided by the JCSD. Buildout of the Eastvale GP may require additional water and wastewater capacity from the JCSD; however, as buildout of the Eastvale GP would occur through 2040, capacity would be added as needed. Currently, JCSD estimates services will exceed demand through the year 2045 as determined by the Eastvale GP EIR. City **MC Section 110.52.060** requires pre-application review, where utilities capacity would be evaluated and adjusted as needed as determined by the Eastvale GP EIR. The Project would connect to existing water and sewer pipelines located within Fairchild Drive and Selby Avenue. The City is served by the Badlands, El Sobrante, and Lamb Canyon Landfills for solid waste disposal. The Badlands Landfill has a remaining capacity of 7,800,000 tons and maximum daily throughput of 5,000 tons.[18] The El Sobrante landfill has a remaining capacity of 3,271,203 tons and a maximum daily throughput of 400 tons. The Lamb Canyon Landfill has a remaining capacity of 19,242,950 tons and a maximum daily throughput of 5,000 tons. Electrical is provided by Southern California Edison and gas is provided by SoCal gas.

The Project would include connections to existing facilities on-site. The Project would include development of 115 single-family residential units and ADUs on currently developed land. Project implementation would result in a minimal increase in demand for water, sewer, trash, and energy services. The Project would be consistent with the existing land use designation of the Project site. As such, the proposed development was anticipated upon approval of the Eastvale GP EIR, and it is anticipated that the Project would be adequately served by existing providers. The Project would be consistent with the findings of the Eastvale GP EIR.

Eastvale General Plan Applicable Policies:

Policy LU-1.7: Require that new development have adequate public services such as school capacity, parkland, water, wastewater, and storm drainage.

Policy PC-2.9: Continue to coordinate with the Jurupa Community Services District for water, wastewater, parks and recreation, street frontage maintenance, and graffiti abatement services.

[18] CalRecycle. Site Activity Details. (2020). https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367 (accessed November 2024).

Eastvale General Plan EIR Applicable Mitigation Measures:

None.

Conclusion

Significant Peculiar Impact with Application of Uniformly Applicable Development Policies or Standards? (CEQA Guidelines Sections 15183(b)(1), 15183(f))

As further detailed above, there are no impacts that are peculiar to the Project or the parcel on which the Project would be located, and the Project would comply with all applicable Eastvale MC regulations regarding utilities and service systems, further ensuring that any temporary impacts associated with construction are less than significant.

New Significant Impact Not Previously Analyzed? (CEQA Guidelines Section 15183(b)(2))

As further detailed above, the Project would not cause any impacts that were not analyzed as significant in the GP EIR. The GP EIR concluded that all utilities and service systems impacts would be Less Than Significant, and the Project would have the same impact conclusions.

New Significant Off-Site or Cumulative Impact? (CEQA Guidelines Section 15183(b)(3))

As further detailed above, the Project would not cause any significant off-site or cumulative impacts that were not discussed in the GP EIR. The GP EIR concluded that all utilities and service systems impacts would be Less Than Significant, and the same is true of the Project including with regard to off-site and cumulative impacts.

New Information Indicating More Severe Significant Impact? (CEQA Guidelines Section 15183(b)(4))

As further detailed above, there is no substantial new information which was not known at the time of the GP EIR and which indicates that any previously identified significant effects would be more severe.

Additional CEQA Review Required? (CEQA Guidelines Section 15183(a),(c))

Based on the above responses, the Project meets the standards articulated in PRC Section 21083.3 and State CEQA Guidelines Section 15183, and no further CEQA analysis is required.

4. REFERENCES

California Department of Transportation (CalTrans). *Scenic Highways.* 2024. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

California Department of Toxic Substances Control (DTSC). *Envirostor.* 2024. https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60003205.

California DOF. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024.* 2024. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/.

CalRecycle. Site Activity Details. (2020). https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367.

City of Eastvale. General Plan Land Use Map. 2023. https://www.eastvaleca.gov/home/showpublisheddocument/17342/638538608831570000.

City of Eastvale. 2040 General Plan Development Potential. 2023. https://www.eastvaleca.gov/home/showpublisheddocument/17342/638538608831570000.

City of Eastvale. *Certified Housing Element Update.* 2021. https://www.hcd.ca.gov/housing-elements/docs/eastvale-6th-adopted050622.pdf.

City of Eastvale. 2040 General Plan Public Services. 2023. https://www.eastvaleca.gov/home/showpublisheddocument/17342/638538608831570000.

FHWA. 2017. Roadway Construction Noise Model User Guide. https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/rcnm10.cfm#appa.

US Geological Survey. US Quaternary Faults. 2023. https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf.

Appendix A: Preliminary Geotechnical Exploration



7657 SELBY AVENUE
EASTVALE, CA

PRELIMINARY GEOTECHNICAL EXPLORATION

SUBMITTED TO
Mr. Andrew Caban
Cherry Tree Capital Partners
130 Newport Center Drive, Suite 210
Newport Beach, CA 92660

PREPARED BY
ENGEO Incorporated

December 19, 2023

PROJECT NO.
24317.000.001

Copyright © 2023 by ENGEO Incorporated. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without the express written consent of ENGEO Incorporated.

ENGEO
Expect Excellence

Project No.
24317.000.001

December 19, 2023

Mr. Andrew Caban
Cherry Tree Capital Partners
130 Newport Center Drive, Suite 210
Newport Beach, CA 92660

Subject: 7657 Selby Avenue
Eastvale, California

PRELIMINARY GEOTECHNICAL EXPLORATION

Dear Mr. Caban:

ENGEO prepared this preliminary geotechnical report for Cherry Tree Capital Partners as outlined in our agreement dated October 24, 2023. This report presents the results of our preliminary geotechnical exploration, as well as our preliminary recommendations to support planning of the proposed residential development.

It is our opinion, from a geotechnical engineering viewpoint, that the site is suitable for the proposed development, provided the preliminary recommendations and guidelines presented in this report are implemented during initial project planning. As plans progress, a design-level geotechnical exploration should be conducted to further evaluate the geotechnical hazards identified in this report and to develop design-level geotechnical recommendations for grading and foundation design.

We are pleased to have been of service on this project and are prepared to consult further with you and your design team as the project progresses. If you have any questions or comments regarding this preliminary report, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated

Emma Griffie

Seema Barua, PE



eg/sb/jam/jg

TABLE OF CONTENTS

LETTER OF TRANSMITTAL

1.0 INTRODUCTION 1
1.1 PURPOSE AND SCOPE 1
1.2 PROJECT LOCATION 1
1.3 PROPOSED PROJECT DEVELOPMENT 1

2.0 FINDINGS 2
2.1 SITE HISTORY 2
2.2 SURFACE CONDITIONS 2
2.3 PRELIMINARY FIELD EXPLORATION 2
2.4 SUBSURFACE CONDITIONS 3
2.5 GROUNDWATER CONDITIONS 3
2.6 REGIONAL GEOLOGY 3
2.7 SITE SEISMICITY 3

3.0 GEOLOGIC AND GEOTECHNICAL HAZARDS 4
3.1 EXISTING DISTURBED SOILS AND ARTIFICIAL FILL 4
3.2 EXPANSIVE SOIL 5
3.3 SEISMIC HAZARDS 5
3.3.1 Ground Rupture 5
3.3.2 Ground Shaking 5
3.3.3 Liquefaction 6
3.3.4 Dynamic Densification Settlement 6
3.3.5 Ground Lurching 7
3.3.6 Flooding 7
3.4 SOIL CORROSION POTENTIAL 7
3.5 2022 CBC SEISMIC DESIGN PARAMETERS 7

4.0 PRELIMINARY GEOTECHNICAL RECOMMENDATIONS 8
4.1 PRELIMINARY EARTHWORK CONSIDERATIONS 8
4.1.1 General Site Clearing 9
4.1.2 Disturbed Soil Mitigation 9
4.1.3 Existing Fill Removal 9
4.1.4 Acceptable Fill 9
4.1.5 Fill Compaction 10
4.1.6 Differential Fill Thickness 10
4.2 SITE DRAINAGE 10

5.0 PRELIMINARY FOUNDATION RECOMMENDATIONS 10
5.1 POST-TENSIONED MAT FOUNDATIONS 11
5.1.1 Slab Moisture Vapor Reduction 11

6.0 EXTERIOR FLATWORK 11

7.0 PRELIMINARY POOL CONSIDERATIONS 12
7.1 POOL SHELL DESIGN 12
7.2 POOL DECK 12

8.0 PRELIMINARY PAVEMENT DESIGN 13

TABLE OF CONTENTS (Continued)

8.1 FLEXIBLE PAVEMENTS 13
8.2 SUBGRADE AND AGGREGATE BASE COMPACTION 13
8.3 CUTOFF CURBS 13

9.0 DESIGN-LEVEL GEOTECHNICAL REPORT 14

10.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS 14

SELECTED REFERENCES

FIGURES

APPENDIX A – Cone Penetration Test Logs

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

The purpose of this preliminary geotechnical report is to provide a preliminary assessment of geotechnical conditions and hazards associated with the site and to present preliminary recommendations to support planning of the proposed residential development. Our services included the following tasks.

- Reviewing available literature and geologic maps
- Reviewing select historical aerial photographs
- Performing limited subsurface field exploration
- Analyzing geotechnical data collected
- Assessing potential geotechnical concerns
- Developing preliminary geotechnical recommendations
- Developing recommendations for design-level study
- Preparing this preliminary geotechnical report

For our use, we received a Conceptual Site Study exhibit dated September 7, 2023, which depicts the conceptual use of the site to be residential structures with associated landscaping, streets, amenities, and parking areas.

This report was prepared for the exclusive use of Cherry Tree Capital Partners and their consultants for design of this project. In the event that any changes are made in the character, design, or layout of the development, we must be contacted to review the conclusions and recommendations contained in this report to evaluate whether modifications are recommended. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without our express written consent.

1.2 PROJECT LOCATION

The 6.1-acre site is identified by Assessor's Parcel Numbers (APNs) 144-110-029, 144-110-030, and a portion of 144-110-028, and is located at 7657 Selby Avenue in Eastvale, California, as shown in the Vicinity Map (Figure 1). The site is bounded by rural residential property and Walters Street to the north, Selby Avenue to the east, rural residential property and a concrete-lined ditch to the south, and rural residential property and Hall Avenue to the west.

The site is presently occupied by one-story residential buildings in the northeast, storage containers, several trucks, and vehicles in the southwest, and structures in the northwest that appear to be greenhouses. We show the boundary of the project site and approximate locations of our preliminary field exploration in the Site Plan (Figure 2).

1.3 PROPOSED PROJECT DEVELOPMENT

Based on the provided conceptual site plan (TCA Architects, Inc., 2023), the planned development is anticipated to consist of construction of up to sixteen 3-story townhome buildings (totaling 122 units), paved drive aisles, parking spaces, a community pool, landscaped recreational areas, and a 1,900-square-foot "amenity" structure near the community pool.

2.0 FINDINGS

2.1 SITE HISTORY

We reviewed selected aerial photographs and topographic maps of the site, dated between 1939 and 2023. We obtained the photographs from Environmental Data Resources, Inc. (EDR) during preparation of our concurrent Draft Phase 1 Environmental Site Assessment, and from other publicly available sources.

The earliest available aerial image from 1931 shows that the row crops are present at the site, with roads visible along the northern and eastern portions of the site. By 1947, a rural residential homestead is present adjacent to the southeastern corner of the site. An aqueduct, oriented northeast-southwest, is shown roughly ¼ mile northwest of the site. Multiple other rural residential structures are visible in the vicinity of the site. Four additional structures are present in the northeastern corner of the site with possible cattle pens adjacent the southeastern portion of the site by 1967; and in 1989, the southern portion of the site appears to be used as a vehicle storage yard or laydown yard. As of 2002, a cattle pen with a small protective structure is visible to the west of the existing buildings in the northeastern corner of the site; and by 2012, the northern portion of the site no longer appears to be used for crop fields and a large stockpile is visible in the northwestern corner of the site. The surrounding areas appear to be developed as single-family residential neighborhoods. The site appears relatively unchanged through the 2020 photograph.

2.2 SURFACE CONDITIONS

Our review of the topographic maps shows that the site is relatively flat. Google Earth shows the ground surface ranges from Elevation 576 to 567 feet from the northeast to the southwest (Datum: WGS84). During our site reconnaissance, we observed that the northern portion of the site is currently occupied by multiple structures, including a single-family residence, barn, and two storage sheds, multiple above-ground storage tanks, one groundwater well, and multiple dirt roads transecting the site. The southern portion of the site is used as a salvage yard for old cars. We understand from a resident that there are two groundwater wells on the site.

2.3 PRELIMINARY FIELD EXPLORATION

We retained the services of a licensed contractor operating a truck-mounted cone penetration test (CPT) rig to advance CPTs at the four locations shown in Figure 2. The CPT has a 20-ton compression-type cone with a 15-square-centimeter (cm^2) base area, an apex angle of 60 degrees, and a friction sleeve with a surface area of 225 cm^2. The cone, connected with a series of rods, is pushed into the ground at a constant rate. Cone readings are taken at approximately 5-cm intervals with a penetration rate of 2 cm per second in accordance with ASTM D5778.

Measurements include the tip resistance to penetration of the cone (Qc), the resistance of the friction sleeve (Fs), and pore pressure (U) (Robertson and Campanella, 1988). Shear-wave velocity (V_S) measurements were performed by the CPT contractor at CPT-3. We advanced CPT-1 to approximately 45 feet below the existing ground surface (bgs), CPT-2 and CPT-4 to approximate depths of 50 feet bgs, and CPT-3 to an approximate depth of 64 feet bgs before rig refusal from dense sand preventing further cone penetrations. The CPT report with logs is presented in Appendix A.

The locations and elevations of our explorations are approximate and were estimated by field personnel using GPS on cellular phones; they should be considered accurate only to the degree implied by the method used.

2.4 SUBSURFACE CONDITIONS

Based on our interpretation of the CPT data, the subsurface soil encountered generally correlates to stiff to very stiff silt and clay interbedded with thin lenses of silty sand and sandy silt in the upper 20 to 40 feet, underlain by sand and silty sand to the maximum depth explored of 64 feet bgs. In CPT-1 and CPT-4, dense to very dense sand and silty sand were interpreted below approximately 45 feet bgs. In CPT-2 and CPT-3, medium dense to very dense sand and silty sand were interpreted below approximately 23 and 25 feet, respectively.

2.5 GROUNDWATER CONDITIONS

Groundwater was not readily observed in the CPT probes. Based on our review of nearby wells on the GeoTracker and Department of Water Resources Online Water Data Library, groundwater was observed at a depth of approximately 40 feet bgs, approximately 0.3 mile northwest of the site in January 2023. Two groundwater wells were observed on the site during the ENGEO Phase I Environmental Site Assessment site reconnaissance. At the time of our site visit, a resident stated that one well was utilized for irrigation and one well was used for drinking water. At the time of our visit, we were unable to determine if the wells had sounding tubes to measure depth to groundwater.

For the purposes of our preliminary analyses and recommendations, we considered a groundwater depth of 40 feet bgs to be appropriate to use for initial planning. Fluctuations in groundwater levels should be expected during seasonal changes or over a period of years because of precipitation changes, perched zones, and changes in irrigation and drainage patterns.

2.6 REGIONAL GEOLOGY

The site is located within the northern portion of the Peninsular Ranges geomorphic province in the Chino Basin. The Chino Basin contains Pleistocene and Holocene sedimentary alluvial units with depositional control from the Santa Ana River. Locally, the site is underlain by Young Alluvial Fan Deposits (Qyf), consisting of generally gray, unconsolidated sand and gravelly sand sourced from igneous and metamorphic lithologies in the San Gabriel and San Bernardino Mountains north and east of the site, respectively.

2.7 SITE SEISMICITY

The Southern California area contains numerous active earthquake faults. Nearby active faults include the Central Avenue Fault and Elsinore Fault, 5 and 4 miles to the southwest, respectively. A Holocene-active fault is defined by the California Geologic Survey as one that has had surface displacement within Holocene time (about the last 11,700 years) (CGS, 2018).

The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone and no known surface expression of active faults is believed to exist within the site (Figure 4). Fault rupture through the site, therefore, is not anticipated.

Numerous small earthquakes occur every year in the Southern California Region, and larger earthquakes have been recorded and can be expected to occur in the future. Figure 5 shows the approximate locations of these faults and significant historic earthquakes recorded within the Southern California Region. The Uniform California Earthquake Rupture Forecast (UCERF 3) (Field et al, 2015) estimates the 30-year probability for a magnitude 6.7 or greater earthquake in Southern California at approximately 93 percent, considering the known active seismic sources in the region.

To evaluate nearby active faults that are capable of generating strong seismic ground shaking at the site, we utilized the USGS Unified Hazard Tool and disaggregated the hazard at the peak ground acceleration (PGA) for a 2,475-year return period, with the resulting faults listed below in Table 2.7-1.

TABLE 2.7-1: Active Faults Capable of Producing Significant Ground Shaking at the Site Latitude: 33.950106 Longitude: - 117.601292

SOURCE	R_{RUP}		MOMENT MAGNITUDE M_W
	(KM)	(MILES)	
Fontana (Seismicity) [2]	4.73	2.94	6.61
Chino alt 1 [3]	7.18	4.46	6.75
Chino alt 1 [2]	7.28	4.52	6.24
Chino alt 1 [1]	9.43	5.86	6.08
Whittier alt 1 [1]	10.78	6.7	7.38
Elsinore (Glen Ivy) rev [0]	13.58	8.44	6.5
San Jacinto (San Bernardino) [3]	30.56	19	8.09
San Andreas (San Bernardino N) [3]	37.04	23.02	8.01

USGS Unified Hazard Tool - Edition: Dynamic Conterminous U.S. 2014 (update) (v4.2.0), numbers in brackets designate fault rupture scenarios.

3.0 GEOLOGIC AND GEOTECHNICAL HAZARDS

3.1 EXISTING DISTURBED SOILS AND ARTIFICIAL FILL

Based on the history of development at the site and the presence of existing structures, some non-engineered fill is likely present on site. The depth and extent of existing fill should be evaluated during the design-level exploration. Additionally, based on our Phase I Environmental Site Assessment aerial and topographic map review, we anticipate the upper 2 feet of surficial soil within the agricultural fields to be disturbed and unsuitable “as is” to support the proposed improvements.

Disturbed soil and non-engineered fill may undergo excessive total and differential settlement unless mitigated. We recommend mitigation of the disturbed soil by overexcavating and recompacting as recommended in Section 4.1 of this report. The limits and depths of these materials should be further explored with shallow tests pits or borings during the design-level geotechnical exploration.

3.2 EXPANSIVE SOIL

Based on the CPT data, near-surface clayey soil is correlated on site to depths of 20 to 40 feet bgs. Near-surface expansive soil can shrink and swell as a result of moisture changes. This can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Successful construction on expansive soil requires special attention during grading. Conventional grading operations, incorporating fill placement specifications tailored to the expansive characteristics of the soil is a generally cost-effective measure to address the expansive potential of the soil supporting foundations and improvements. It is imperative to keep exposed soil moist by occasional sprinkling. If the soil dries, it is extremely difficult to remoisturize (because of its clayey nature) without excavation, moisture conditioning, and recompaction.

We recommend evaluating the expansion potential of near-surface soil during the design-level study. Recommendations should be provided to reduce impacts on foundations, pavements, and surface improvements.

3.3 SEISMIC HAZARDS

Potential seismic hazards resulting from a nearby moderate to major earthquake can generally be classified as primary and secondary. The primary effect is ground rupture, also called surface faulting. The common secondary seismic hazards include ground shaking and ground lurching. The following sections present a discussion of these hazards as they apply to the site.

Other hazards were also assessed as part of this study. Based on topographic and lithologic data, the risk of regional subsidence or uplift, lateral spreading, landslides, tsunamis, or seiches are considered low to negligible at the site.

3.3.1 Ground Rupture

Since there are no known active faults crossing the property and the site is not located within an Earthquake Fault Special Study Zone, it is our opinion that ground rupture is unlikely at the subject property.

3.3.2 Ground Shaking

An earthquake of moderate to high magnitude generated within the Southern California region could cause considerable ground shaking at the site, similar to that which has occurred in the past. To mitigate the shaking effects, structures should be designed using sound engineering judgment and the latest edition of the California Building Code (CBC) requirements, as a minimum. Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead and live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Therefore, structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse but with some structural as well as nonstructural damage. Conformance to the current building code recommendations does not constitute any kind of guarantee that significant structural damage would not occur in the event of a maximum magnitude earthquake; however, it is reasonable to expect that a well-designed and well-constructed structure will not collapse or cause loss of life in a major earthquake

(SEAOC, 1996). Section 3.5 presents California Building Code (CBC, 2022) seismic design parameters.

3.3.3 Liquefaction

The site has not been evaluated by the California Geological Survey for liquefaction hazards. While it is stated in the Draft Eastvale 2040 General Plan that the City of Eastvale has a general risk potential of having a moderate to high susceptibility to liquefaction, a liquefaction hazard zone figure included in the same report indicates the City of Eastvale to not be in a CGS Seismic Hazard Program Liquefaction Zone.

Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. The soil most susceptible to liquefaction is clean, loose, saturated, uniformly graded fine sand below the groundwater table. Empirical evidence indicates that loose silty sand is also potentially liquefiable. When seismic ground shaking occurs, the saturated sandy soil is subjected to cyclic shear stresses that can cause excess pore-water pressures to develop due to volumetric repositioning of soil particles. As excess pore-water pressures approach the effective confining stress from the overlying soil, the sand will experience a reduction in effective shear strength and may experience deformation. If the pore-water pressures exceed the effective confining stress, the sand particles are free to move within the soil-water matrix without significant resistance, at which point the soil is said to have liquefied. If the sand consolidates or vents to the surface (known as “sand boils”) during and following liquefaction, ground settlement and surface deformation may occur. In addition to liquefaction of sandy materials, clayey soil can also experience “cyclic softening” or strength loss due to cyclic loading. Since the site is composed of many thick clay layers, we considered this effect in our liquefaction screening process and analyses.

Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. Soil most susceptible to liquefaction is clean, loose, saturated, uniformly graded, fine-grained sand. Sand encountered in our CPTs was generally medium dense to very hard with a significant amount of silt and clay at each CPT point. As described in Section 2.5, although groundwater was not readily encountered in the CPT probes, groundwater was reported at a depth of approximately 40 feet in a groundwater well near the site.

Considering a groundwater depth of roughly 40 feet bgs and the general soil profile correlated in the CPTs, it is our opinion that the potential for liquefaction at the site is low during seismic shaking. Based on our preliminary analyses using the software program Cliq, we estimate potential seismic settlement of up to ½ inch. The design-level study will revisit this analysis based on borings, laboratory testing, and analysis. It should be noted that CPT-3 correlated an organic material at 38 to 39 feet bgs that may be subject to seismic-induced settlement.

3.3.4 Dynamic Densification Settlement

Densification of loose and generally clean granular soil above the groundwater surface can cause settlement of the ground surface due to earthquake-induced vibrations. We reviewed the layers of granular materials encountered at the site. Based on our review, the following materials may be susceptible to dynamic densification settlement.

Based on our preliminary analyses using the software program Cliq, we estimate potential dynamic densification settlement of roughly ¼ inch.

3.3.5 Ground Lurching

Ground lurching is a result of the rolling motion imparted to the ground surface during energy released by an earthquake. Such rolling motion can cause ground cracks to form in weaker soil. The potential for the formation of these cracks is considered greater at contacts between deep alluvium and bedrock. Such an occurrence is possible at the site as in other locations in the Southern California region. However, based on the site location, it is our opinion that the offset is expected to be minor. We provide recommendations for foundation and pavement design in this report that are intended to reduce the potential for adverse impacts from lurch cracking.

3.3.6 Flooding

Based on site elevation and distance from water sources, flooding is not expected at the subject site. The site is not mapped within the FEMA 100 Year Flood Zone or the 500 Year Flood Zone. FEMA's flood hazard zones are established based on historical data and may not fully predict the future areas that are most at risk of flooding or the frequency of future flood events.

The civil engineer should review pertinent information relating to possible flood levels for the subject site based on final pad elevations and provide appropriate design measures for development of the project, if recommended.

3.4 SOIL CORROSION POTENTIAL

Our scope did not include sampling and testing for corrosion potential as part of this preliminary study. Representative samples of the foundation grade soil should be obtained during the design-level study to determine the potential for corrosion on buried metal and the potential for sulfate attack on foundation concrete and buried pipelines. If necessary, a corrosion consultant can determine if special design considerations are necessary in accordance with the most recent edition of the California Building Code (CBC).

3.5 2022 CBC SEISMIC DESIGN PARAMETERS

The 2022 CBC utilizes seismic design criteria established in the ASCE/SEI "Standard Minimum Design Loads and Associated Criteria for Buildings and Other Structures," (ASCE 7-16). Based on the subsurface conditions encountered and shear wave velocity measurements, we characterized the site as Site Class D.

ASCE 7-16 requires a site-specific ground-motion hazard analysis for Site Class D sites with a mapped S_1 value greater than or equal to 0.2. However, Section 11.4.8 of ASCE 7-16 and Supplement No. 3 provide an exception to this requirement. A site-specific ground-motion hazard analysis is not required where the value of the parameter S_{M1} determined by Equation 11.4-2 and shown in Table 3.5-1 is increased by 50 percent for developing the mapped Risk-Targeted Maximum Considered Earthquake (MCE_R) spectral response. Similarly, the S_{D1} value presented in Table 3.5-1 should be increased by 50 percent when evaluating C_s in accordance with Chapter 12 of ASCE 7-16.

We provide the CBC seismic parameters based on the United States Geological Survey's (USGS) Seismic Design Maps in Table 3.5-1. When using this table, consideration should be given to exceptions in Section 11.4.8 of ASCE 7-16, as described above.

TABLE 3.5-1: 2022 CBC Seismic Design Parameters, Latitude: 33.950106 Longitude: - 117.601292

PARAMETER	VALUE
Site Class	D
Mapped MCE_R Spectral Response Acceleration at Short Periods, S_S (g)	1.715
Mapped MCE_R Spectral Response Acceleration at 1-second Period, S_1 (g)	0.6
Site Coefficient, F_a	1.2
Site Coefficient, F_v	*1.7**
MCE_R Spectral Response Acceleration at Short Periods, S_{MS} (g)	2.058
MCE_R Spectral Response Acceleration at 1-second Period, S_{M1} (g)	*1.02**
Design Spectral Response Acceleration at Short Periods, S_{DS} (g)	0.431
Design Spectral Response Acceleration at 1-second Period, S_{D1} (g)	*0.68**
Mapped MCE Geometric Mean (MCE_G) Peak Ground Acceleration, PGA (g)	0.698
Site Coefficient, F_{PGA}	1.2
MCE_G Peak Ground Acceleration adjusted for Site Class effects, PGA_M (g)	0.838
Long-period transition period, T_L (sec)	8

*The parameters above should only be used for calculation of T_s, determination of Seismic Design Category, and, when taking the exceptions under Items 1 and 2 of ASCE 7-16 Section 11.4.8. (Supplement Number 3 https://ascelibrary.org/doi/epdf/10.1061/9780784414248.sup3).

We recommend that we collaborate with the structural engineer of record to further evaluate the effects of taking the exception on the structural design and identify the need for performing a site-specific ground-motion hazard analysis. We can prepare a proposal for a site-specific ground-motion hazard analysis, if requested.

4.0 PRELIMINARY GEOTECHNICAL RECOMMENDATIONS

The preliminary recommendations included in this report should be utilized for project planning purposes and are intended for the areas of the site that will be developed with structural improvements. These areas include, but are not limited to residential building pads, sidewalks, pavement areas, retaining walls, and/or soundwalls. Prior to development, we should be retained to prepare a design-level geotechnical report.

4.1 PRELIMINARY EARTHWORK CONSIDERATIONS

The relative compaction and optimum moisture content of soil and aggregate base referred to in this report are based on the most recent ASTM D1557 test method. Compacted soil is not acceptable if it is unstable. It should exhibit only minimal flexing or pumping, as observed by our representative.

As used in this report, the term “moisture condition” refers to adjusting the moisture content of the soil by either drying if too wet or adding water if too dry. We define “structural areas” as any area sensitive to settlement of compacted soil. These areas include, but are not limited to building pads, pools, hardscape and sidewalks, landscape areas, pavement areas, and retaining walls.

4.1.1 General Site Clearing

Areas to be developed should be cleared of surface and subsurface deleterious materials, including existing building foundations, slabs, buried utility and irrigation lines, pavements, debris, and designated trees, shrubs, and associated roots. Clean and backfill excavations extending below the planned finished site grades with suitable material compacted to the recommendations presented in Section 4.1.5. ENGEO should be retained to observe and test backfilling.

Following clearing, the site should be stripped to remove surface organic materials. Strip organics from the ground surface to a depth of at least 2 to 3 inches below the surface. Remove strippings from the site or, if considered suitable by the landscape architect and owner, use them in landscape fill. It may also be feasible to mulch organics in place, depending on the amount and type of vegetation present at the time of grading, as well as the proposed mulching method. If desired, ENGEO can evaluate site vegetation at the time of grading to assess the feasibility of mulching organics in place.

4.1.2 Disturbed Soil Mitigation

The near-surface soil within the northern portion of the site used primarily for agricultural purposes has likely experienced years of discing. We anticipate that the upper 2 feet of soil in these areas is disturbed and is unsuitable for support of the proposed improvements. On a preliminary basis, we anticipate that overexcavation to native soil and recompaction would be necessary. Design-level field exploration should include further evaluation of lateral extent and depth of disturbed soil.

Excavated soil from disturbed agricultural areas may be reused as engineered fill provided it meets the requirements of Section 4.1.4. The resulting excavations should then be backfilled with suitable engineered fill in accordance with Section 4.1.5 of this report.

4.1.3 Existing Fill Removal

We also anticipate some non-engineered soil is present around or beneath existing structures or as trench backfill for utilities. If existing fill is encountered in areas to be developed, it should be treated as non-engineered and should be excavated to expose underlying competent native soil. For preliminary planning, we recommend that the upper 2 feet of soil below the existing structures be overexcavated to encounter undisturbed native soil under observation of an ENGEO representative.

Additionally, soil stockpiles and fill associated with existing site structures should be excavated to firm native soil. Excavated material may be used as engineered fill provided it meets the requirements of Sections 4.1.4 and 4.1.5 of this report. Depending upon the depth of the excavation, this could result in differential fill conditions for future structures. Refer to Section 4.1.6 for differential fill recommendations.

4.1.4 Acceptable Fill

On-site soil is suitable as fill material provided it is processed to remove concentrations of organic material exceeding 3 percent by weight, debris, and particles greater than 6 inches in maximum dimension.

Imported fill material should meet the above requirements and generally have similar geotechnical characteristics to the soil encountered at the site and have similar corrosion potential as the on-site soil. ENGEO should be allowed to sample and test proposed imported fill materials at least 10 days prior to delivery to the site.

4.1.5 Fill Compaction

For preliminary purposes, we suggest engineered fill should be placed according to the following fill specifications, depending upon location and material.

TABLE 4.1.5-1: Engineered Fill Compaction Recommendations

FILL AREA	TEST PROCEDURE	MOISTURE CONTENT	MINIMUM RELATIVE COMPACTION*
General Fill and Soil Trench Backfill	ASTM D1557	At least 3 percentage points over optimum	At least 90 percent
Pavement Subgrade (Upper 6-inches)	ASTM D1557	At least 2 percentage points over optimum	At least 95 percent
Hardscape & Pavement Aggregate Base	ASTM D1557	At least optimum	At least 95 percent
Hot Mix Asphalt	Caltrans	--	At least 95 percent (Wet Density)

* Relative compaction - in-place dry density of material expressed as a percentage of the maximum dry density (ASTM D1557).

4.1.6 Differential Fill Thickness

We recommend the differential fill thickness under any building pad be maintained to no greater than 10 feet. This should be evaluated further in a design-level study.

4.2 SITE DRAINAGE

The project civil engineer is responsible for designing surface drainage improvements. With regard to geotechnical engineering issues, finish grades should be sloped away from buildings and pavements to the maximum extent practical.

We anticipate development will include landscape areas. Proper subsurface drainage is required to prevent ponding on covered roofs or along walls. The roofs and drainage systems should be designed with an appropriate slope to expediently transfer moisture across and off the roofs.

5.0 PRELIMINARY FOUNDATION RECOMMENDATIONS

For land planning purposes, we recommend the use of a structural mat, such as a post-tensioned (PT) mat foundation, to support the proposed residential structures and amenity building. Alternatively, the amenity building could be supported on a conventionally reinforced structural mat or footings with concrete slab-on-grade. We provide preliminary recommendations for the PT mat foundations below. Settlement studies should be conducted at the design level.

5.1 POST-TENSIONED MAT FOUNDATIONS

We recommend that the proposed structures be supported on PT mat foundations bearing on a minimum of 12 inches of engineered fill.

On a preliminary basis, we recommend that PT mats be a minimum of 10 inches thick for a uniform thick mat, or at least 5 inches thick for a PT thin mat consideration. The structural engineer should select the actual PT mat thickness using the geotechnical recommendations in the design-level report.

PT mats are typically underlain by a moisture reduction system as recommended below. In addition, the building pad subgrade is typically moisture conditioned such that the subgrade soil is at a moisture content at least 3 percentage points above optimum immediately prior to foundation construction. The subgrade should not be allowed to dry prior to concrete placement.

5.1.1 Slab Moisture Vapor Reduction

When buildings are constructed with mats, water vapor from beneath the mat will migrate through the foundation and into the building. This water vapor can be reduced but not eliminated. Vapor transmission can negatively affect floor coverings and lead to increased moisture within a building. Where water vapor migrating through the mat would be undesirable, we recommend the following measures to reduce water vapor transmission upward through the mat foundations.

1. A vapor retarder membrane should be placed directly beneath the mat. The vapor retarder should be sealed at all seams and pipe penetrations. Vapor retarders should conform to Class A vapor retarder in accordance with ASTM E1745 “Standard Specification for Plastic Water Vapor Retarders used in Contact with Soil or Granular Fill under Concrete Slabs.”
2. Concrete should have a concrete water-cement ratio of no more than 0.5.
3. Inspection and testing should be performed during concrete placement to check that the proper concrete and water-cement ratio are used.
4. Moist curing procedures should be implemented.
5. The foundation subgrade soil should be protected from underseepage by providing impermeable plugs within utility trenches where they cross under the mat.

The structural engineer may consider use of a layer of granular clean sand or pea gravel (less than 5 percent passing the U.S. Standard No. 200 Sieve) placed below the vapor retarder membrane to assist in concrete curing. If a layer of granular material is placed above the vapor retarder membrane, the PT mat should incorporate a thickened edge. The thickened edge, if used, should be thickened by the thickness of the granular material so that it reduces the chance of water seeping between the PT mat and the vapor retarding membrane; the thickened edge should be at least 12 inches wide.

6.0 EXTERIOR FLATWORK

Exterior flatwork includes items such as concrete sidewalks, steps, and outdoor courtyards exposed to foot traffic only. Standard city sidewalks can be considered for the site, or a minimum section of 4 inches of concrete over 4 inches of aggregate base could also be

considered. Compact the aggregate base to at least 90 percent relative compaction (ASTM D1557).

If constructed over expansive soil, consideration could be given to thicken flatwork edges to at least 8 inches to help control moisture variations in the subgrade and/or place wire mesh or rebar within the middle third of the slab to help control the width and offset of cracks. Construct control and construction joints in accordance with current Portland Cement Association Guidelines.

7.0 PRELIMINARY POOL CONSIDERATIONS

We understand that preliminary development plans include the construction of a community pool. The pool shell should be well reinforced and designed by a structural engineer. The final pool plans and calculations should be submitted to ENGEO for review when they become available.

7.1 POOL SHELL DESIGN

Preliminarily, we recommend pool shell walls be designed for an at-rest lateral pressure of 60 pounds per cubic foot and should be reinforced. The pool foundation should be designed to impose an average bearing pressure of at most 2,000 pounds per square foot (psf). These parameters are subject to change after the design-level exploration is performed.

The pool excavations should be observed and approved by our field representative. If the pool excavation extends into underlying native soil containing non-uniform or differential conditions, the upper 18 inches of pool excavation subgrade should be subexcavated and backfilled as engineered fill. The subgrade soil at the base of the pool excavations should be kept moist at all times prior to concrete placement. In addition, the subgrade soil located around the pool shell should be kept moist until construction of the pool deck. The pool structure should be provided with a hydrostatic pressure relief valve.

7.2 POOL DECK

The subgrade material under the pool deck should be reworked to a depth of at least 12 inches and compacted in accordance with recommendations provided in the design-level geotechnical report.

A collection subdrainage system should be considered beneath the pool deck to capture nuisance water and convey it into the area drain system. From a geotechnical standpoint, we recommend the pool deck subgrade be graded to slope away from the pool at a minimum slope of 2 percent to the collection subdrain system.

The finished concrete deck should have a minimum slope of at least 1 to 2 percent away from the pool edge in all directions. Frequent control joints should be incorporated into the pool deck according to ACI guidelines. Pool coping joints should be filled with elastomeric sealant and should be examined regularly to ensure that no openings have developed. Subgrade soil material should not be allowed to become dry prior to completion of landscaping. Minor cracking of concrete deck slabs is common and should be expected in the future.

8.0 PRELIMINARY PAVEMENT DESIGN

8.1 FLEXIBLE PAVEMENTS

We developed the following pavement sections for streets using traffic indices of 4 to 7, based on an assumed R-value of 5 and Topic 633 of the 6th Edition of the Caltrans Highway Design Manual (including the asphalt factor of safety).

TABLE 8.1-1: Preliminary Flexible Pavement Design

TRAFFIC INDEX	SECTION	
	ASPHALT CONCRETE (inches)	CLASS 2 AGGREGATE BASE (inches)
4	3	6.5
5	3	10
6	3½	13
7	4	15½

Note: AB is Aggregate Base Class 2 Material with minimum R = 78

The above preliminary pavement sections are provided for estimating only. We recommend the actual subgrade material should be tested for R-value, and the traffic index and minimum pavement section(s) should be confirmed by the civil engineer and the City of Eastvale.

The civil engineer should select the appropriate traffic indexes based on the estimated traffic loads and frequencies.

8.2 SUBGRADE AND AGGREGATE BASE COMPACTION

Compact finish subgrade and aggregate base in accordance with Section 4.1.5. Aggregate Base should meet the requirements for ¾-inch maximum Class 2 aggregate base in accordance with Section 26-1.02B of the latest Caltrans Standard Specifications.

8.3 CUTOFF CURBS

Saturated pavement subgrade or aggregate base can cause premature failure or increased maintenance of asphalt concrete pavements. This condition often occurs where landscape areas directly abut and drain toward pavements. If desired to install pavement cutoff barriers, they should be considered where pavement areas lie downslope of any landscape areas that are to be sprinklered or irrigated, and should extend to a depth of at least 4 inches below the base rock layer. Cutoff barriers may consist of deepened concrete curbs or deep-root moisture barriers.

If reduced pavement life and greater than normal pavement maintenance are acceptable to the owner, then the cutoff barrier may be eliminated.

9.0 DESIGN-LEVEL GEOTECHNICAL REPORT

This report presents preliminary geotechnical findings, conclusions, and recommendations intended for preliminary planning purposes only. A design-level geotechnical exploration and assessment should be performed when final development plans are available. We recommend the design-level exploration and reporting include the following scope items.

- Additional field exploration consisting of geotechnical borings, and possibly test pits
- Laboratory testing such as expansion index, Atterberg limits, moisture content, unit weight, gradation, strength, and corrosivity testing
- Design-level assessment of geologic and geotechnical hazards
- Design-level recommendations for building and retaining wall foundation design
- Design-level grading, utility, and paving recommendations

10.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report presents preliminary geotechnical recommendations for planning the improvements for the 7657 Selby Avenue, Eastvale project. If changes occur in the nature or design of the project, we should be allowed to review this report and provide additional recommendations, if any. It is the responsibility of the owner to transmit the information and recommendations of this report to the appropriate organizations or people involved in design of the project, including but not limited to developers, owners, buyers, architects, engineers, and designers. The conclusions and recommendations contained in this report are solely professional opinions and are valid for a period of no more than 2 years from the date of report issuance.

We strive to perform our professional services in accordance with generally accepted principles and practices currently employed in the area; there is no warranty, express or implied. There are risks of earth movement and property damages inherent in building on or with earth materials. We are unable to eliminate all risks; therefore, we are unable to guarantee or warrant the results of our services.

This preliminary report is based upon field and other conditions discovered at the time of report preparation. We developed this report with limited subsurface exploration data. We assumed that our subsurface exploration data are representative of the actual subsurface conditions across the site. Considering possible underground variability of soil and groundwater, additional costs may be required to complete the project. We recommend that the owner establish a contingency fund to cover such costs. If unexpected conditions are encountered, ENGEO must be notified immediately to review these conditions and provide additional and/or modified recommendations, as necessary.

Our services did not include excavation sloping or shoring, soil volume change factors, flood potential, or a geohazard exploration. In addition, our geotechnical exploration did not include work to determine the existence of possible hazardous materials. If any hazardous materials are encountered during construction, the proper regulatory officials must be notified immediately.

This document must not be subject to unauthorized reuse, that is, reusing without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time.

Actual field or other conditions will necessitate clarifications, adjustments, modifications, or other changes to ENGEO's documents. Therefore, ENGEO must be engaged to prepare the necessary clarifications, adjustments, modifications, or other changes before construction activities commence or further activity proceeds. If ENGEO's scope of services does not include on-site construction observation, or if other persons or entities are retained to provide such services, ENGEO cannot be held responsible for any or all claims arising from or resulting from the performance of such services by other persons or entities, and from any or all claims arising from or resulting from clarifications, adjustments, modifications, discrepancies, or other changes necessary to reflect changed field or other conditions.

SELECTED REFERENCES

American Society of Testing and Materials (ASTM). Annual Book of Standards.

Boulanger, R.W., & Idriss, I.M. 2008. Soil liquefaction during earthquake. Engineering Monograph, EERI, California, USA, 266.

Boulanger, R.W., & Idriss, I.M. 2014. CPT and SPT based liquefaction triggering procedures. Rep. No. UCD/CGM-14, 1.

California Building Code. 2022.

California Department of Transportation (Caltrans). 2020. Highway Design Manual 6th Edition.

California Department of Water Resources. 2023. Water Data Library. Accessed November 2023 from wdl.water.ca.gov.

California Geologic Survey. 2008. Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

California Geological Survey. 2018. Earthquake Fault Zones – A Guide for Government Agencies, Property Owners / Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California: Special Publication 42 (SP42), available at https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Publications/SP_042.pdf

Morton, D.M., Gray, C.H., Bovard, K.R., and Dawson, Michael. 2002. Geologic map of the Corona North 7.5' quadrangle, Riverside and San Bernardino Counties, California: U.S. Geological Survey, Open-File Report OF-2002-22, scale 1:24,000

Division of Mines and Geology. 1997. Special Publication 117, Guidelines for Evaluation and Mitigating Seismic Hazards in California. Adopted March 13.

ENGEO. 2023. Draft Phase I Environmental Site Assessment, 7657 Selby Avenue, Eastvale, California. Project No. 24317.000.001.

Field, E.H., and 2014 Working Group on California Earthquake Probabilities. 2015. UCERF3: A new earthquake forecast for California's complex fault system: U.S. Geological Survey 2015–3009, 6 p., https://dx.doi.org/10.3133/fs20153009.

GeoTracker. Accessed December 2023 from www.geotracker.com.

Historical Aerials. Accessed December 2023 from www.historicaerials.com.

Jennings, C.W. and Bryant, W.A. 2010. Fault Activity Map of California, State of California, Department of Conservation, California Geologic Survey.

Placeworks. October 2023. Eastvale General Plan 2040 Public Draft.

SELECTED REFERENCES (Continued)

Robertson, P.K. and Campanella, R.G. 1988. Guidelines for Geotechnical Design Using CPT and CPTU Data. Civil Engineering Department, University of British Columbia.

Robertson, P.K. 2009. Performance based earthquake design using the CPT. Gregg Drilling and Testing, Inc.

Structural Engineers Association of California (SEAOC). 1999. Recommended Lateral Force Requirements and Commentary (Blue Book).

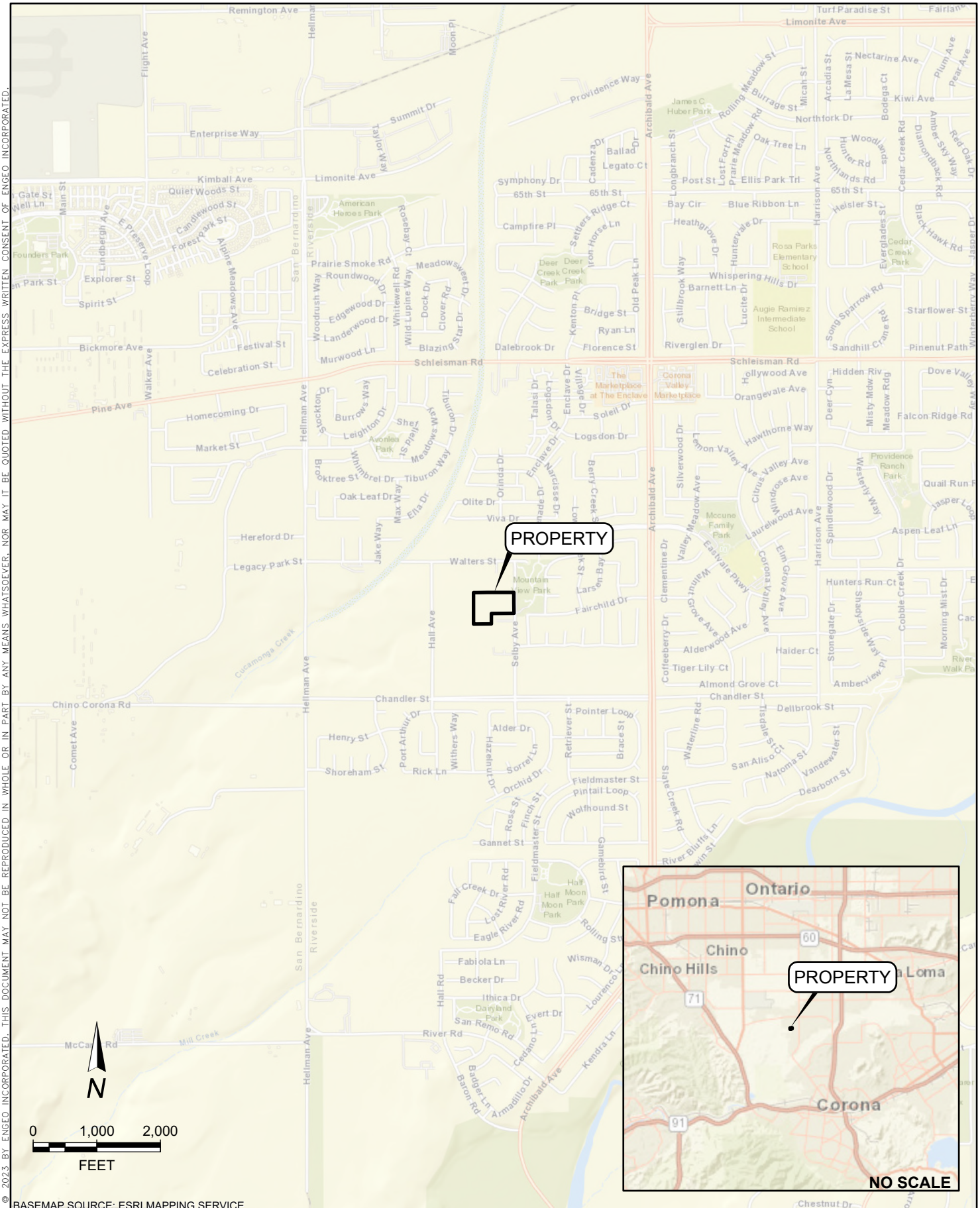
TCA Architects, Inc. 2023. Conceptual Site Layout Cherry Tree Eastvale, Eastvale, California. September 7, 2023.

Youd, T.L. and I.M. Idriss. 2001. Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshop on Evaluation of Liquefaction Resistance of Soil.



FIGURES

FIGURE 1: Vicinity Map
FIGURE 2: Site Plan
FIGURE 3: Regional Geologic Map
FIGURE 4: Regional Earthquake Fault Zones Map
FIGURE 5: Regional Faulting and Seismicity



BASEMAP SOURCE: ESRI MAPPING SERVICE

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO
Expect Excellence

VICINITY MAP

7657 SELBY AVENUE

EASTVALE, CALIFORNIA

PROJECT NO. :	24317.000.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JAM

FIGURE NO. 1

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24317\24317.000.001\GEOTECH\GEX\SELBY AVENUE GEX.APRX
LAYOUT: 01. VICINITY 8.5 X 11 PORTRAIT USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COL



BASEMAP SOURCE: GOOGLE EARTH MAPPING SERVICE 2022

EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

Property

Cone Penetration Test (ENGEO, 2023)

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO Expect Excellence

SITE PLAN

7657 SELBY AVENUE

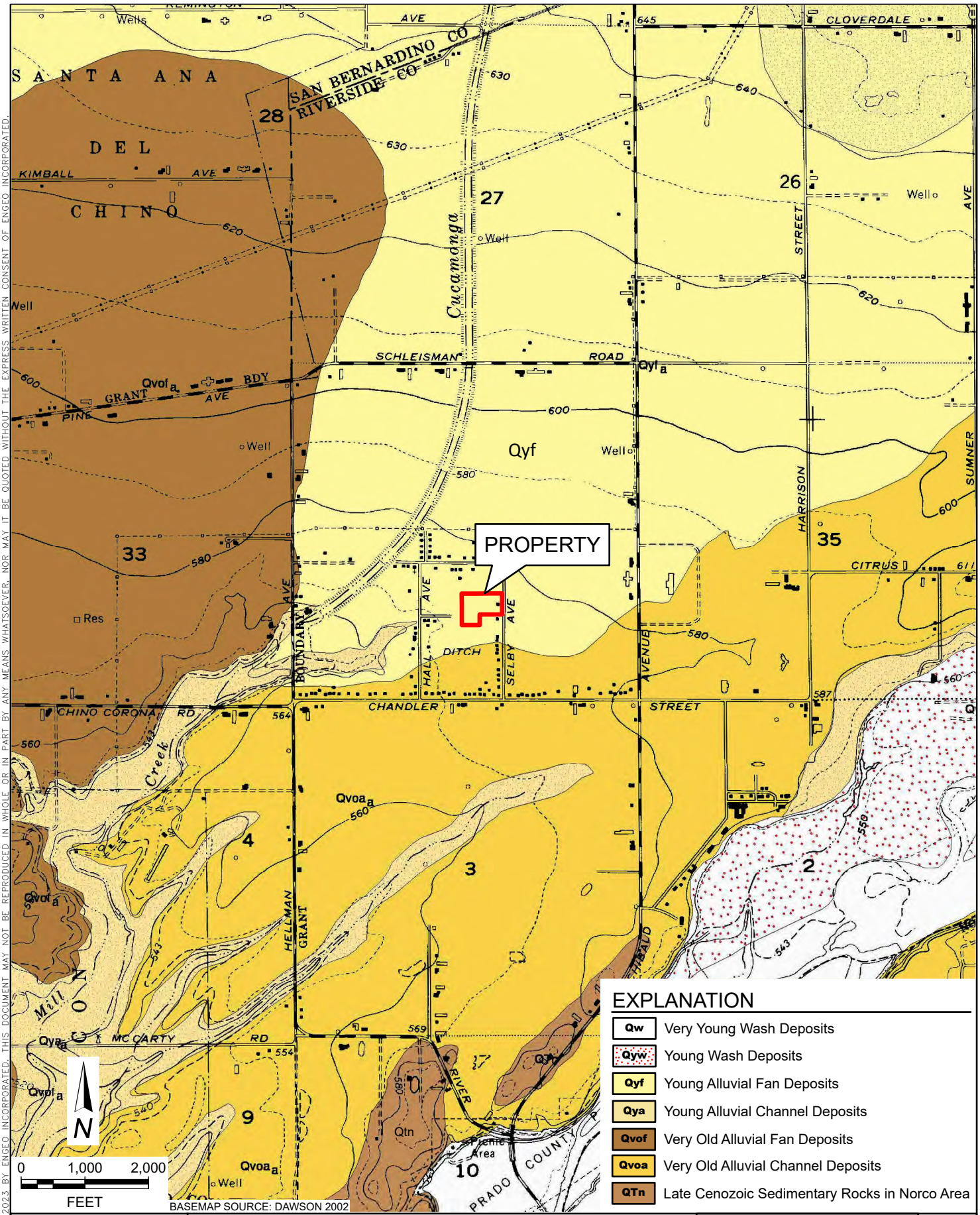
EASTVALE, CALIFORNIA

PROJECT NO. :	24317.000.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JAM

FIGURE NO. 2

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24317\24317.000.001\GEOTECH\GEX\SELBY AVENUE GEX.APRX
LAYOUT: 02. SITE PLAN 8.5 X 11 PORTRAIT USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COL



BASEMAP SOURCE: DAWSON 2002

EXPLANATION

Qw	Very Young Wash Deposits
Qyw	Young Wash Deposits
Qyf	Young Alluvial Fan Deposits
Qya	Young Alluvial Channel Deposits
Qvof	Very Old Alluvial Fan Deposits
Qvoa	Very Old Alluvial Channel Deposits
QTn	Late Cenozoic Sedimentary Rocks in Norco Area

ENGEO
Expect Excellence

REGIONAL GEOLOGIC MAP

7657 SELBY AVENUE

EASTVALE, CALIFORNIA

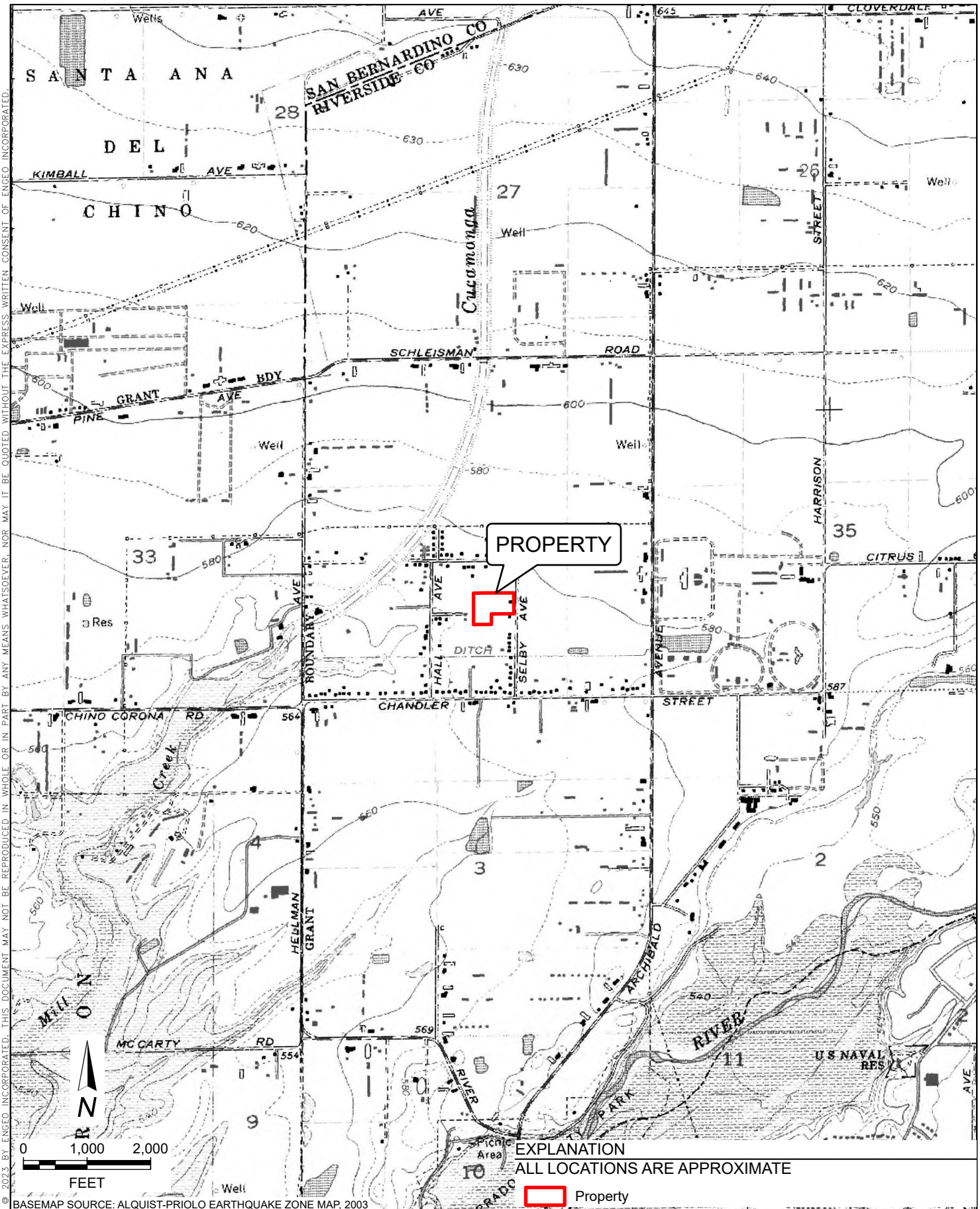
PROJECT NO. :	24317.000.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JAM

FIGURE NO. 3

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24317\24317.000.001\GEOTECH\GEX\SELBY AVENUE GEX.APRX
LAYOUT: 03. GEOLOGIC 8.5 X 11 PORTRAIT USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COL



BASEMAP SOURCE: ALQUIST-PRIOLO EARTHQUAKE ZONE MAP, 2003

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO
Expect Excellence

REGIONAL EARTHQUAKE FAULT ZONES MAP

7657 SELBY AVENUE

EASTVALE, CALIFORNIA

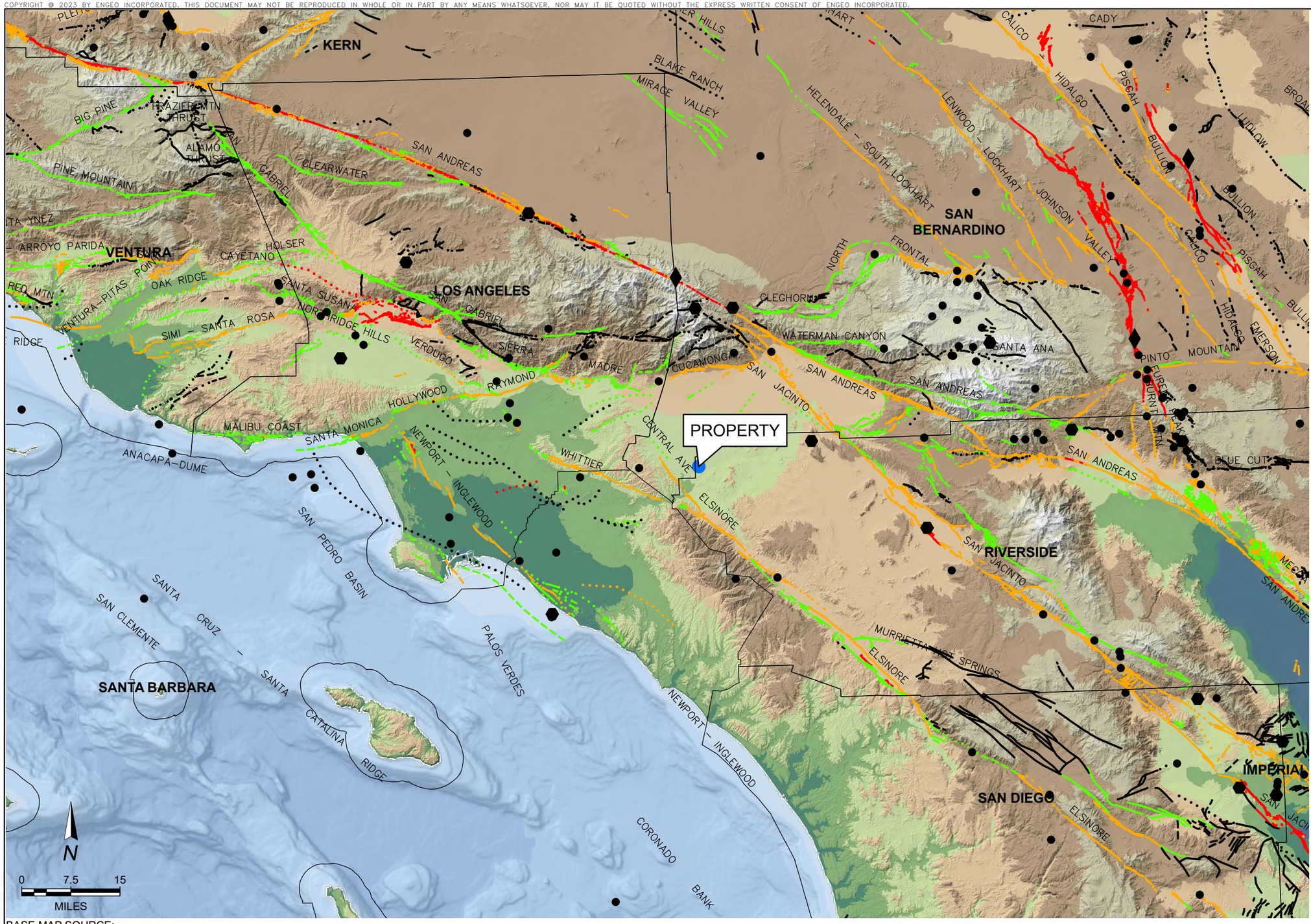
PROJECT NO. :	24317.000.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JJT

FIGURE NO. 4

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24317\24317.000.001\GEOTECH\GEX\SELBY AVENUE GEX.APRX
LAYOUT: 05. LIQUEFACTION 8.5 X 11 PORTRAIT USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COL

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.



EXPLANATION

- Project Site

HISTORIC EARTHQUAKE EPICENTERS

- Magnitude 5-6
- Magnitude 6-7
- Magnitude 7+
- Historic Blind Thrust Fault Zone

QUATERNARY FAULTS 2020

Based on time of most recent surface deformation

- Historical (<150 Years), Well Constrained Location
- Historical (<150 Years), Moderately Constrained Location
- Historical (<150 Years), Inferred Location
- Latest Quaternary (<15,000 Years), Well Constrained Location
- Latest Quaternary (<15,000 Years), Moderately Constrained Location
- Latest Quaternary (<15,000 Years), Inferred Location
- Late Quaternary (<130,000 Years), Inferred Location
- Middle And Late Quaternary (<750,000 Years), Well Constrained Location
- Middle And Late Quaternary (<750,000 Years), Moderately Constrained Location
- Middle And Late Quaternary (<750,000 Years), Inferred Location
- Undifferentiated Quaternary(<1.6 Million Years), Well Constrained Location
- Undifferentiated Quaternary(<1.6 Million Years), Moderately Constrained Location
- Undifferentiated Quaternary(<1.6 Million Years), Inferred Location
- Class B (Various Age), Well Constrained Location
- Class B (Various Age), Moderately Constrained Location
- Class B (Various Age), Inferred Location

BASE MAP SOURCE:
CSUMB, ESRI, GARMIN, NATURALVUE, ESRI, GEBCO, GARMIN, NATURALVUE
COLOR HILLSHADE IMAGE BASED ON THE NATIONAL ELEVATION DATA SET (NED) AT 30 METER RESOLUTION
U.S.G.S. QUATERNARY FAULT DATABASE, 2020
C.G.S. HISTORIC EARTHQUAKE DATABASE

ENGEO Expect Excellence

REGIONAL FAULTING AND SEISMICITY MAP

7657 SELBY AVENUE
EASTVALE, CALIFORNIA

PROJECT NO. : 24317.000.001		FIGURE NO. 5
SCALE: AS SHOWN		
DRAWN BY: MMH	CHECKED BY: JAM	

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24317\24317.000.001\GEOTECH\GEX\SELBY AVENUE GEX.APRX
LAYOUT: 04. FAULT&SEISMICITY 11 X 17 LANDSCAPE USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COL



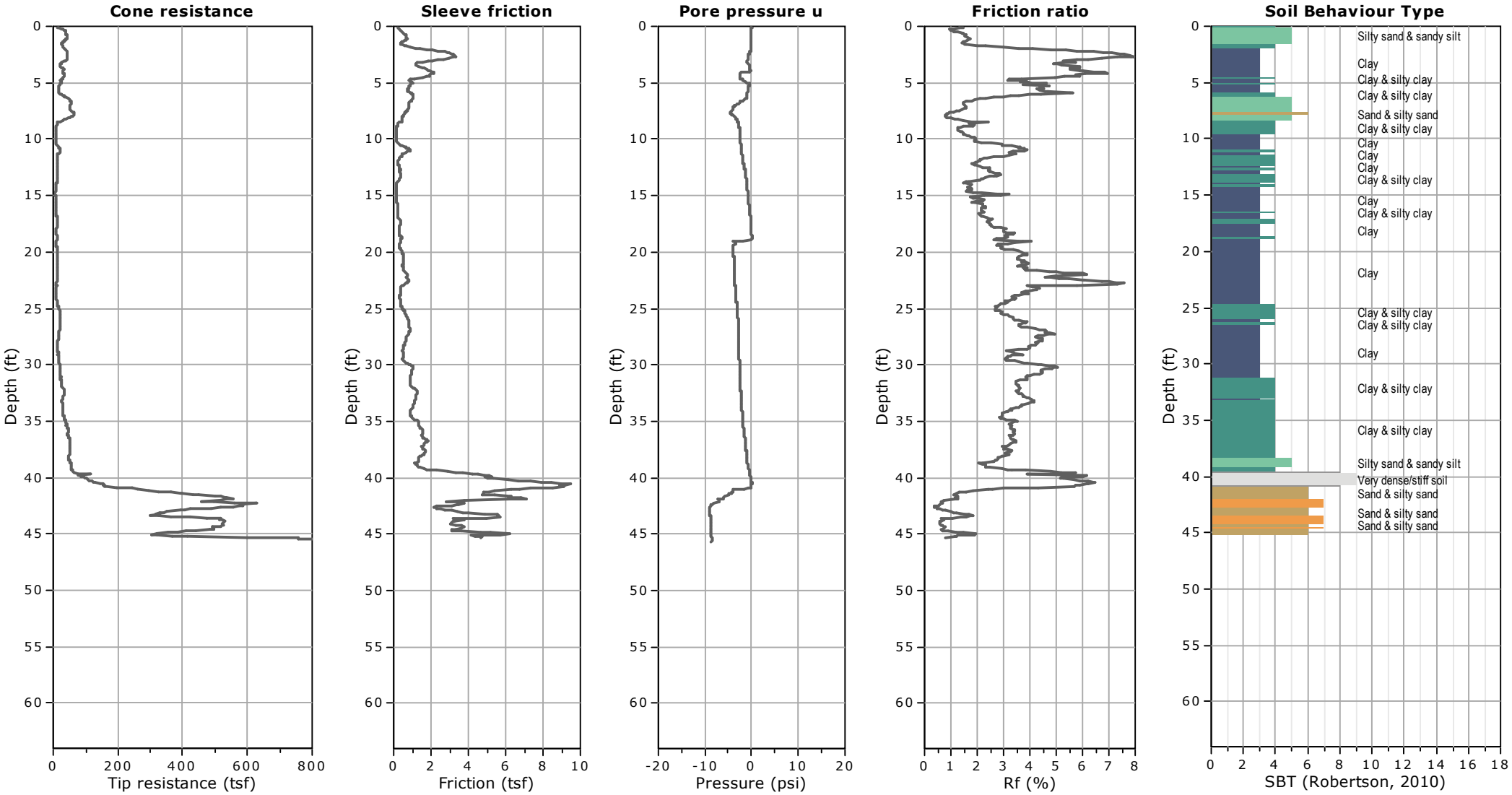
APPENDIX A

CONE PENETRATION TEST LOGS

Kehoe Testing and Engineering
714-901-7270
steve@kehoetesting.com
www.kehoetesting.com

Project: **ENGEO**
Location: **7657 Selby Ave, Corona, CA**

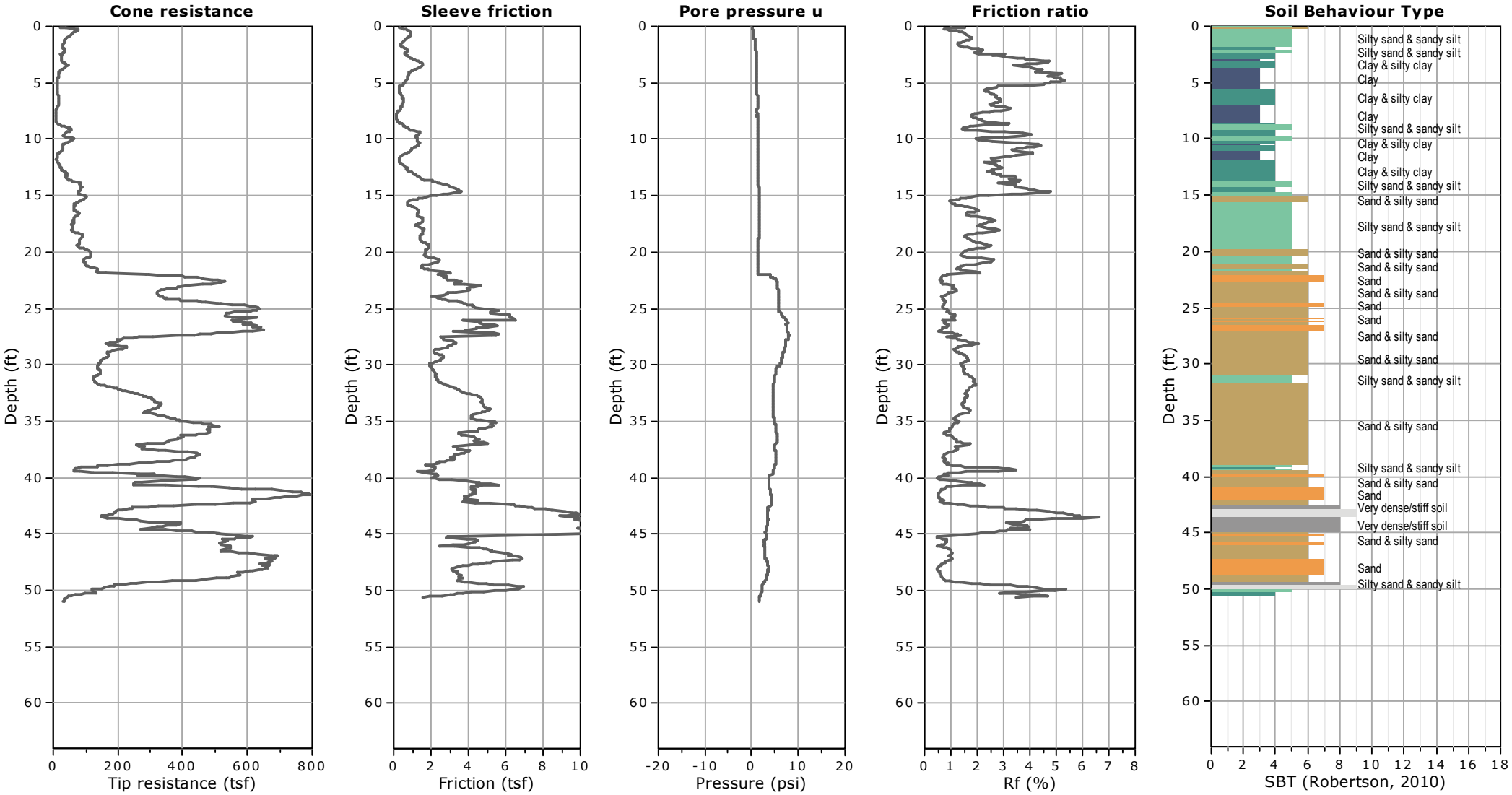
CPT-1
Total depth: 45.67 ft, Date: 12/7/2023



Kehoe Testing and Engineering
714-901-7270
steve@kehoetesting.com
www.kehoetesting.com

Project: **ENGEO**
Location: **7657 Selby Ave, Corona, CA**

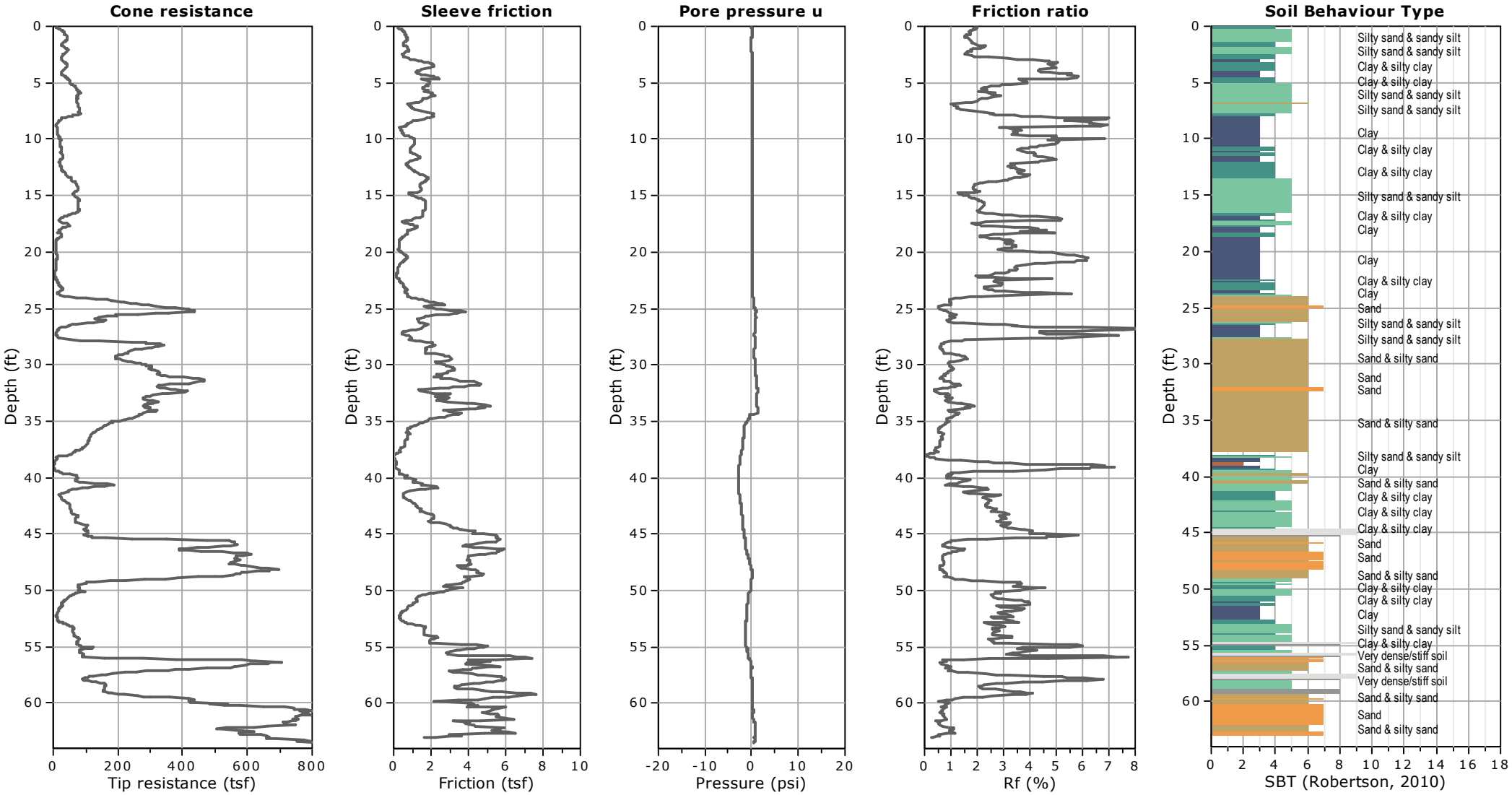
CPT-2
Total depth: 50.99 ft, Date: 12/7/2023



Kehoe Testing and Engineering
714-901-7270
steve@kehoetesting.com
www.kehoetesting.com

Project: **ENGEO**
Location: **7657 Selby Ave, Corona, CA**

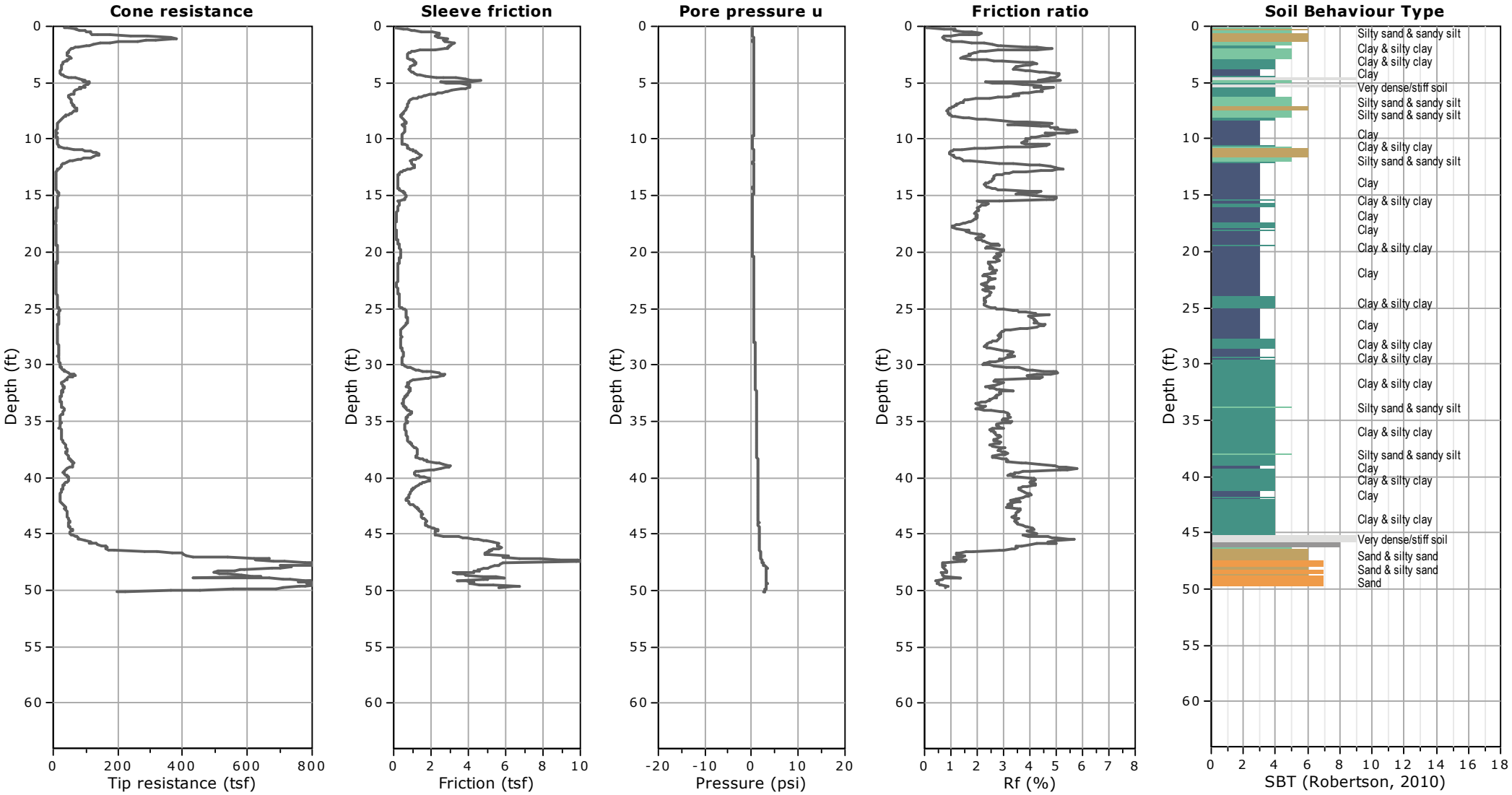
CPT-3
Total depth: 63.46 ft, Date: 12/7/2023



Kehoe Testing and Engineering
714-901-7270
steve@kehoetesting.com
www.kehoetesting.com

Project: **ENGEO**
Location: **7657 Selby Ave, Corona, CA**

CPT-4
Total depth: 50.14 ft, Date: 12/7/2023





ENGEO
Expect Excellence

Appendix B: Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis

April 11, 2025

KIMLEY-HORN
Contact: *Kari Cano*
3801 University Ave, Suite 300
Riverside, CA 92501

SUBJECT: Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the Proposed Project Located at 7657 Selby Avenue in the City of Eastvale, Riverside County, California

Introduction

This report contains the findings of ELMT Consulting's (ELMT) habitat assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis for the proposed project 7657 Selby Avenue (project site or site) located in the City of Eastvale, Riverside County, California. The field investigation was conducted by biologists Andrew Mestas on October 15, 2024, to document baseline conditions and assess the potential for special-status[1] plant and wildlife species to occur within the proposed project site that could pose a constraint to implementation of the proposed project. Special attention was given to the suitability of the on-site habitat to support special-status species identified by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) and other electronic databases as potentially occurring on or within the general vicinity of the project site. Additionally, the report also addresses resources protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (FGC), federal Clean Water Act (CWA) regulated by the United States Army Corps of Engineers (Corps) and Regional Water Quality Control Board (Regional Board) respectively, and Section 1602 of the FGC administered by CDFW.

The Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map was queried to determine if the MSHCP identifies any potential survey requirements for the project. Further, the project site was reviewed against the MSHCP to determine if the site is located within any MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) or areas proposed for conservation. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is located within the Eastvale Area Plan of the MSHCP but is not located within any Criteria Cells or Conservation Areas. Further, it was determined that the project site is only located within the MSHCP designated species survey areas for burrowing owl (*Athene cuincularia*).

Project Location

The project site is generally located south of State Route 60, east of State Route 83, west of Interstate 15,

1 As used in this report, "special-status" refers to plant and wildlife species that are federally, State, and MSHCP listed, proposed, or candidates; plant species that have been designated with a California Native Plant Society Rare Plant Rank; wildlife species that are designated by the CDFW as fully protected, species of special concern, or watch list species; and specially protected natural vegetation communities as designated by the CDFW.

and north of State Route 91 in the City of Eastvale, Riverside County, California. The site is depicted on the Corona North quadrangle of the United States Geological Survey's (USGS) 7.5-minute topographic map within an unsectioned portion of Riverside County. Specifically, the proposed project site is located at 7657 Selby Avenue within Assessor Parcel Number's (APNs) 144-110-029, and -030, and a portion of APN 144-110-028. Refer to Exhibits 1-3 in Attachment A.

Project Description

The project proposes the development of a rental townhome community consisting of 39 primary residences, along with 38 attached and 38 detached Accessory Dwelling Units (ADUs).

Methodology

Literature Review

The first step in determining if a project is consistent with the above listed sections of the MSHCP is to conduct a literature review and records search for special-status biological resources potentially occurring on or within the vicinity of the project site. Previously recorded occurrences of special-status plant and wildlife species and their proximity to the project were determined through a query of the CDFWs CNDDB Rarefind 5, the California Native Plant Society (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California, Calflora Database, compendia of special-status species published by CDFW, United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and species covered within the MSHCP and associated technical documents.

All available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the project site were reviewed to understand existing site conditions and note the extent of any disturbances that have occurred on the project site that would otherwise limit the distribution of special-status biological resources. Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status biological resources, as well as the following resources:

- Environmental Protection Agency (EPA) Water Program "My Waters" data layers
- Google Earth Pro historic aerial imagery (1994-2024);
- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Soil Survey[2];
- USFWS Critical Habitat designations for Threatened and Endangered Species;
- USFWS National Wetlands Inventory (NWI);
- Stephen's Kangaroo Rat Habitat Conservation Plan;
- Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map; and
- 2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area.

2 A soil series is defined as a group of soils with similar profiles developed from similar parent materials under comparable climatic and vegetation conditions. These profiles include major horizons with similar thickness, arrangement, and other important characteristics, which may promote favorable conditions for certain biological resources.

The literature review provided a baseline from which to inventory the biological resources potentially occurring on the project site. The CNDDB database was used, in conjunction with ArcGIS software, to locate the nearest recorded occurrences of special-status species and determine the distance from the project. Applicable Federal and State Regulations the project site is subject to are provided in Attachment D, *Regulations*.

Field Investigation

Following the literature review, biologists Andrew Mestas inventoried and evaluated the condition of the habitat within the project site on October 15, 2024. Plant communities identified on aerial photographs during the literature review were verified by walking meandering transects through the plant communities and along boundaries between plant communities. In addition, aerial photography was reviewed prior to the site investigation to locate potential natural corridors and linkages that may support the movement of wildlife through the area. These areas identified on aerial photography were then walked during the field survey.

All plant and wildlife species observed, as well as dominant plant species within each plant community, were recorded. Plant species observed during the field survey were identified by visual characteristics and morphology in the field. Unusual and less familiar plant species were photographed during the field survey and identified in the laboratory using taxonomical guides. Wildlife detections were made through observation of scat, trails, tracks, burrows, nests, and/or visual and aural observation. In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site plant communities, and presence of potential jurisdictional drainage and/or wetland features were noted.

Soil Series Assessment

On-site and adjoining soils were researched prior to the field survey using the USDA NRCS Soil Survey for Western Riverside Area, California. In addition, a review of the local geological conditions and historical aerial photographs was conducted to assess the ecological changes that the project site has undergone.

Plant Communities

Plant communities were mapped using 7.5-minute USGS topographic base maps and aerial photography. The plant communities were delineated on an aerial photograph, classified in accordance with those described in the MSHCP, and then digitized into GIS Arcview. The Arcview application was used to compute the area of each plant community in acres.

Plants

Common plant species observed during the field survey were identified by visual characteristics and morphology in the field and recorded in a field notebook. Unusual and less-familiar plants were photographed in the field and identified in the laboratory using taxonomic guides. Taxonomic nomenclature used in this study follows the 2012 Jepson Manual (Hickman 2012). In this report, scientific names are provided immediately following common names of plant species (first reference only).

Wildlife

Wildlife species detected during field surveys by sight, calls, tracks, scat, or other sign were recorded during surveys in a field notebook. Field guides were used to assist with identification of wildlife species during the survey included The Sibley Field Guide to the Birds of Western North America (Sibley 2003), A Field Guide to Western Reptiles and Amphibians (Stebbins 2003), and A Field Guide to Mammals of North America (Reid 2006). Although common names of wildlife species are fairly well standardized, scientific names are provided immediately following common names in this report (first reference only).

Jurisdictional Drainages and Wetlands

Aerial photography was reviewed prior to conducting a field investigation in order to locate and inspect any potential natural drainage features, ponded areas, or water bodies that may fall under the jurisdiction of the United States Army Corps of Engineers (Corps), Regional Water Quality Control Board (Regional Board), or CDFW. In general, surface drainage features indicated as blue-line streams on USGS maps that are observed or expected to exhibit evidence of flow are considered potential riparian/riverine habitat and are also subject to state and federal regulatory jurisdiction. In addition, ELMT reviewed jurisdictional waters information through examining historical aerial photographs to gain an understanding of the impact of land-use on natural drainage patterns in the area. The USFWS National Wetland Inventory (NWI) and Environmental Protection Agency (EPA) Water Program "My Waters" data layers were also reviewed to determine whether any hydrologic features and wetland areas have been documented on or within the vicinity of the project site.

Existing Site Condition

The project site is in a predominantly developed area in the City of Eastvale. Historically, land uses within and surrounding the project site supported primarily residential and agricultural land. The project site is presently developed with at least three structures and supports outdoor storage of trailers, vehicles, and other miscellaneous large items. Residential development surrounds the site to the north, south, and west, with Selby Avenue and park uses (Mountain View Park) located to the east.

Topography and Soils

The project site is located at an approximate elevation of 569 to 576 feet above mean sea level. On-site topography is generally flat limited topographic relief and a slight incline from the west to the east. Based on the NRCS USDA Web Soil Survey, the project site is entirely underlain by Chino silt loam, drained. Soils on-site have been mechanically disturbed and heavily compacted from historic land uses (i.e., agricultural activities, grading activities and on-site and surrounding development). Refer to Exhibit 4, *Soils*, in Attachment A.

Vegetation

Due to historic and existing land uses, no native plant communities or natural communities of special concern were observed on or adjacent to the project site. The site supports two (2) land cover types that would be classified as disturbed and developed. Refer to Exhibit 5, *Vegetation*, in Attachment A, and Attachment B, *Site Photographs*, for representative site photographs. No native plant species or plant communities will be impacted from implementation of the proposed project.

Disturbed land is present throughout the project site and consisted mostly of barren land with minimal non-native and native species scattered throughout. Plant species observed during the field investigation include tree tobacco (*Nicotiana glauca*), mustard (*Hirschfeldia incana*), sacred datura (*Datura wrightii*), spiny cocklebur (*Xanthium spinosum*), cowpen daisy (*Verbesina enceliodes*), white horehound (*Marrubium vulgare*), non-native grasses (*Bromus ssp.*). Additionally, non-native landscaped/ornamental plant species were also observed onsite.

Developed land is present in the northeastern corner of the project site. Developed areas support non-native ornamental trees such as Mulberry (*Morus sp.*).

Wildlife

Plant communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a discussion of those wildlife species that were observed or are expected to occur within the project site. The discussion is to be used a general reference and is limited by the season, time of day, and weather conditions in which the field survey was conducted. Wildlife detections were based on calls, songs, scat, tracks, burrows, and direct observation.

Fish

No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for fish were observed on or within the vicinity of the site. Therefore, no fish are expected to occur and are presumed absent.

Amphibians

No amphibians or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for amphibian species were observed on or within the vicinity of the site. Therefore, no amphibians are expected to occur.

Reptiles

The site provides a limited amount of habitat for reptile species adapted to a high degree of human disturbance associated with the on-site weed abatement activities and development. No reptilian species were observed during the field investigation. Common reptilian species that could be expected to occur on-site include Great Basin fence lizard (*Sceloporus occidentalis longipes*) and common side-blotched lizard (*Uta stansburiana elegans*). Due to the high level of anthropogenic disturbances and surrounding development, no special-status reptilian species are expected to occur within project site.

Birds

The project site provides minimal foraging habitat for bird species adapted to a high degree of human disturbance. Bird species detected during the field survey include Anna's hummingbird (*Calypte anna*), house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), mourning dove (*Zenaida macroura*), American crow (*Corvus brachyrhynchos*), and domestic chicken (*Gallus gallus domesticus*)

Mammals

The only mammalian species observed during the field investigation was domestic sheep (*Ovis aries*),

domestic cow (*Bos taurus*), and domestic dog (*Canis lupus familiaris*). Other common mammalian species that could be expected to occur include possum (*Didelphis virginiana*) and raccoon (*Procyon lotor*). No bat species are expected to occur due to a lack of suitable roosting habitat (i.e., trees, crevices).

Nesting Birds and Raptors

No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of the breeding season (typically February through August). Although subjected to routine disturbance, the plant communities and land cover types supported on-site, including ornamental vegetation have the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments.

Nesting birds are protected pursuant to the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted prior to the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction.

Migratory Corridors and Linkages

Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The project site has not been identified as occurring in a wildlife corridor or linkage. The proposed project will be confined to existing areas that have been heavily disturbed and are isolated from regional wildlife corridors and linkages. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected to occur.

Jurisdictional Areas

There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge or fill materials into “waters of the United States” pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No jurisdictional drainage and/or wetland features were observed on the project site or within the during the field investigation. Further, no blueline streams have been recorded on the project site. Therefore,

development of the project will not result in impacts to Corps, Regional Board, or CDFW jurisdiction and regulatory approvals will not be required.

Special-Status Biological Resources

The CNDDB was queried for reported locations of special-status plant and wildlife species as well as natural communities of special concern in the Corona North USGS 7.5-minute quadrangle. A search of published records within this quadrangle was conducted using the CNDDB Rarefind 5 online software and the CDFW BIOS database, as well as the USFWS IPaC database and the CNPS Inventory of Rare and Endangered Plants of California that supplied information regarding the distribution and habitats of vascular plants in the vicinity of the project site. Only one quadrangle was used due to the proximity of the site to quadrangle boundaries, the conditions present within and surrounding the project site, and regional topography. The habitat assessment evaluated the conditions of the habitat(s) within the boundaries of the project site to determine if the existing plant communities, at the time of the survey, have the potential to provide suitable habitat(s) for special-status plant and wildlife species.

The literature search identified twelve (12) special-status plant species, eighty-three (83) special-status wildlife species, and three (3) special-status plant communities in the Corona North quadrangle as having potential to occur. Special-status plant and wildlife species were evaluated for their potential to occur within the project site based on habitat requirements, availability and quality of suitable habitat, and known distributions. Species determined to have the potential to occur within the general vicinity are presented in *Table C-1: Potentially Occurring Special-Status Biological Resources*, provided in Attachment C. Refer to Table C-1 for a determination regarding the potential occurrence of special-status plant and wildlife species within the project site.

Special-Status Plants

According to the CNDDB and CNPS, eight (8) special-status plant species have been recorded in the Corona North quadrangle and four (4) additional special-status plant species have been recorded as being potentially affected by project activities according to the IPaC database (refer to Attachment C). No special-status plants were observed on the project site during the field investigation. The project site is heavily disturbed and no longer support native plant communities that have the potential to provide suitable habitat for special-status plant species. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the project site does not have potential to support any of the special-status plant species known to occur in the vicinity and all are presumed absent.

Special-Status Wildlife

According to the CNDDB, eighty-two (82) special-status wildlife species have been reported in the Corona North quadrangle and one (1) additional special-status species has been recorded as being potentially affected by project activities according to the IPaC database (refer to Attachment C). No special-status wildlife species were observed on-site during the field investigation. Based on habitat requirements for specific species, the availability and quality of on-site habitats, and the presence of domestic dog and livestock on-site, it was determined that the project site has a low potential to provide minimal foraging habitat for Cooper's hawk (*Accipiter cooperii*), and California horned lark (*Eremophila alpestris actia*). The project site does not have the potential to support any of the other special-status wildlife species and all special-status wildlife species known to occur in the area and are assumed to be absent from the site.

Neither Cooper's hawk or California horned lark are Federally or state listed as Endangered or Threatened. The project site has a low potential to support foraging habitat for both species but does not support nesting habitat for either species. Both Cooper's hawk and California horned lark are commonly observed in disturbed and developed areas. Therefore, impacts to Cooper's hawk and California horned lark are not expected to occur through implementation of the proposed project.

If ground-disturbing activities occur within the active avian breeding season (February 1 through August 31), a nesting bird clearance survey will be required to ensure impacts to Cooper's hawk, California horned lark, and additional avian species which may be expected to nest on site, are less than significant.

Special-Status Plant Communities

According to the CNDDB, three (3) special-status plant communities have been reported in the Corona North quadrangle (refer to Attachment C). No special-status plant communities were observed on-site during the field investigation.

Critical Habitat

Under the federal Endangered Species Act, "Critical Habitat" is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. All federal agencies are required to consult with the United States Fish and Wildlife Service (USFWS) regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure that projects will not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a CWA Permit from the Corps). If a there is a federal nexus, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS.

The project site is not located within federally designated Critical Habitat (refer to Exhibit 6, *Critical Habitat*, in Attachment A). The closest designated Critical Habitats are located approximately 0.4 miles to the southwest of the site for least Bell's vireo (*Vireo bellii pusillus*) and Southwestern willow flycatcher (*Empidonax trailii extiumus*). Therefore, the loss or adverse modification of Critical Habitat will not occur as a result of the proposed project and consultation with the USFWS will not be required for implementation of the proposed project.

Western Riverside County MSHCP

The project site is located within the Eastvale Area Plan of the MSHCP and is not located within any Criteria Cells or conservation areas (refer to Exhibit 7, *MSHCP Conservation Areas*, in Attachment A). Further, it was determined that the project site is only located within the MSHCP designated species survey areas for burrowing owl.

- Amphibian — Not in an amphibian survey area
- Burrowing Owls — Yes
- Criteria Area Species — Not in a criteria area species survey area
- Mammals — Not in a mammal survey area
- Narrow Endemic Plants — Not in a narrow endemic plant survey area

The City of Eastvale is a permittee under the MSHCP and, while the project is not specifically identified as a Covered Activity under Section 7.1 of the MSHCP, public and private development that are outside of Criteria Areas and Public/Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. As such, to achieve coverage, the project must be consistent with the following policies of the MSHCP:

- The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP;
- The policies for the protection of Narrow Endemic Plant Species as set forth in Section 6.1.3 of the MSHCP;
- The requirements for conducting additional surveys as set forth in Section 6.3.2 of the MSHCP;
- Guidelines pertaining to the Urban/Wildlands Interface intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area as detailed in Section 6.1.4 of the MSHCP.

Riparian/Riverine Areas

As identified in Section 6.1.2 of the MSHCP, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools,* riparian/riverine areas are defined as areas dominated by trees, shrubs, persistent emergent plants, or emergent mosses and lichens which occur close to or are dependent upon nearby freshwater, or areas with freshwater flowing during all or a portion of the year. Conservation of these areas is intended to protect habitat that is essential to a number of listed or special-status water-dependent fish, amphibian, avian, and plant species. If impacts to riparian/riverine habitat cannot be avoided, a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be developed to address the replacement of lost functions of habitats in regard to the listed species. This assessment is independent from considerations given to "waters of the U.S." and "waters of the State" under the CWA and the California Fish and Game Code.

No jurisdictional drainages, riparian/riverine and/or wetland features were observed within the project site during the field investigation. Development of the proposed project will not result in impacts to riparian/riverine habitats and a DBESP will not be required for the loss of riparian/riverine habitat from development of the proposed project. Therefore, the project is consistent with Section 6.1.2 of the MSHCP.

Additionally, the project site does not support any habitat for obligate riparian bird species protected under Section 6.1.2 of the MSHCP

Vernal Pools and Fairy Shrimp Habitat

One of the factors for determining the suitability of the habitat for fairy shrimp would be demonstrable evidence of seasonal ponding in an area of topographic depression that is not subject to flowing waters.

These astatic pools are typically characterized as vernal pools. More specifically, vernal pools are seasonal wetlands that occur in depression areas without a continual source of water. They have wetland indicators of all 3 parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season. The determination that an area exhibits vernal pool characteristics and the definition of the watershed supporting vernal pool hydrology is made on a case-by-case basis. Such determinations should be considered the length of time the areas exhibit upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. The seasonal hydrology of vernal pools provides for a unique environment, which supports plants and invertebrates specifically adapted to a regime of winter inundation, followed by an extended period when the pool soils are dry.

Vernal pools are seasonally inundated, ponded areas that only form in regions where specialized soil and climatic conditions exist. During fall and winter rains typical of Mediterranean climates, water collects in shallow depressions where downward percolation of water is prevented by the presence of a hard pan or clay pan layer (duripan) below the soil surface. Later in the spring when rains decrease and the weather warms, the water evaporates and the pools generally disappear by May. The shallow depressions remain relatively dry until late fall and early winter with the advent of greater precipitation and cooler temperatures. Vernal pools provide unusual "flood and drought" habitat conditions to which certain plant and wildlife species have specifically adapted as well as invertebrate species such as fairy shrimp.

The MSHCP lists two general classes of soils known to be associated with listed and special-status plant species; clay soils and Traver-Domino Willow association soils. The specific clay soils known to be associated with listed and special-status species within the MSHCP plan area include Bosanko, Auld, Altamont, and Porterville series soils, whereas Traver-Domino Willows association includes saline-alkali soils largely located along floodplain areas of the San Jacinto River and Salt Creek. Without the appropriate soils to create the impermeable restrictive layer, none of the special-status plant or wildlife species associated with vernal pools can occur on the project site. None of these soils have been documented within the project site.

A review of recent and historic aerial photographs (1994-2024) of the project site did not provide visual evidence of an astatic or vernal pool conditions within the project site. No ponding was observed, further supporting the fact that the drainage patterns currently occurring on the project site do not follow hydrologic regimes needed for vernal pools. From this review of historic aerial photographs and observations during the field investigations, it can be concluded that there is no indication of vernal pools or suitable fairy shrimp habitat occurring within the proposed project site. Therefore, the project is consistent with Section 6.1.2 of the MSHCP.

Narrow Endemic Plant Species

Section 6.1.3 of the MSHCP, *Protection of Narrow Endemic Plant Species*, states that the MSHCP database does not provide sufficient detail to determine the extent of the presence/distribution of Narrow Endemic Plant Species within the MSHCP Plan Area. Additional surveys may be needed to gather information to determine the presence/absence of these species to ensure that appropriate conservation of these species occurs. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined

that the project site is not located within the designated survey area for Narrow Endemic Plant Species. Through the field investigation, it was determined that the project site does not provide suitable habitat for any of the Narrow Endemic Plant Species listed under Section 6.1.3 of the MSHCP, and, therefore, the project is consistent with Section 6.1.3 of the MSHCP. No additional surveys or analysis is required.

Additional Survey Needs and Procedures

In accordance with Section 6.3.2 of the MSHCP, *Additional Survey Needs and Procedures*, additional surveys may be needed for certain species in order to achieve coverage for these species. The query of the RCA MSHCP Information Map and review of the MSHCP determined that the project site is located within the designated survey area for burrowing owl as depicted in Figure 6-4 within Section 6.3.2 of the MSHCP. No other special-status wildlife species surveys were identified.

Burrowing Owl

Burrowing owl is currently designated as a California Species of Special Concern. The burrowing owl is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Burrowing owls use a wide variety of arid and semi-arid environments with level to gently-sloping areas characterized by open vegetation and bare ground. The western burrowing owl (*A.c. hypugaea*), which occurs throughout the western United States including California, rarely digs its own burrows and is instead dependent upon the presence of burrowing mammals (i.e., California ground squirrels, coyotes, and badgers) whose burrows are often used for roosting and nesting. The presence or absence of colonial mammal burrows is often a major factor that limits the presence or absence of burrowing owls. Where mammal burrows are scarce, burrowing owls have been found occupying man-made cavities, such as buried and non-functioning drain pipes, stand-pipes, and dry culverts. They also require low growth or open vegetation allowing line-of-sight observation of the surrounding habitat to forage and watch for predators. In California, the burrowing owl breeding season extends from the beginning of February through the end of August.

Under the MSHCP burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas as designated in Figure 6-4 of the MSHCP. The project site occurs within the MSHCP burrowing owl survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species. In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. The following section describes the methodology followed during the burrowing owl habitat assessment conducted for this project.

- Step I – Habitat Assessment: Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present on-site. An initial habitat assessment was conducted on October 15, 2024. Upon arrival at the project site, and prior to initiating the assessment survey, binoculars were used to scan all suitable habitats on and adjacent to the property, including perch locations, to establish owl presence.

  All suitable areas of the project site were surveyed on foot by walking slowly and methodically while recording/mapping areas that may represent suitable owl habitat on-site. Primary indicators of suitable burrowing owl habitat in western Riverside County include, but are not limited to, native

and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas. Burrowing owls typically use burrows made by fossorial mammals, but they often utilize man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, wood debris piles, openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

According to the MSHCP guidelines, if suitable habitat is present, the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the project site boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. In addition to surveying the entire Project Site all bordering natural habitats located immediately adjacent to the Project Site were assessed. Results from the habitat assessment indicate that suitable resources for burrowing owl are present throughout the Project Site. Accordingly, if suitable habitat is documented on-site or within adjacent habitats, both Step II, focused surveys and the 30-day preconstruction surveys are required in order to comply with the MSHCP guidelines.

- Step II – Locating Burrows and Burrowing Owls: Concurrent with the initial habitat assessment, a detailed focused burrow survey was conducted and included documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl - as part of the MSHCP protocol, which is described below under Part A, Focused Burrow Survey. The MSHCP protocol indicates that no more than 100 acres should be surveyed per day/per biologist.

    - Part A – Focused Burrow Survey: A systematic survey for burrows, including burrowing owl sign, was initially conducted by walking across all suitable habitats mapped within the project site. Pedestrian survey transects were spaced to allow 100% visual coverage of the ground surface. The distances between transect centerlines were no more than 30 meters (approximately 100 feet) apart, and owing to the terrain, often much smaller. Transect routes were also adjusted to account for topography and in general ground surface visibility. Areas providing potential habitat for burrowing owls were surveyed for suitable burrows, consisting of natural and non-natural substrates in areas with low, open vegetation. All burrows encountered were examined for shape, scat, pellets, white-wash, feathers, tracks, and prey remains. Suitable burrows/sites, including rock piles and non-natural substrates, were thoroughly examined for signs of presence.

Despite a systematic search of the project site, no burrowing owls or sign (i.e., pellets, feathers, castings, or whitewash) were observed during the field investigation. Portions of the project site are vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. However, no small mammal burrows that have the potential to provide suitable burrowing owl nesting habitat (>4 inches in diameter) were observed within the boundaries of the site. Additionally, the site supports free-roaming domestic dogs that would deter or eliminate the potential presence of burrowing owl. Being that no appropriate burrows or burrowing owl habitat was found, Part B-Focused Burrowing Owl surveys are not recommended. Therefore, the project is consistent with Section 6.3.2.

A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities

(e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA) and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.

Urban/Wildlands Interface Guidelines

Section 6.1.4 of the MSHCP, *Guidelines Pertaining to Urban/Wildlands Interface,* is intended to address indirect effects associated with development in proximity to MSHCP Conservation Areas. The Urban/Wildlife Interface Guidelines are intended to ensure that indirect project-related impacts to the MSHCP Conservation Area, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development, are avoided or minimized. The project site is not located within or immediately adjacent to any Criteria Cells, corridors, or linkages. The urban/Wildlands Interface Guidelines do not apply to this project, and, therefore, the project is consistent with Section 6.1.4 of the MSHCP.

Conclusion

Based on the literature review and field survey, implementation of the project will have no significant impacts on federally, State, or MSHCP listed species known to occur in the general vicinity of the project site. Additionally, the project will have no effect on designated Critical Habitat because none exists within the area. No jurisdictional drainage and/or wetland features were observed on the project site during the field investigation. The project site was determined to have a low potential to support foraging habitat for both Cooper's hawk and California horned lark but neither species are expected to nest onsite. With completion of the recommendations provided below, no impacts to Cooper's hawk, California horned lark, year-round, seasonal, or special-status avian residents will occur from implementation of the proposed project.

Additionally, the project site is not located within or adjacent to any criteria cell, and no riparian/riverine resources or vernal pools were found onsite. Therefore, the proposed project is consistent with Section 6.1.2 of the MSHCP. With completion of the recommendations provided below and payment of the SKR HCP mitigation fee and MSHCP mitigation fee, development of the project site is fully consistent with the Western Riverside County MSHCP.

Recommendations

Migratory Bird Treaty Act and Fish and Game Code Compliance

Vegetation within and surrounding the project site has the potential to provide refuge cover from predators, perching sites and favorable conditions for avian nesting that could be impacted by construction activities associated with the project. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect

migratory bird species, a nesting bird clearance survey should be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. Consequently, if avian nesting behaviors are disrupted, such as nest abandonment and/or loss of reproductive effort, it is considered "take" and is potentially punishable by fines and/or imprisonment.

If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

Burrowing Owl Pre-Construction Clearance Survey

A 30-day pre-construction burrowing owl survey shall be conducted prior to any ground disturbing activities to avoid direct take of burrowing owls, in accordance Objectives 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Please do not hesitate to contact Tom McGill at (951) 285-6014 or tmcgill@elmtconsulting.com or Travis McGill at (909) 816-1646 or travismcgill@elmtconsulting.com should you have any questions regarding this proposal.

Sincerely,

Thomas J. McGill, Ph.D.
Managing Director

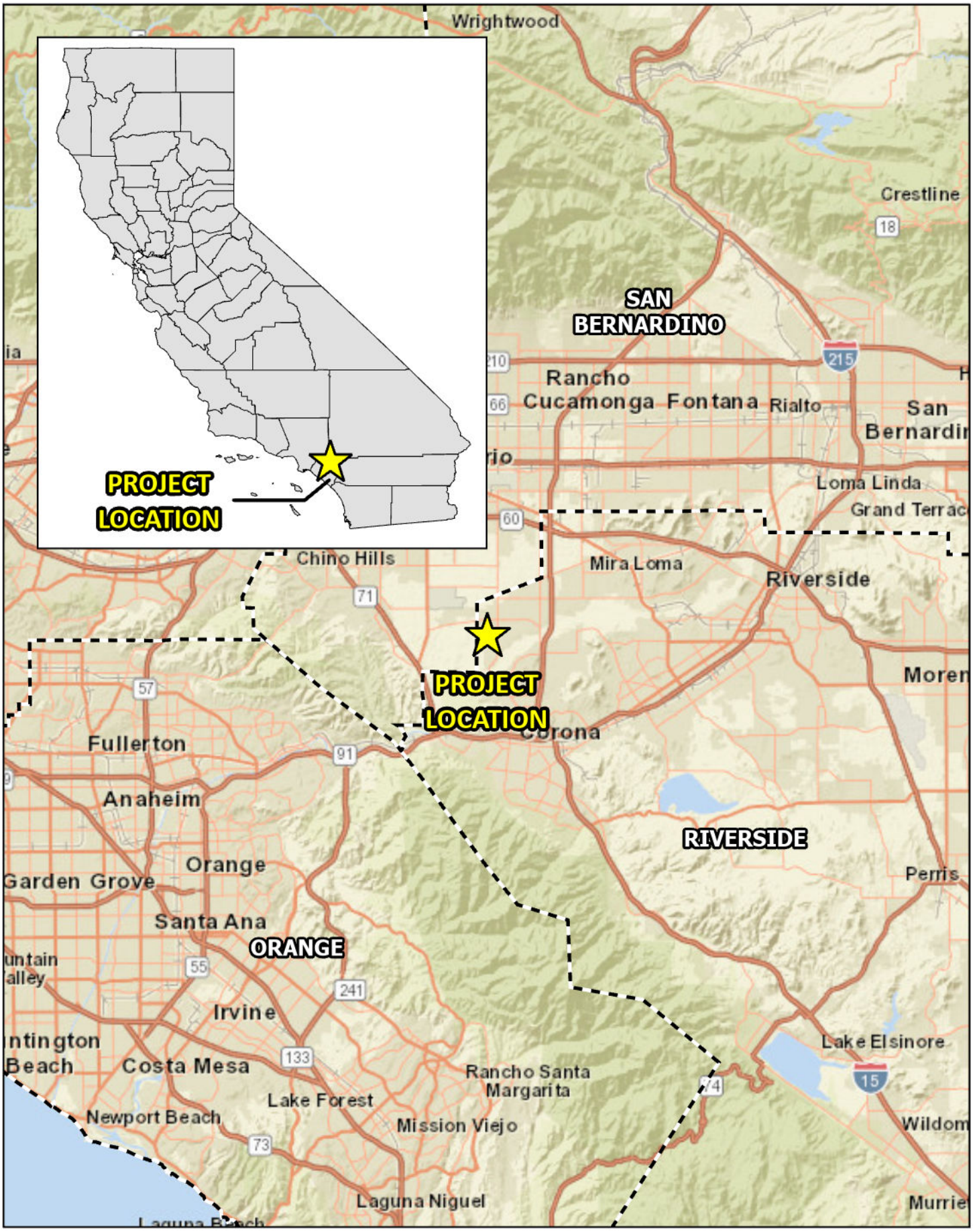
Travis J. McGill
Director

Attachments:

A. *Project Exhibits*
B. *Site Photographs*
C. *Potentially Occurring Special-Status Biological Resources*
D. *Regulations*

Attachment A

Project Exhibits



ELMT CONSULTING

N 0 2.5 5 10 Miles

Source: ESRI World Street Map

7657 SELBY AVENUE

Regional Vicinity

Exhibit 429



ELMT CONSULTING

N

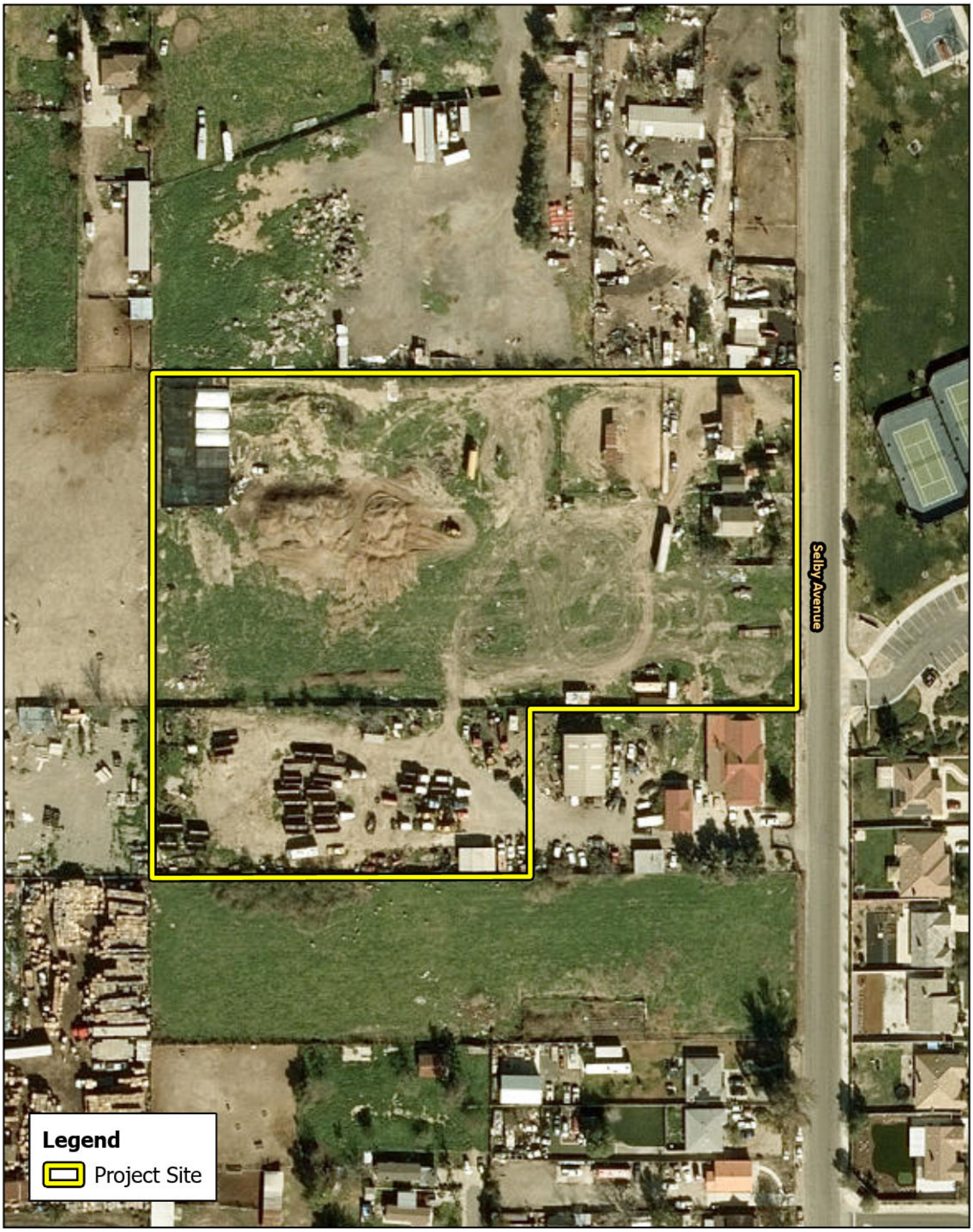
0 500 1,000 2,000 Feet

Source: USA Topo Maps

7657 SELBY AVENUE

Site Vicinity

Exhibit 430



ELMT CONSULTING

N

0 80 160 320 Feet

Source: ESRI Aerial Imagery

7657 SELBY AVENUE

Project Site

Exhibit



ELMT CONSULTING

N

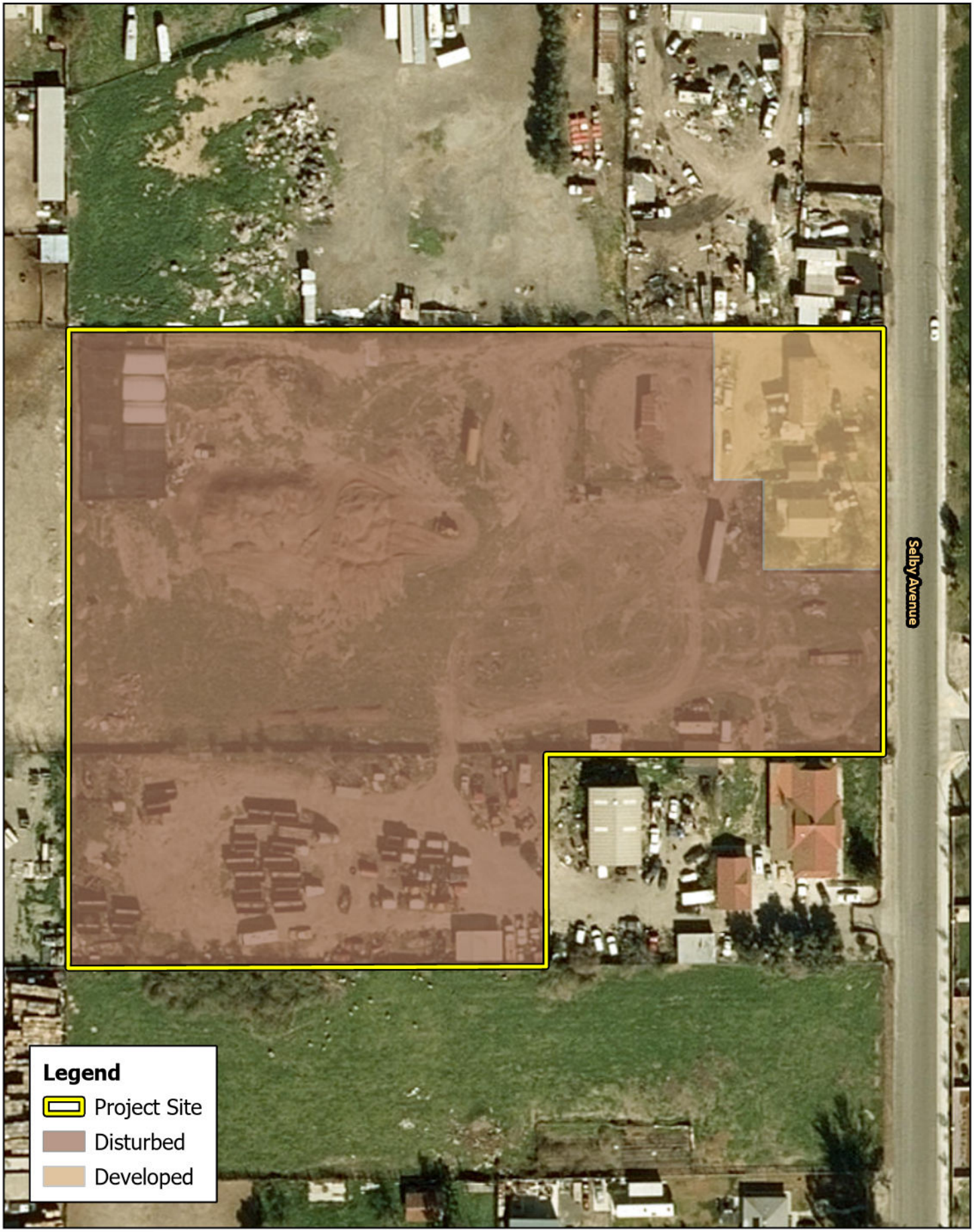
0 50 100 200 Feet

Source: ESRI Aerial Imagery

7657 SELBY AVENUE

Soils

Exhibit



ELMT CONSULTING

N

0 50 100 200 Feet

Source: ESRI Aerial Imagery

7657 SELBY AVENUE

Vegetation

Exhibit 433



ELMT CONSULTING

N

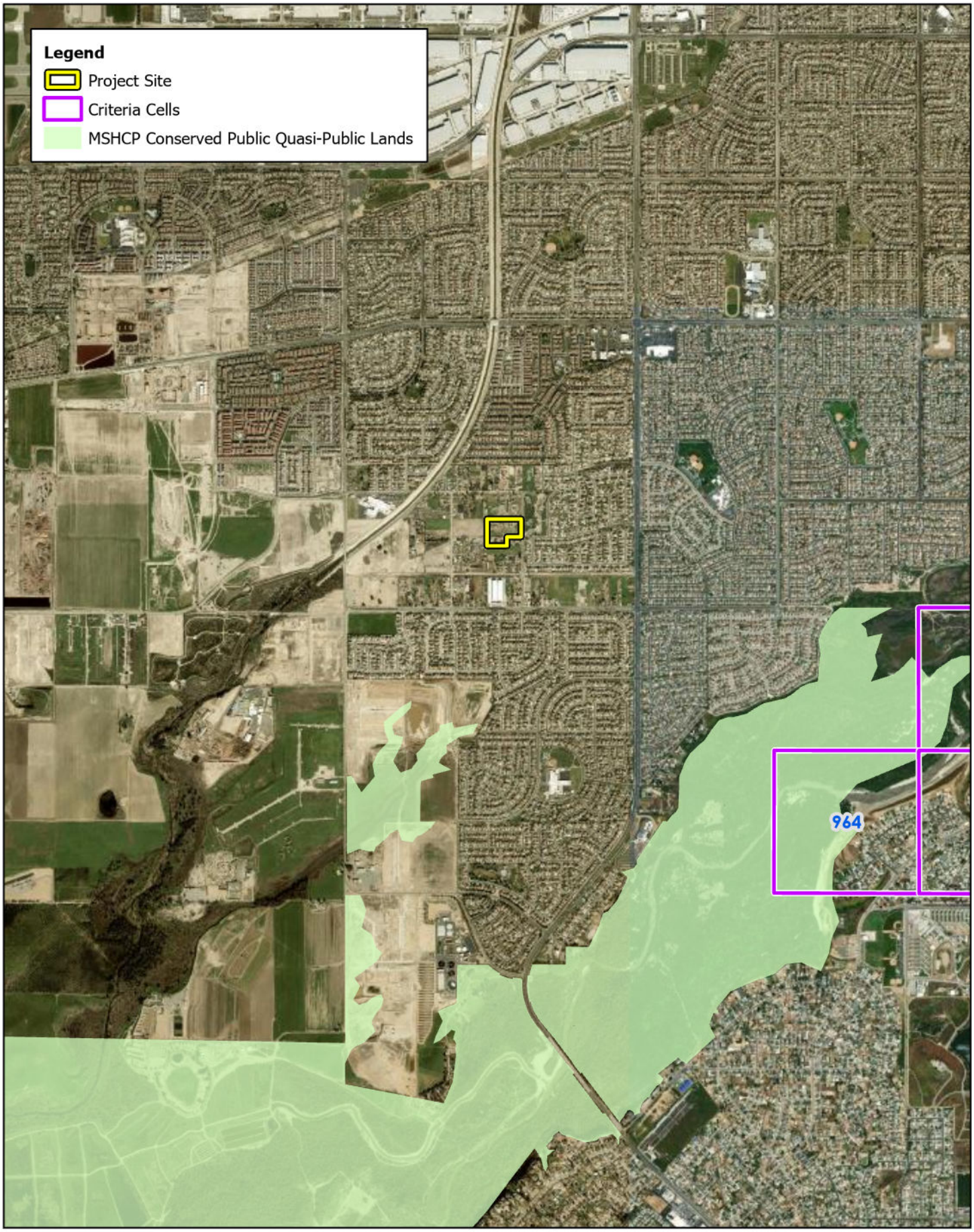
0 0.13 0.25 0.5 Miles

Source: ESRI Aerial Imagery, Riverside County

7657 SELBY AVENUE

Critical Habitat

Exhibit 434



ELMT CONSULTING

N

0 0.25 0.5 1 Miles

Source: ESRI Aerial Imagery, Riverside County

7657 SELBY AVENUE

MSHCP

Exhibit

Attachment B

Site Photographs



Photograph 1: From the northwest corner of the project site looking east along the northern boundary.



Photograph 2: From the middle of the eastern boundary looking west through the project site.



Photograph 3: From the middle of the project site looking southwest toward the storage yard.



Photograph 4: From the southwest corner of the project site looking north along the western boundary.



Photograph 5: From the southwest corner of the project site looking east along the southern boundary.



Photograph 6: From the western boundary of the project site looking north.



Photograph 7: From the western boundary of the project site looking south.



Photograph 8: Representative photo of the developed areas of the site as well as the free-ranging livestock.

Attachment C

Potentially Occurring Special-Status Biological Resources

Table C-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
SPECIAL-STATUS WILDLIFE SPECIES				
Accipiter cooperii Cooper's hawk	Fed: None CA: WL	Common yearlong resident of California. Typically forages in broken woodland and habitat edges with dense stands of coast live oak (*Quercus agrifolia*), riparian deciduous, or other forest habitat near water. Usually nests in dense riparian areas, usually near streams.	No	**Low** Minimal foraging habitat. No suitable nesting habitat is present within or adjacent to the project site.
Accipiter striatus sharp-shinned hawk	Fed: None CA: WL	Found in pine, fir and aspen forests. They can be found hunting in forest interior and edges from sea level to near alpine areas. Can also be found in rural, suburban and agricultural areas, where they often hunt at bird feeders. Typically found in southern California in the winter months.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Actinemys pallida southwestern pond turtle	Fed: None CA: SSC	Found in ponds, marshes, rivers, streams, and irrigation ditches, usually with aquatic vegetation, below 6,000 feet elevation; need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.3 mile from water for egg laying	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Agelaius tricolor tricolored blackbird	Fed: None CA: **THR**	Prefers wetland and grassland habitats, wetlands, and active agricultural areas. Breeds and nests in marshes in cattails, bullrushes, and willows. Forages in irrigated pastures, dry rangeland.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Aimophila ruficeps canescens southern California rufous-crowned sparrow	Fed: None CA: WL	Typically found between 3,000 and 6,000 feet in elevation. Breed in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (*Artemisia californica*), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Anniella stebbinsi southern California legless lizard	Fed: None CA: SSC	Occurs in sparsely vegetated habitat types including coastal sand dunes, chaparral, pine-oak woodland, desert scrub, open grassland, and riparian areas. Requires sandy or loose loamy substrates conducive to burrowing.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Antigone canadensis canadensis lesser sandhill crane	Fed: None CA: SSC	Nest in open grasslands, such as wet meadows, and freshwater marshes or bogs. Prefer to be far from human habitation.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Aquila chrysaetos golden eagle	Fed: None CA: FP;WL	Occupies nearly all terrestrial habitats of the western states except densely forested areas. Favors secluded cliffs with overhanging ledges and large trees for nesting and cover. Hilly or mountainous country where takeoff and soaring are supported by updrafts is generally preferred to flat habitats. Deeply cut canyons rising to open mountain slopes and crags are ideal habitat.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Ardea alba great egret	Fed: None CA: None	Yearlong resident throughout California, except for the high mountains and deserts. Feeds and rests in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Ardea Herodias great blue heron	Fed: None CA: None	Fairly common all year throughout most of California, in shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands, pastures, and in mountains about foothills.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Artemisiospiza belli belli Bell's sparrow	Fed: None CA: WL	Generally prefers semi-open habitats with evenly spaced shrubs 1 – 2 meters in height. Dry chaparral and coastal sage scrub. Less common in tall dense, old chaparral.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Asio flammeus short-eared owl	Fed: None CA: SSC	Suitable habitats include salt- and freshwater marshes, irrigated alfalfa or grain fields, and ungrazed grasslands and old pastures. Tule marsh or tall grasslands with cover 30 to 50 cm in height can support nesting pairs.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Aspidoscelis hyperythra orange-throated whiptail	Fed: None CA: WL	Semi-arid brushy areas typically with loose soil and rocks, including washes, stream sides, rocky hillsides, and coastal chaparral. They are typically found in hot, dry, flat open spaces. Typically, they are seen on the ground running in open spots from bush to bush, but rarely climbing on rocks or vegetation.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Aspidoscelis tigris stejnegeri coastal whiptail	Fed: None CA: SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Athene cunicularia burrowing owl	Fed: None CA: CE	Primarily a grassland species, but it persists and even thrives in some landscapes highly altered by human activity. Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. The overriding characteristics of suitable habitat appear to be burrows for roosting and nesting and relatively short vegetation with only sparse shrubs and taller vegetation.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Bombus crotchii Crotch bumble bee	Fed: None CA: CE	Exclusive to coastal California east towards the Sierra-Cascade Crest; less common in western Nevada. Primarily inhabits grassland and scrubland particularly in the southern coastal areas and some areas north and southwest of Sacramento. Typically requires hotter and drier environments than other bumblebee species.	No	**Presumed Absent** No suitable nectaring, foraging, nesting, or overwintering habitat is present within or adjacent to the project site. The site has been heavily disturbed by anthropogenic activities and existing development which has eliminated suitable nectaring, foraging, nesting, or overwintering habitat for this species. The nearest recorded observation (iNaturalist) was recorded approximately 1.5 miles southwest of the project site on March 6, 2024 near the Prado Basin.
Bombus pensylvanicus American bumble bee	Fed: None CA: None	Prefers habitats in open farmland, prairies, and agricultural fields. Nests below grass or underground. Forages for pollen and nectar in meadows, parks, open fields, gardens, and sometimes forests.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Botaurus lentiginosus American bittern	Fed: None CA: None	Often breed in shallow wetlands dominated by tall emergent vegetation, including cattail marshes, wet meadows, bogs, and shrubby marshes and occasionally hayfields.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Buteo regalis ferruginous hawk	Fed: None CA: WL	Occurs primarily in open grasslands and fields, but may be found in sagebrush flats, desert scrub, low foothills, or along the edges of pinyon-juniper woodland. Feeds primarily on small mammals and typically found in agricultural or open fields.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Buteo swainsoni Swainson's hawk	Fed: None CA: **THR**	Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grassland or suitable grain or alfalfa fields or livestock pastures.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Calypte costae Costa's hummingbird	Fed: None CA: None	Desert and semi-desert, arid brushy foothills and chaparral. A desert hummingbird that breeds in the Sonoran and Mojave Deserts. Departs desert heat moving into chaparral, scrub, and woodland habitats.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Catostomus santaanae Santa Ana sucker	Fed: **THR** CA: None	Occur in the watersheds draining the San Gabriel and San Bernardino Mountains of southern California. Steams that Santa Ana Sucker inhabit are generally perennial streams with water ranging in depth from a few inches to several feet and with currents ranging from slight to swift.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Chaetodipus fallax fallax northwestern San Diego pocket mouse	Fed: None CA: None	Occurs in desert and coastal habitats in southern California, Mexico, and northern Baja California, from sea level to at least 1,400 meters above msl. Found in a variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Requires low growing vegetation or rocky outcroppings, as well as sandy soils for burrowing.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Chaetura vauxi Vaux's swift	Fed: None CA: SSC	Prefers redwood and Douglas-fir habitats with nest-sites in large hollow trees and snags, especially tall, burned-out snags. Fairly common migrant throughout most of the state in April and May, and August and September.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Charadrius montanus mountain plover	Fed: None CA: SSC	Found in short grasslands, freshly plowed fields, newly-sprouting grain fields, and sometimes in sod farms. Prefers short vegetation or bare ground with flat topography, particularly grazed areas or areas with fossorial rodents.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Circus hudsonius northern harrier	Fed: None CA: SSC	Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands; seldom found in wooded areas. Mostly found in flat, or hummocky, open areas of tall, dense grasses moist or dry shrubs, and edges for nesting, cover, and feeding.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Cistothorus palustris clarkae Clark's marsh wren	Fed: None CA: SSC	Breeding habitat includes marshes with tall vegetation such as cattails and bulrush. Winters in both freshwater and saltwater marshes and in brushy edges of ponds and thickets near wetlands and weedy agricultural canals.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Coccyzus americanus occidentalis western yellow-billed cuckoo	Fed: **THR** CA: **END**	In California, the breeding distribution is now thought to be restricted to isolated sites in Sacramento, Amargosa, Kern, Santa Ana, and Colorado River valleys. Obligate riparian species with a primary habitat association of willow-cottonwood riparian forest.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Coleonyx variegatus abbotti San Diego banded gecko	Fed: None CA: SCC	Occurs in coastal and cismontane southern California from interior Ventura County south, although it is absent from the extreme outer coast. It is uncommon in coastal scrub and chaparral, most often occurring in granite or rocky outcrops in these habitats.		**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Contopus cooperi olive-sided flycatcher	Fed: None CA: SSC	Uncommon to common, summer resident in a wide variety of forest and woodland habitats below 9,000 ft. throughout California exclusive of the deserts, the Central Valley, and other lowland valleys and basins. Preferred nesting habitats include mixed conifer, montane hardwood-conifer, Douglas-fir, redwood, red fir, and lodgepole pine.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Coturnicops noveboracensis yellow rail	Fed: None CA: SSC	Lives in dense, grassy vegetated areas like marshes and meadows. Prefers to be concealed and is often highly camouflaged in its environment . Summers mostly in large, wet meadows or shallow marshes dominated by sedges and grasses.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Crotalus ruber red-diamond rattlesnake	Fed: None CA: SSC	Found from desert dense chaparral communities in the foothills (it avoids the mountains above around 4,000 feet), to warm inland mesas and valleys, all the way to the cool ocean shore. Most commonly associated with heavy brush and large rocks or boulders. Dense chaparral in the foothills, cactus or boulder associated coastal sage scrub, oak and pine woodlands, and desert slope scrub associations are known to carry populations of the northern red-diamond rattlesnake; however, chamise and red shank associations may offer better structural habitat for refuges and food resources for this species than other habitats.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Danaus Plexippus Monarch butterfly	Fed: PT CA: PT	Occurs in open fields and meadows dominated by milkweed. In winter, species can be found on the coast of southern California in Eucalyptus groves and at high altitudes in central Mexico.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Diadophis punctatus modestus San Bernardino ringneck snake	Fed: None CA: None	Common in open, relatively rocky areas within valley-foothill, mixed chaparral, and annual grass habitats.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Dipodomys stephensi Stephens' kangaroo rat	Fed: **THR** CA: **THR**	Occur in arid and semi-arid habitats with some grass or brush. Prefer open habitats with less than 50% protective cover. Require soft, well-drained substrate for building burrows and are typically found in areas with sandy soil.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Egretta thula snowy egret	Fed: None CA: None	Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. In southern California, common yearlong in the Imperial Valley and along the Colorado River.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Elanus leucurus white-tailed kite	Fed: None CA: FP	Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. In southern California, common yearlong in the Imperial Valley and along the Colorado River.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Empidonax traillii willow flycatcher	Fed: None CA: **END**	Occurs in riparian woodlands in southern California. Typically requires large areas of willow thickets in broad valleys, canyon bottoms, or around ponds and lakes. These areas typically have standing or running water, or are at least moist.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Empidonax traillii brewsteri little willow flycatcher	Fed: None CA: **END**	A rare to locally uncommon, summer resident in wet meadow and montane riparian habitats (2,000 to 8,000 feet) in the Sierra Nevada and Cascade Range. Most often occurs in broad, open river valleys or large mountain meadows with lush growth of shrubby willows.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Empidonax traillii extimus southwestern willow flycatcher	Fed: **END** CA: **END**	Occurs in riparian woodlands in southern California. Typically requires large areas of willow thickets in broad valleys, canyon bottoms, or around ponds and lakes. These areas typically have standing or running water, or are at least moist.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Eremophila alpestris actia California horned lark	Fed: None CA: WL	Generally found in shortgrass prairies, grasslands, disturbed fields, or similar habitat types along the coast or in deserts. Trees are shrubs are usually scarce or absent. Generally rare in montane, coniferous, or chaparral habitats. Forms large flocks outside of the breeding season.	No	**Low** Minimal foraging habitat. No suitable nesting habitat is present within or adjacent to the project site.
Eumops perotis californicus western mastiff bat	Fed: None CA: SSC	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas including dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Falco columbarius merlin	Fed: None CA: WL	Nest in forested openings, edges, and along rivers across northern North America. Found in open forests, grasslands, and especially coastal areas with flocks of small songbirds or shorebirds.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Falco mexicanus prairie falcon	Fed: None CA: WL	Commonly occur in arid and semiarid shrubland and grassland community types. Also occasionally found in open parklands within coniferous forests. During the breeding season, they are found commonly in foothills and mountains which provide cliffs and escarpments suitable for nest sites.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Falco peregrinus anatum American peregrine falcon	Fed: DL CA: DL	Uncommon winter resident of the inland region of southern California. Active nesting sites are known along the coast north of Santa Barbara, in the Sierra Nevada, and in other mountains of northern California. Breeds mostly in woodland, forest, and coastal habitats. Riparian areas and coastal and inland wetlands are important habitats yearlong, especially in nonbreeding seasons.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Gila orcuttii arroyo chub	Fed: None CA: SSC	Warm streams of the Los Angeles Plain, which are typically muddy torrents during the winter, and clear quiet brooks in the summer, possibly drying up in places. They are found both in slow-moving and fast-moving sections, but generally deeper than 40 cm.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Haliaeetus leucocephalus bald eagle	Fed: DL CA: **END**	Found within a couple miles of the coast, bays, rivers, lakes, or other bodies of water. Breeds primarily in forested areas near large bodies of water. Typically nests in large, mature, easily accessible trees, but sometimes cliffs and man-made structures. Range extends from the Mexico border, through the U.S. and Canada.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Hydroprogne caspia Caspian tern	Fed: None CA: None	Occurs near large lakes, coastal waters, beaches, and bays. Found on both fresh and salt water, favoring protected waters such as bays and lagoons, rivers, not usually foraging over open sea. Nests on open ground on islands, coasts.		**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Icteria virens yellow-breasted chat	Fed: None CA: SSC	Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Breeding habitat must be dense to provide shade and concealment. It winters south the Central America.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Ixobrychus exilis least bittern	Fed: None CA: SSC	Found in dense marshland ecosystems containing cattails and reeds, along the coast and inland. Prefers shallow waters in these areas, to navigate on foot, and generally stays close to, or hidden within, dense vegetation. Winters in saltwater, brackish, and freshwater wetlands in the coastal areas of their southernmost U.S. range.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Lanius ludovicianus loggerhead shrike	Fed: None CA: SSC	Common yearlong resident of California. Prefers open habitats with bare ground, scattered shrubs, and areas with low or sparse herbaceous cover. Requires suitable perches including trees, posts, fences, utility lines, or other perches.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Larus californicus California gull	Fed: None CA: WL	Require isolated islands in rivers, reservoirs and natural lakes for nesting, where predations pressures from terrestrial mammals are diminished. Uses both fresh and saline aquatic habitats at variable elevations and degrees of aridity for nesting and for opportunistic foraging.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Lasiurus cinereus hoary bat	Fed: None CA: None	Habitat varies nationwide, but lives in arid regions of the Southwest. Can be found wintering along the coast. Roots in trees, often deciduous or conifer, and often at great heights.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Lasiurus frantzii western red bat	Fed: None CA: SSC	Common in edge habitats adjacent to streams or open fields. Can sometimes be found in orchards an urban areas. Prefers riparian areas dominated by walnuts, oaks, willows, cottonwoods, and sycamores for roosting.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Lasiurus xanthinus western yellow bat	Fed: None CA: SSC	Occurs in valley/foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts under palm trees and feeds in, and near, palm oases and riparian habitats.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Laterallus jamaicensis coturniculus California black rail	Fed: None CA: **THR**/FP	Shallow marshes, and wet meadows; in winter, drier fresh-water and brackish marshes, as well as dense, deep grass.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Lepus californicus bennettii San Diego black-tailed jackrabbit	Fed: None CA: None	Found in diverse habitats, but primarily is found in arid regions supporting shortgrass habitats. Openness of open scrub habitat is preferred over dense chaparral.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Lynx rufus pallescens pallid bobcat	Fed: None CA: None	Found on the western edge of the great basin habitat in extreme northeast California. Live in a variety of habitats including forests, deserts, mountains, swamps, and farmland.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Mycteria americana wood stork	Fed: None CA: SSC	Breed in fresh and brackish forested wetlands. They forage in wetlands, swamps, ponds, and marshes with water depths of around 4–12 inches. Tend to use open wetlands more frequently for foraging than closed canopy wetlands. Roost in trees along the water's edge.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Myotis yumanensis Yuma myotis	Fed: None CA: None	Resides in moist and dry forests, riparian zones, grasslands, shrubsteppe, and deserts. Closely associated with rivers, streams, ponds, and lakes.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Nannopterum auritum double-crested cormorant	Fed: None CA: WL	Common yearlong resident in southern California. Occurs widely in freshwater and marine habitats along coastlines. Require open water where they can forage for schooling fish.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Neotoma lepida intermedia San Diego desert woodrat	Fed: None CA: SSC	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Prefers moderate to dense canopies, and especially rocky outcrops.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Nycticorax nycticorax black-crowned night heron	Fed: None CA: None	Fairly common, yearlong resident in lowlands and foothills throughout most of California, including the Salton Sea and Colorado River areas, and very common locally in large nesting colonies. Feeds along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and rarely, on kelp beds in marine sub tidal habitats. Nests and roosts in dense-foliaged trees and dense emergent wetlands.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Nyctinomops femorosaccus pocketed free-tailed bat	Fed: None CA: SSC	Prefers open lowland areas near water in arid or semi-arid habitats including deserts and scrublands including pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oasis. Colonial roosting sites include caves, mines, and rock crevices, and to a lesser extent, buildings, bridges, and trees.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Oncorhynchus mykiss irideus pop. 10 steelhead-southern California DPS	Fed: **END** CA: CE	The DPS includes all naturally spawned anadromous Coastal Rainbow trout populations downstream of natural and human-made barriers in streams from the Santa Maria River (San Luis Obispo County) to the Tijuana River on the U.S.-Mexico border. They are most abundant in the four largest watersheds in the northern portion of their range: the Santa Maria, Santa Ynez, Ventura, and Santa Clara rivers.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Pandion haliaetus osprey	Fed: None CA: WL	Remains close to still or slow-moving bodies of water including oceans, rivers, lakes, mangroves, coastal wetlands, lagoons, reefs, estuaries and marshes. Generally nests in high places, such as trees, power poles, or cliffs.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Passerculus sandwichensis alaudinus Bryant's savannah sparrow	Fed: None CA: SSC	Occupies tidally influenced habitats, adjacent ruderal areas, moist grasslands within and just above the fog belt, and infrequently drier grasslands.	No	**Presumed Absent.** No suitable habitat is present within or adjacent to the project site.
Passerculus sandwichensis beldingi Belding's savannah sparrow	Fed: None CA: END	Inhabitant of rugged, rocky habitats in arid landscapes. Found in a variety of plant associations including desert shrub, woodlands, and evergreen forests. Associated with lowlands.	No	**Presumed Absent.** No suitable habitat is present within or adjacent to the project site.
Pelecanus erythrorhynchos American white pelican	Fed: None CA: SSC	Locally common winter resident of southern California. Typically forage in shallow inland waters, such as open areas in marshes and along lake or river edges. Also occur in shallow coastal marine habitats.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Phrynosoma blainvillii coast horned lizard	Fed: None CA: SSC	Found in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Plegadis chihi white-faced ibis	Fed: None CA: WL	Prefers to feed in fresh emergent wetland, shallow lacustrine waters, muddy ground of wet meadows, and irrigated or flooded partures and croplands. Nests in dense, fresh emergent wetland.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Polioptila californica californica coastal California gnatcatcher	Fed: **THR** CA: SSC	Common yearlong resident of southern California in sage scrub habitats that are dominated by California sagebrush (*Artemisia californica*). Prefers scrub habitat with more low-growing vegetation. Species generally occurs below 750 feet above mean sea level (msl) along the coast and below 1,500 feet above msl within inland regions.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Pyrocephalus rubinus vermilion flycatcher	Fed: None CA: SSC	Occupies desert riparian habitat, particularly cottonwoods, willows, mesquite, and other large desert riparian trees, in habitat adjacent to irrigated fields, irrigation ditches, pastures, and other open, mesic areas where it can forage.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Selasphorus rufus rufous hummingbird	Fed: None CA: None	During breeding, they are found in forests, on seed-tree harvest units, riparian shrub, and spruce-fir habitats. During the winter, it migrates to lowland stream bottoms, foothill brush land, seacoast and high mountain meadows.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Setophaga petechia yellow warbler	Fed: None CA: SSC	Nests over all of California except the Central Valley, the Mojave Desert region, and high altitudes and the eastern side of the Sierra Nevada. Winters along the Colorado River and in parts of Imperial and Riverside Counties. Nests in riparian areas dominated by willows, cottonwoods, sycamores, or alders or in mature chaparral. May also use oaks, conifers, and urban areas near stream courses.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Spea hammondii western spadefoot	Fed: PT CA: SSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washed, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rainpools which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Spinus lawrencei Lawrence's finch	Fed: None CA: None	Open woodlands, chaparral, and weedy fields. Closely associated with oaks. Nests in open oak or other arid woodland and chaparral near water.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Taricha torosa Coast Range newt	Fed: None CA: SSC	Resides in coastal areas. Found near small ponds, creeks, and seeps in woodlands and chaparral.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Taxidea taxus American badger	Fed: None CA: SSC	Primarily occupy grasslands, parklands, farms, tallgrass and shortgrass prairies, meadows, shrub-steppe communities and other treeless areas with sandy loam soils where it can dig more easily for its prey. Occasionally found in open chaparral (with less than 50% plant cover) and riparian zones.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
***Thamnophis sirtalis* pop. 1** south coast gartersnake	Fed: None CA: SSC	Utilizes a variety of habitats including forests, mixed woodlands, grassland, chaparral, and farmlands. Often found near ponds, marshes, or streams.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Vireo bellii pusillus least Bell's vireo	Fed: **END** CA: **END**	Primarily occupy Riverine riparian habitat that typically feature dense cover within 1 -2 meters of the ground and a dense, stratified canopy. Typically it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodlands, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses, 2,000 feet elevation in the interior.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
SPECIAL-STATUS PLANT SPECIES				
Abronia villosa var. aurita chaparral sand-verbena	Fed: None CA: None CNPS: 1B.1	Grows in sandy soils in coastal sage scrub and in chaparral habitats. Grows in elevation from 262 to 5,249 feet. Blooming period ranges from January to September.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Ambrosia pumila San Diego Ambrosia	Fed: **END** CA: **END** CNPS: 1B.1	Often found growing in disturbed areas sometimes within alkaline and clay soils or loamy/sandy soils. Can also be found in Chaparral coastal scrub and valley and foothill grassland communities or near vernal pools. Elevation range is 65 to 1,360 feet above mean sea level. Blooming period is April through October.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Berberis nevinii Nevin's barberry	Fed: **END** CA: **END** CNPS: 1B.1	Can be sometimes found in gravelly or sandy soils in Chaparral, Cismontane woodland, Coastal scrub, and Riparian scrub communities. Elevation range is 230 to 2705 feet. Blooming period is February through June.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Brodiaea filifolia thread-leaved brodiaea	Fed: **THR** CA: **END** CNPS: 1B.1	Grows in clay soils within chaparral openings and playas and can be found near vernal pools. Found in cismontane woodland and valley and foothill grassland communities. Elevation range is 80 to 3,675 feet above mean sea level. Blooms from March through June.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Centromadia pungens ssp. laevis smooth tarplant	Fed: None CA: None CNPS: 1B.1	Occurs in alkaline soils within chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland habitats. Grows in elevation ranging from 0 to 2,100 feet. Blooming period ranges from April to September.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Deinandra paniculata paniculate tarplant	Fed: None CA: None CNPS: 4.2	Typically found in vernally mesic, sometimes sandy soils in coastal scrub, valley and foothill grasslands, and vernal pools. Found at elevations ranging from 80 to 3,085 feet. Blooming period is from April to November.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Dodecahema leptoceras slender-horned spineflower	Fed: **END** CA: **END** CNPS: 1B.1	Grows in sandy soils within chaparral, cismontane woodland and coastal scrub alluvial fans at elevations from 655 to 2,495 feet. Blooms from April through June.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Dudleya multicaulis many-stemmed dudleya	Fed: None CA: None CNPS: 1B.2	Endemic to southern California, and mostly Orange County. Found along the coastal plain in heavy clay soils. Grows in coastal sage scrub, chaparral, and valley grassland communities. Blooms from April to July.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Eriastrum densifolium ssp. sanctorum Santa Ana River woollystar	Fed: **END** CA: **END** CNPS: 1B.1	Grows in sandy or gravelly soils within chaparral and coastal scrub habitat. Found at elevations ranging from 299 to 2,001 feet. Blooming period is from April to September.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Juglans californica southern California black walnut	Fed: None CA: None CNPS: 4.2	Found in chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats. Found at elevations ranging from 164 to 2,953 feet. Blooming period is from March to August.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Lepidium virginicum* var. *robinsonii Robinson's pepper-grass	Fed: None CA: None CNPS: 4.3	Dry soils on chaparral and coastal sage scrub. Found at elevations ranging from 3 to 2,904 feet. Blooming period is from January to July.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
Yucca brevifolia western Joshua tree	Fed: None CA: **CTH** CNPS: **CBR**	Occurs in a variety of arid habitats within the Mojave Desert. Found at elevations ranging from 1,600 to 6,600 feet. Blooming period is from March to June.	No	**Presumed Absent** No suitable habitat is present within or adjacent to the project site.
SPECIAL-STATUS PLANT COMMUNITIES				
Southern California Arroyo Chub/Santa Ana Sucker Stream	CDFW Sensitive Habitat	Characterized by a functioning hydrological system that experiences peaks and ebbs in the water volume throughout the year; a mosaic of loose sand, gravel, cobble, and boulder substrates in a series of riffles, runs, pools and shallow sandy stream margins; water depths greater than 1.2 inches and water bottom velocities of more than 0.01 feet per second; non-turbid conditions or only seasonally turbid water; water temperatures less than 86° Fahrenheit; and stream habitat that includes algae, aquatic emergent vegetation, macroinvertebrates, and riparian vegetation.	No	**Absent**
Southern Cottonwood Willow Riparian Forest	CDFW Sensitive Habitat	Dominated by cottonwood (*Populus* ssp.) and willow (*Salix* ssp.) trees and shrubs. Considered to be an early successional stage as both species are known to germinate almost exclusively on recently deposited or exposed alluvial soils.	No	**Absent**

Scientific Name Common Name	**Status**	**Habitat**	**Observed On-site**	**Potential to Occur**
Southern Sycamore Alder Riparian Woodland	CDFW Sensitive Habitat	Below 2,000 meters in elevation, sycamore and alder often occur along seasonally flooded banks; cottonwoods and willows also are often present. Poison-oak, mugwort, elderberry and wild raspberry may be present in the understory.	No	**Absent**

U.S. Fish and Wildlife Service (USFWS) - Federal
END - Federally Endangered
THR - Federally Threatened
PT - Proposed Threatened
DL - Delisted

California Department of Fish and Wildlife (CDFW) - California
END - State Endangered
CE - State Candidate Endangered
SSC - Species of Special Concern
WL - Watch List
FP - Fully Protected
PT – Proposed Threatened

California Native Plant Society (CNPS)
California Rare Plant Rank
1A Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
1B Plants Rare, Threatened, or Endangered in California and Elsewhere
2B Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere
3 Plants about which we need more information
4 Plants of Limited Distribution – A Watch List

Threat Ranks
0.1 - Seriously threatened in California
0.2 - Moderately threatened in California
0.3 - Not very threatened in California

Attachment D

Regulations

Special status species are native species that have been afforded special legal or management protection because of concern for their continued existence. There are several categories of protection at both federal and state levels, depending on the magnitude of threat to continued existence and existing knowledge of population levels.

Federal Regulations

Endangered Species Act of 1973

Federally listed threatened and endangered species and their habitats are protected under provisions of the Federal Endangered Species Act (ESA). Section 9 of the ESA prohibits "take" of threatened or endangered species. "Take" under the ESA is defined as to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of the specifically enumerated conduct." The presence of any federally threatened or endangered species that are in a project area generally imposes severe constraints on development, particularly if development would result in "take" of the species or its habitat. Under the regulations of the ESA, the United States Fish and Wildlife Service (USFWS) may authorize "take" when it is incidental to, but not the purpose of, an otherwise lawful act.

Critical Habitat is designated for the survival and recovery of species listed as threatened or endangered under the ESA. Critical Habitat includes those areas occupied by the species, in which are found physical and biological features that are essential to the conservation of an ESA listed species and which may require special management considerations or protection. Critical Habitat may also include unoccupied habitat if it is determined that the unoccupied habitat is essential for the conservation of the species.

Whenever federal agencies authorize, fund, or carry out actions that may adversely modify or destroy Critical Habitat, they must consult with USFWS under Section 7 of the ESA. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highway Administration or a permit from the U.S. Army Corps of Engineers (Corps)).

If USFWS determines that Critical Habitat will be adversely modified or destroyed from a proposed action, the USFWS will develop reasonable and prudent alternatives in cooperation with the federal institution to ensure the purpose of the proposed action can be achieved without loss of Critical Habitat. If the action is not likely to adversely modify or destroy Critical Habitat, USFWS will include a statement in its biological opinion concerning any incidental take that may be authorized and specify terms and conditions to ensure the agency is in compliance with the opinion.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 U.S. Government Code [USC] 703) makes it unlawful to pursue, capture, kill, possess, or attempt to do the same to any migratory bird or part, nest, or egg of any such bird listed in wildlife protection treaties between the United States, Great Britain, Mexico, Japan, and the countries of the former Soviet Union, and authorizes the U.S. Secretary of the Interior to protect and regulate the taking of migratory birds. It establishes seasons and bag limits for hunted species and protects migratory birds, their occupied nests, and their eggs (16 USC 703; 50 CFR 10, 21).

The MBTA covers the taking of any nests or eggs of migratory birds, except as allowed by permit pursuant to 50 CFR, Part 21. Disturbances causing nest abandonment and/or loss of reproductive effort (i.e., killing or abandonment of eggs or young) may also be considered "take." This regulation seeks to protect migratory birds and active nests.

In 1972, the MBTA was amended to include protection for migratory birds of prey (e.g., raptors). Six families of raptors occurring in North America were included in the amendment: Accipitridae (kites, hawks, and eagles); Cathartidae (New World vultures); Falconidae (falcons and caracaras); Pandionidae (ospreys); Strigidae (typical owls); and Tytonidae (barn owls). The provisions of the 1972 amendment to the MBTA protects all species and subspecies of the families listed above. The MBTA protects over 800 species including geese, ducks, shorebirds, raptors, songbirds and many relatively common species.

State Regulations

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) provides for the protection of the environment within the State of California by establishing State policy to prevent significant, avoidable damage to the environment through the use of alternatives or mitigation measures for projects. It applies to actions directly undertaken, financed, or permitted by State lead agencies. If a project is determined to be subject to CEQA, the lead agency will be required to conduct an Initial Study (IS); if the IS determines that the project may have significant impacts on the environment, the lead agency will subsequently be required to write an Environmental Impact Report (EIR). A finding of non-significant effects will require either a Negative Declaration or a Mitigated Negative Declaration instead of an EIR. Section 15380 of the CEQA Guidelines independently defines "endangered" and "rare" species separately from the definitions of the California Endangered Species Act (CESA). Under CEQA, "endangered" species of plants or animals are defined as those whose survival and reproduction in the wild are in immediate jeopardy, while "rare" species are defined as those who are in such low numbers that they could become endangered if their environment worsens.

California Endangered Species Act (CESA)

In addition to federal laws, the state of California implements the CESA which is enforced by CDFW. The CESA program maintains a separate listing of species beyond the FESA, although the provisions of each act are similar.

State-listed threatened and endangered species are protected under provisions of the CESA. Activities that may result in "take" of individuals (defined in CESA as; "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") are regulated by CDFW. Habitat degradation or modification is not included in the definition of "take" under CESA. Nonetheless, CDFW has interpreted "take" to include the destruction of nesting, denning, or foraging habitat necessary to maintain a viable breeding population of protected species.

The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is considered as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the

absence of special protection or management. A rare species is one that is considered present in such small numbers throughout its range that it may become endangered if its present environment worsens. State threatened and endangered species are fully protected against take, as defined above.

The CDFW has also produced a species of special concern list to serve as a species watch list. Species on this list are either of limited distribution or their habitats have been reduced substantially, such that a threat to their populations may be imminent. Species of special concern may receive special attention during environmental review, but they do not have formal statutory protection. At the federal level, USFWS also uses the label species of concern, as an informal term that refers to species which might be in need of concentrated conservation actions. As the Species of Concern designated by USFWS do not receive formal legal protection, the use of the term does not necessarily ensure that the species will be proposed for listing as a threatened or endangered species.

Fish and Game Code

Fish and Game Code Sections 3503, 3503.5, 3511, and 3513 are applicable to natural resource management. For example, Section 3503 of the Code makes it unlawful to destroy any birds' nest or any birds' eggs that are protected under the MBTA. Further, any birds in the orders Falconiformes or Strigiformes (Birds of Prey, such as hawks, eagles, and owls) are protected under Section 3503.5 of the Fish and Game Code which makes it unlawful to take, possess, or destroy their nest or eggs. A consultation with CDFW may be required prior to the removal of any bird of prey nest that may occur on a project site. Section 3511 of the Fish and Game Code lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are State fully protected by the State include golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*). Section 3513 of the Fish and Game Code makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Native Plant Protection Act

Sections 1900–1913 of the Fish and Game Code were developed to preserve, protect, and enhance Rare and Endangered plants in the state of California. The act requires all state agencies to use their authority to carry out programs to conserve Endangered and Rare native plants. Provisions of the Native Plant Protection Act prohibit the taking of listed plants from the wild and require notification of the CDFW at least ten days in advance of any change in land use which would adversely impact listed plants. This allows the CDFW to salvage listed plant species that would otherwise be destroyed.

California Native Plant Society Rare and Endangered Plant Species

Vascular plants listed as rare or endangered by the CNPS, but which have no designated status under FESA or CESA are defined as follows:

California Rare Plant Rank

1A- Plants Presumed Extirpated in California and either Rare or Extinct Elsewhere

1B- Plants Rare, Threatened, or Endangered in California and Elsewhere

2A- Plants Presumed Extirpated in California, But More Common Elsewhere

2B- Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere

3- Plants about Which More Information is Needed - A Review List

4- Plants of Limited Distribution - A Watch List

Threat Ranks

.1- Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2- Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

.3- Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

Local Policies

Western Riverside County MSHCP

The MSHCP is a comprehensive, multi-jurisdictional HCP focusing on conservation of species and their associated habitats in western Riverside County. The goal of the MSHCP is to maintain biological and ecological diversity within a rapidly urbanizing region.

The approval of the MSHCP and execution of the Implementing Agreement (IA) by the wildlife agencies allows signatories of the IA to issue "take" authorizations for all species covered by the MSHCP, including state- and federal-listed species as well as other identified sensitive species and/or their habitats. Each city or local jurisdiction will impose a Development Mitigation Fee for projects within their jurisdiction. With payment of the mitigation fee to the County and compliance with the survey requirements of the MSHCP where required, full mitigation in compliance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), CESA, and FESA will be granted. The Development Mitigation Fee varies according to project size and project description. The fee for industrial development is $7,382 per acre (County Ordinance 810.2). Payment of the mitigation fee and compliance with the requirements of Section 6.0 of the MSHCP are intended to provide full mitigation under CEQA, NEPA, CESA, and FESA for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the USFWS, the CDFW, and/or any other appropriate participating regulatory agencies and as set forth in the IA for the MSHCP.

There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates activities pursuant to Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFG regulates activities under the Fish and Game Code Section 1600-1616, and the Regional Board regulates activities pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

Federal Regulations

Section 404 of the Clean Water Act

In accordance with the Revised Definition of "Waters of the United States"; Conforming (September 8, 2023), "waters of the United Sates" are defined as follows:

(a) *Waters of the United States* means:

(1) Waters which are:
(i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
(ii) The territorial seas; or
(iii) Interstate waters;

(2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;

(3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;

(4) Wetlands adjacent to the following waters:
(i) Waters identified in paragraph (a)(1) of this section; or
(ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;

(5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section

(b) The following are not "waters of the United States" even where they otherwise meet the terms of paragraphs (a)(2) through (5) of this section:

(1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;

(2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted

cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;

(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;

(4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;
(5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;
(6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;

(7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and

(8) Swales and erosional features (*e.g.,* gullies, small washes) characterized by low volume, infrequent, or short duration flow.

(c) In this section, the following definitions apply:

(1) *Wetlands* means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

(2) *Adjacent* means having a continuous surface connection

(3) *High tide line* means the line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such as those accompanying a hurricane or other intense storm.

(4) *Ordinary high water mark* means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

(5) *Tidal waters* means those waters that rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no longer be practically measured in a predictable rhythm due to masking by hydrologic, wind, or other effects.

Section 401 of the Clean Water Act

Pursuant to Section 401 of the CWA, any applicant for a federal license or permit to conduct any activity which may result in any discharge to waters of the United States must provide certification from the State or Indian tribe in which the discharge originates. This certification provides for the protection of the physical, chemical, and biological integrity of waters, addresses impacts to water quality that may result from issuance of federal permits, and helps insure that federal actions will not violate water quality standards of the State or Indian tribe. In California, there are nine Regional Water Quality Control Boards (Regional Board) that issue or deny certification for discharges to waters of the United States and waters of the State, including wetlands, within their geographical jurisdiction. The State Water Resources Control Board assumed this responsibility when a project has the potential to result in the discharge to waters within multiple Regional Boards.

State Regulations

Fish and Game Code

Fish and Game Code Sections 1600 et. seq. establishes a fee-based process to ensure that projects conducted in and around lakes, rivers, or streams do not adversely impact fish and wildlife resources, or, when adverse impacts cannot be avoided, ensures that adequate mitigation and/or compensation is provided.

Fish and Game Code Section 1602 requires any person, state, or local governmental agency or public utility to notify the CDFW before beginning any activity that will do one or more of the following:

(1) substantially obstruct or divert the natural flow of a river, stream, or lake;
(2) substantially change or use any material from the bed, channel, or bank of a river, stream, or lake; or
(3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a river, stream, or lake.

Fish and Game Code Section 1602 applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the State. CDFW's regulatory authority extends to include riparian habitat (including wetlands) supported by a river, stream, or lake regardless of the presence or absence of hydric soils and saturated soil conditions. Generally, the CDFW takes jurisdiction to the top of bank of the stream or to the outer limit of the adjacent riparian vegetation (outer drip line), whichever is greater. Notification is generally required for any project that will take place in or in the vicinity of a river, stream, lake, or their tributaries. This includes rivers or streams that flow at least periodically or permanently through a bed or channel with banks that support fish or other aquatic life and watercourses having a surface or subsurface flow that support or have supported riparian vegetation. A Section 1602 Streambed Alteration Agreement would be required if impacts to identified CDFW jurisdictional areas occur.

Porter Cologne Act

The California *Porter-Cologne Water Quality Control Act* gives the State very broad authority to regulate waters of the State, which are defined as any surface water or groundwater, including saline waters. The Porter-Cologne Act has become an important tool in the post SWANCC and Rapanos regulatory environment, with respect to the state's authority over isolated and insignificant waters. Generally, any person proposing to discharge waste into a water body that could affect its water quality must file a Report of Waste Discharge in the event that there is no Section 404/401 nexus. Although "waste" is partially defined as any waste substance associated with human habitation, the Regional Board also interprets this to include fill discharged into water bodies.

Appendix C: Phase I Cultural Resources Assessment and Phase II Historic Resources Evaluation Report

Kimley»Horn

MEMORANDUM

To: Clarke Campion, Development Manager
BCT Development
130 Newport Center Drive, Suite 210, Newport Beach, CA 92660

From: Max Bieber, Cultural Resources Specialist
Jamie Parra, MA, RPA, Cultural Resources Specialist
Kimley-Horn and Associates, Inc.
3801 University Avenue, Suite 300, Riverside, CA 92501

Date: May 2, 2025

Subject: Phase I Cultural Resources Assessment and Phase II Historic Resources Evaluation Report for the Selby Avenue Multi-Family Residential Project in the City of Eastvale, Riverside County, California

Dear Mr. Campion,

Kimley-Horn and Associates, Inc. (Kimley-Horn) conducted a Phase I Cultural Resources Assessment and Phase II Historic Resources Evaluation Report in the form of a memorandum for the Selby Avenue Multi-Family Residential Project (Project) area located in the City of Eastvale (City), Riverside County, California. The project is subject to environmental review and consideration pursuant to the California Environmental Quality Act (CEQA) with the City of Eastvale acting as the Lead Agency. As such, this study was completed to determine whether the project contains, or could reasonably contain, significant cultural resources as defined by CEQA and to support the Lead Agency's review of potential impacts to these resources within the project area as a result of the proposed project. Kimley-Horn conducted cultural and historical research, cultural record search, a review of applicable databases and repositories, and a pedestrian survey as part of the efforts for this study. This report presents the results of those efforts, as well as recommended mitigation measures for the Project. This report was prepared by Max Bieber and Jamie Parra, MA, RPA, Cultural Resources Specialists, and subjected to senior review by Jessica Mauck, MA, RPA, Senior Cultural Resources Project Manager.

Project Description

The Project area is located on Selby Avenue, approximately 0.1 miles south of Walters Street and 0.2 miles north of Chandler Street in Eastvale, Riverside County, California (Figure 1). The Project area consists of approximately 6.18 acres and is further identified as containing three separate assessor land parcels, which are Riverside County Assessor Parcels 114-110-028 through 114-110-030 (Figure 2). As determined by the Eastvale General Plan, the Project is within the Chandler Policy Area zoning district. The approximately 6.18 acre Project area currently contains residential structures, agriculture, and associated light industrial materials and consists of relatively flat land as elevation is approximately 570 feet above mean sea level (AMSL). The Project area is accessible from Selby Avenue to the east.

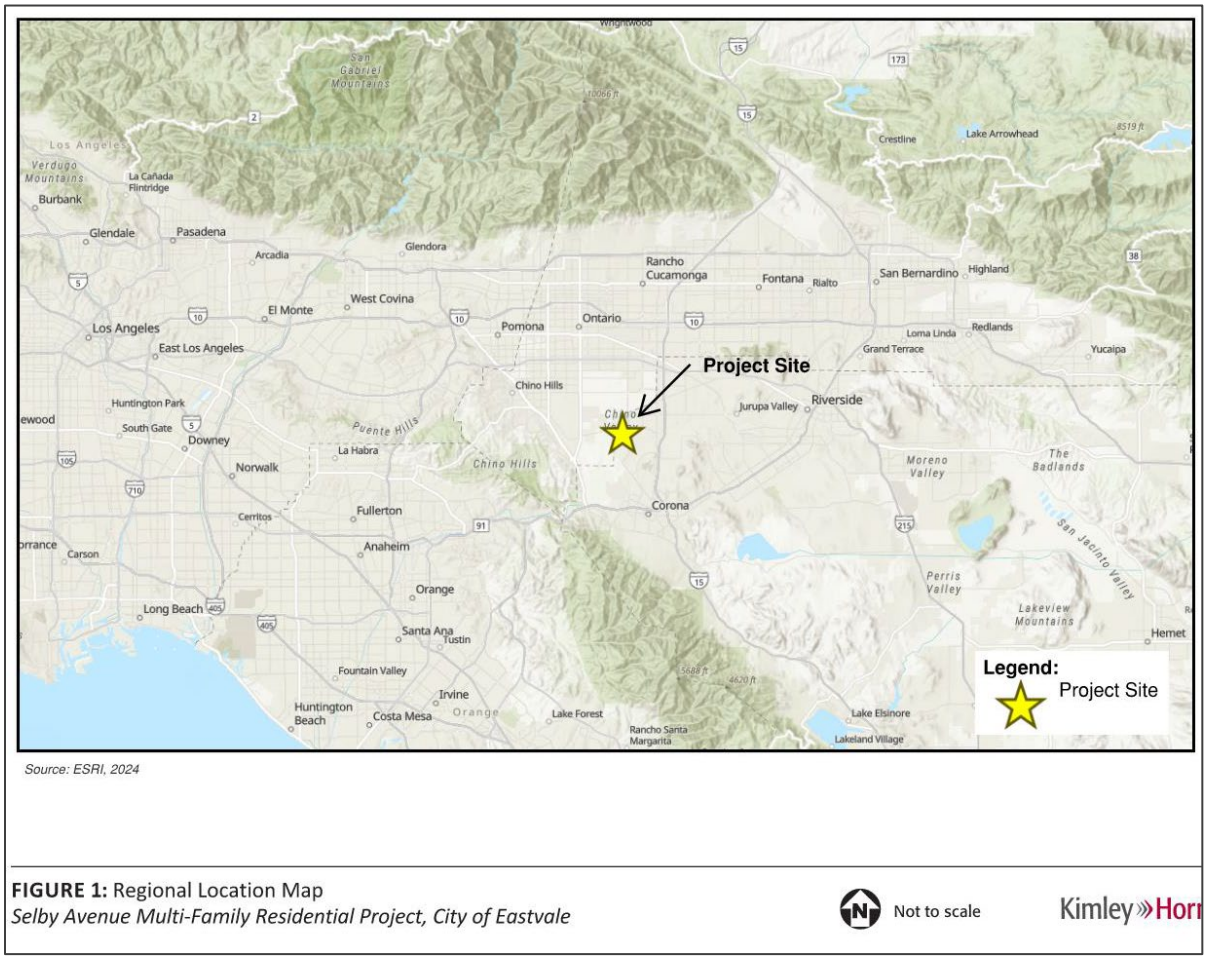


Figure 1. Regional Location Map

The proposed multi-family residential development would be constructed on approximately 6.18 acres of developed land in an urbanized area on three separate assessor parcels. The Project area currently consists of two residential structures, agricultural associated structures, and light industrial materials. Prior to Project grading, the Project area would be cleared, and one residential structure would be demolished. The Project would contain 115 residential units and consist of three residential types: primary residences, which would encompass 39 units; attached accessory dwelling units (ADU) which would encompass 38 units; and detached ADUs which would encompass 38 units. The proposed housing units would range from 1,252 square feet to 2,466 square feet. Additionally, the Project would contain 1,018 square feet of pocket parks, 10,773 square feet of recreational space, 11,131 square feet of landscaping, 40,460 square feet of courtyard space, and the Project would have an amenity building with an outdoor pool. Access to the Project area would be provided via the entrance on Selby Avenue.



Figure 2. Project Area Map

Natural Setting

The Project area is located within the southwestern Inland Empire, approximately 1.25 miles north of the Santa Ana River, within the southern portion of the Pomona Valley. While the Project area is comprised of developed agricultural and industrial land, this area would have once been a lush, wet environment that supported an abundance of plant and animal resources. The Project area is situated 3.9 miles northeast of the Elsinore Canyon fault zone (U.S. Geological Survey 2024). The entirety of the Project area is located on drained Chino Silt Loam (Ce) (USDA Web Soil Survey 2024). The Project area is underlain by Holocene and late Pleistocene-aged alluvial fan deposits (Qyf), comprised of gray-hued sand and cobble- and gravel-sand deposits derived from lithic diverse sedimentary units derived from the San Gabriel and San Bernardino Mountains (Morton, et al. 2002). However, the entirety of the Project area has been graded due to decades of agricultural activity. The area, like much of California, contained a unique and diverse climate and environment. This regional diversity provided Native

Californians the ability to exploit a range of different plants, animals, and natural resources. Today, Eastvale is characterized by its Mediterranean climate with warm summers and cool winters.

Prehistoric Setting

The history of Eastvale crosses numerous periods of human occupation, including precontact Native American occupation, the Spanish Mission Period, the Mexican Rancho Period, and the American Period. Specifically, the proposed Project area is located within the ancestral lands of the Gabrieleño/Tongva, the Payómkawichum/Luiseño, the Serrano (Maara'yam), and the Cahuilla.

Gabrieleño/Tongva

Gabrieleño is a Spanish word associated with the San Gabriel Mission. Kroeber recorded cultural territory information about southern California tribes, including the Gabrieleño/Tongva (1925). However, exact traditional territories remain unclear, especially in the coastal regions, for several reasons. First, traditional territories were dynamic and changing. Second, early European settlement in this region displaced Native Americans living here prior to significant ethnographic documentation of their occupation in this region. Although exact boundaries are undefined, a range of archaeological, ethnographic, and historic evidence still exists to support prehistoric occupation by Gabrieleño/Tongva peoples in this part of the Los Angeles Basin (Gabrieleño [Tongva] Band of Mission Indians 2024). Additionally, Kroeber noted the presence of Gabrieleño/Tongva in the southern Channel Islands (1925). Local bay and river habitats provided a plethora of shellfish resources, including snails and clams, for the subsistence of Gabrieleño/Tongva (Boxt 2021). In addition to exploiting a variety of sea and estuarine resources, Gabrieleño/Tongva hunted terrestrial mammals, such as deer and antelope, and gathered and processed a variety of native plants (King 2011). A range of lithic resources were utilized, most notably steatite. Gabrieleño/Tongva established settlements throughout their traditional lands, while fostering long-distance trade that included the prominent shell bead network (Eerkens et al. 2010). In 1974, anthropologists identified a Gabrieleño/Tongva rancheria site of Guapa located present-day Eastvale, along the Cucamonga Creek (Meissner and Johnson 2013). Through the sophisticated trade network, the Gabrieleño/Tongva maintained close ties with neighboring communities, such as the Chumash, Serrano, Cahuilla, Luiseno, and Mojave (Strong 1929).

Payómkawichum/Luiseño

The Luiseño language is part of the Cupan group of the Takic subfamily, which also includes Serrano and Kitanemuk, and is considered a part of the larger Uto-Aztecan family (Bean and Shipek 1978). The Luiseño inhabited a territory that extended from Agua Hedionda Creek to the south, near Aliso Creek to the northwest, inland to Santiago Peak, east of Palomar Mountain, and above the valley of San Jose. Overall, their ancestral territory was almost 1,000,000 acres in size and included most of the San Luis Rey River and Santa Margarita River drainages. Settlements and villages were typically located within valley bottoms and/or along streams or coastal strands near mountain ranges. Group economic activities were restricted to areas owned by the village as a whole, whereas familial gatherings were limited to areas "owned" by the family. Hunting activities engaged both individual and group participation, with the use of bows and arrows for larger game and curved throwing sticks, slings, traps,

or pit type deadfalls for smaller animals. They hunted an array of mammals, including deer, rabbit, jackrabbit, woodrat, mice, ground squirrels, antelope, valley and mountain quail, doves, ducks, and other birds. (Bean and Shipek 1978). Other important items were acorns, grasses, manzanita, sunflower, chia, sage, lemonade berry, prickly pear, and pine nuts. Tools for the gathering, storing, and preparing food varied and were generally constructed from local materials (Bean and Shipek 1978).

Serrano (Maara'yam)

The Maara'yam occupied a vast territory of over 7.4 million acres, though the region was sparsely populated and utilized in a seasonal manner with clans occupying valley floors in cool seasons and higher elevations in the warm seasons (San Manuel Band of Mission Indians 2024). Evidence of long-term settlement in the immediate area is indicated by the presence of villages to the north and northeast within the adjacent mountains, Cajon Pass, and Rancho Cucamonga. The village of Jurupet was located on either side of the Santa River in the Agua Mansa area, and had close interactions with the Reche Canyon area, both in present-day south Colton. The Maara'yam also interacted with other cultural groups, such as the Cahuilla, Luiseno, Mojave, and Gabrieleño, for the purpose of trade and cultural practices. Across the region, Maara'yam were organized into clans affiliated with one of two exogamous moieties, Coyote or Wildcat. Villages were typically clan-based, and the Maara'yam engaged in specific practices between clans and villages, such as marriage outside their clan (Bean and Smith 1978; Strong 1929; Sutton and Earle 2017). Subsistence strategies focused on hunting and gathering which were supplemented by fishing. Food preparation varied, ranging from baking in earth ovens to parching. Food processing tools included scrapers, bowls, baskets, mortars, and metates (Bean and Smith 1978). Dwellings were usually circular domes that utilized willow and reeds. They also used ramadas, which consisted of a thatched roof supported by vertical poles in the ground that provided shade (Lightfoot and Parrish 2009). Other structures in villages were used for community and ceremonial reason. A lineage leader, or kika', administered laws and ceremonies from a large ceremonial house centrally located in most villages (Bean and Smith 1978; Strong 1929; Sutton and Earle 2017).

Cahuilla

The precontact Cahuilla had nonpolitical, nonterritorial patrimoieties that governed marriage patterns, as well as patrilineal clans and lineages. The two Cahuilla moieties were "coyote" and "wildcat." In the Cahuilla culture, members of one moiety typically married into the opposite moiety, which helped to build strong social and economic alliances. Cahuilla clans contained several family lineages and lived together in large villages. Each clan occupied a territory associated with the village. Settlements, occupied by one or more lineages, could be politically autonomous or allied with several villages under one chief. The hereditary chiefs had religious, economic, and military power and were role models for their people. The prehistoric Cahuilla peoples were, for the most part, comprised of hunters and gatherers. Plants utilized for food consisted mainly of the mesquite bean, which provided the majority of the sustenance for the Cahuilla. The mesquite bean was a major staple, also used for material necessary for shelter, clothing and tools. Fish, birds, insects, and large and small mammals were also available. To gather and prepare these food resources, the Cahuilla had an extensive inventory of equipment including bows and arrows, traps, nets, blinds, spears, hooks and lines, and poles for shaking down pine nuts and acorns, cactus pickers, seed beaters, digging sticks and weights, and pry

bars. In addition, the Cahuilla also had an extensive inventory of food processing equipment including hammers and anvils, mortars and pestles, manos and metates, winnowing shells and baskets, strainers, leaching baskets and bowls, knives (made of stone, bone, wood, and carrizo cane), bone saws, and drying racks made of wooden poles to dry fish (Augustine Band of Cahuilla Indians 2024; Bean 1978).

Historic Setting

The first known European activity in Riverside County is in 1772 when Pedro Fages led a party into the San Jacinto Valley in search of deserting soldiers from Spanish colony at San Diego. In 1774, the Juan Bautista de Anza expedition traveled through the general vicinity of Project, along a route that traveled west along the Santa Ana River. Additionally, the establishment of the Mission San Gabriel years earlier in 1771 began to have an impact on the communities within the Riverside and San Bernardino valleys, with many being either removed to Missions or to serve as laborers at related facilities, such as the Asistencia in modern day Redlands. Leandro Serrano is believed to be the first European to settle in Riverside County in 1818 when priests at Mission San Luis Rey permitted him to settle land in the Temescal Valley. In 1821, Gabrieleño/Tongva neophytes from Mission San Gabriel established Rancho San Gorgonio near present day Banning and Beaumont (Horne and McDougall 2003).

Following the secularization of the missions, most surviving Gabrielino/Tongva, Payómkawichum/ Luiseño, Maara'yam/Serrano, and Cahuilla became wage laborers on the ranchos of Mexican California. Land throughout present-day California was organized into Mexican land grants, and these large pastoral estates conducted cattle ranching during the Mexican or Rancho Period (Bacich 2017). American farmers, settlers, traders, miners, and explorers moved into the region. In 1839 the first rancho in Riverside County, Rancho Jurupa, was awarded to Juan Bandini. Rancho Jurupa encompassed approximately 32,000 and the Project falls within the boundary of the original land grant (Figure 3). In 1843, Bandini sold a portion of the Rancho encompassing the principal portion of present-day Riverside to Benjamin Wilson (Horne and McDougall 2003). During the Mexican Period, the Sonora Trail was established and crossed the Santa Ana River near Guapa (Figure 4, Meissner and Johnson 2013). The Treaty of Guadalupe Hidalgo in 1848 ended the Mexican-American War and the Mexican Rancho Period (Del Castillo 1992).

California achieved statehood in the U.S. in 1850 and the region saw an influx of immigrants to the area in the second half of the 19th century. In 1859, 85% of Rancho Jurupa, including the portion encompassing the Project area, was ceded to Bandi's son-in-law, Abel Stearns. During the height of California gold mining, Stearns' was a major supplier of beef to the miners and large cattle drives northward occurred every season at Ranch Jurupa (Meissner and Johnson 2013). For the local Native American communities that remained in the area in the 1860s, a smallpox outbreak cause by increased immigration devastated their population. The combination of removal, murder, disease, forced labor, and poor diet contributed to the harmful diaspora of the Payómkawichum/Luiseño, Maara'yam/Serrano, and Cahuilla from established villages to scattered areas for survival (Bean and Smith 1978). During the mid-to-late 1800s, many groups of remaining Native Americans were granted federal recognition

as domestic dependent sovereign nations and removed to Reservations, such as the San Manuel, Morongo, and Pechanga Reservations. In 1871, Stearns passed away and ownership of the principal of Rancho Jurupa was passed to his widow, Arcadia Bandini. Arcadia was an important figure in Southern California public life until her death in 1912 and used a large portion of the wealth generated by Rancho Jurupa and land sales to fund the urban development of Santa Monica.

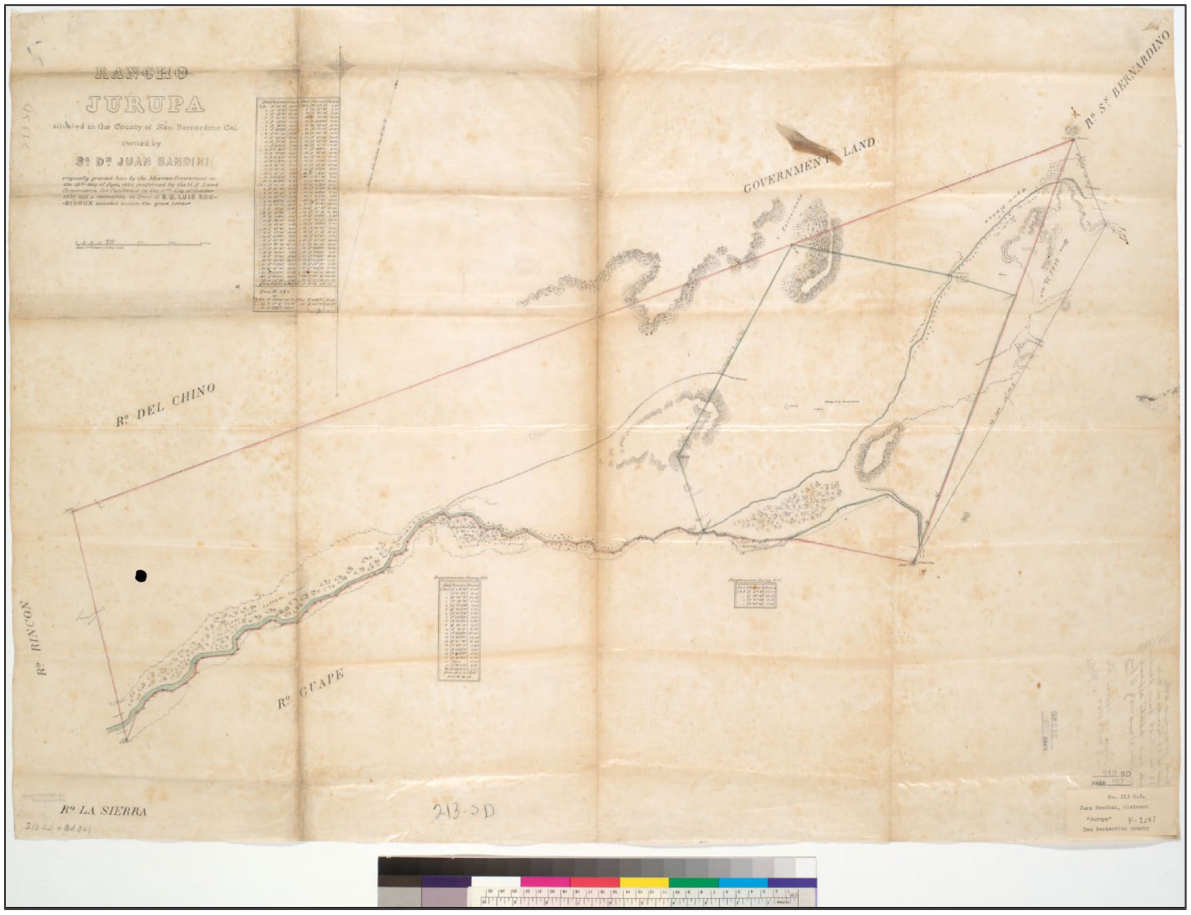


Figure 3. 1854 Map of Rancho Jurupa (includes approximate location of Project area)

During the late 19th and early 20th century, rail infrastructure was developed throughout the Inland Empire, connecting southern California with the rest of the country. In 1887, the Atchinson, Topeka, and Santa Fe Railway completed their Santa Anyon Canyon line, which later proved advantageous to the development of agriculture in present-day Eastvale (Meissner and Johnson 2013). In 1889, brothers Charles Henry Fuller and Ortus Benton Fuller began acquiring land in present-day Eastvale with a 3,000-acre purchase that includes the Project area, roughly bounded by present-day Hellman Avenue to the west, Hamner Avenue to the east, Schleisman Road to the north, and the Santa Ana River to the south. This land purchase was named Pioneer Ranch and later augmented with 2,000 acres of pasture land in the Santa Ana River Valley. In 1900, The Fuller brothers began operation of one of the first

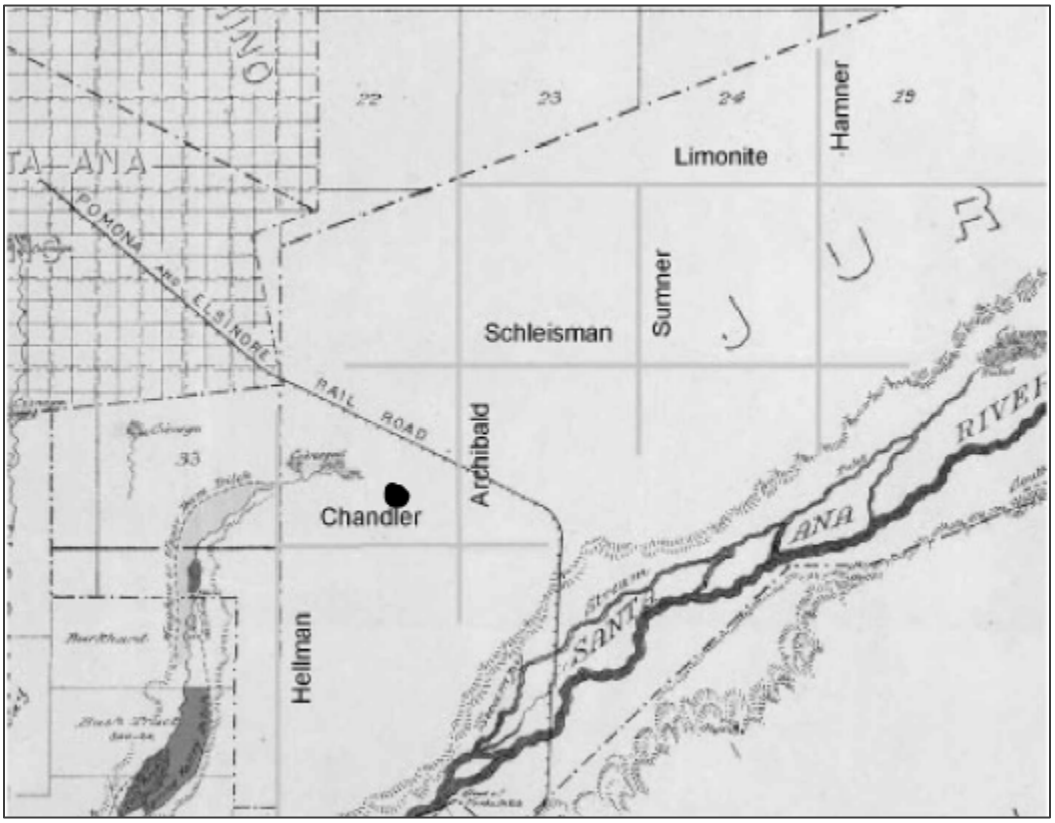


Figure 4. Detail from 1888 irrigation survey map showing probable site of Guapa Springs located between Chandler and Schleisman (includes approximate location of Project area)

motorized transportation company, the Pioneer Truck and Transfer Company, when they converted horse-drawn wagons to motor trucks (Meissner and Johnson 2013). Upon, Charles's death in 1925, the ranch and transportation business were passed to Charles's son, Olive Ransome Fuller, who soldthe Transportation company to the Greyhound Bus Corporation for $3 million in 1929. In 1925, the portion of the Pioneer Ranch containing the Project area was included in the Persimmon Republic Acres subdivision (Figure 5). Reportedly, this subdivision attracted a large amount of Portuguese dairy workers and the area became known as "Portugee Village" and hosted Portuguese cultural events including its own "Running of the Bulls" (Meissner and Johnson 2013). Unlike much of the Inland Empire, the land in the Eastvale area was poorly suited for citrus farmers and agriculture in the region focused on dairy, alfalfa, seed grains, and small-scale fruit, nut, and olive orchards. Diversified farming remained popular until the 1960s. Eastvale experienced rapid growth in the late 20th century, growing from a sparsely populated agricultural community into a dense suburban community and in 2010, the City of Eastvale was incorporated.

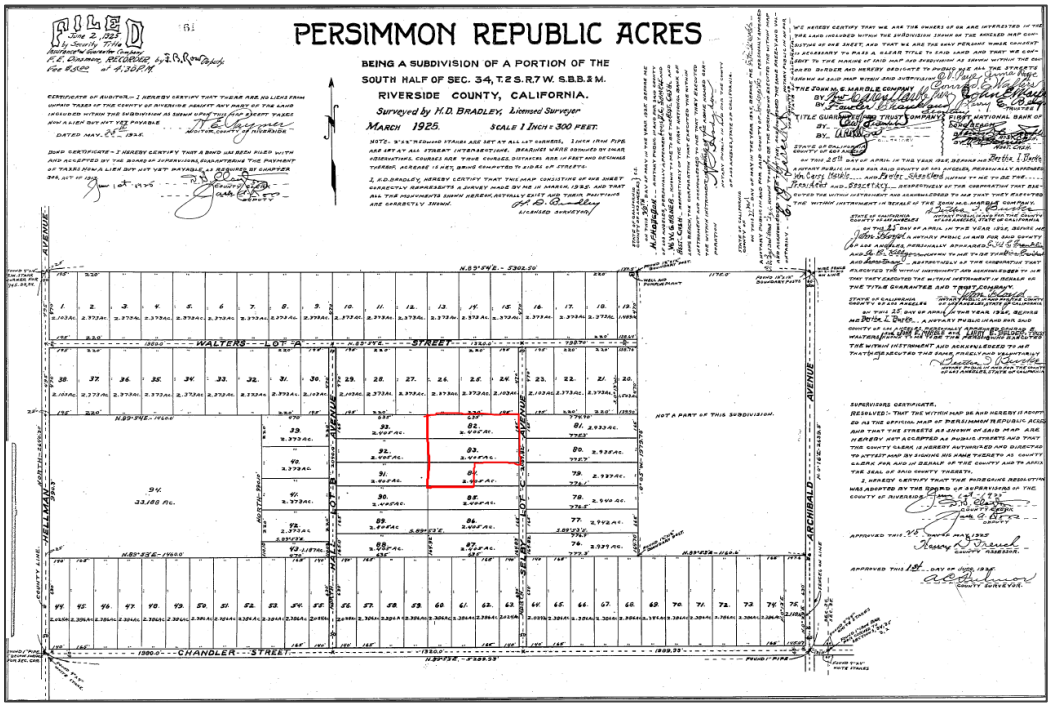


Figure 5. 1925 Persimmon Republic Acres Subdivision

Research and Record Searches

The Eastern Information Center (EIC) formerly held the cultural records for Riverside County but closed in June 2024. The records were transferred to the South Coastal Information Center (SCIC) in December 2024. As such, Kimley-Horn requested a cultural resource record search through the SCIC for the Project area and half-mile buffer. The SCIC responded on May 1, 2025 and indicated that there are no records of any previous surveys or previously recorded cultural resources in the Project area. The SCIC identified four previously recorded cultural resources and 11 previous surveys within half a mile of the Project area, as outlined in Tables 1 and 2 below. The identified resources consist entirely of historic built environment resources.

Table 1: Previously Recorded Cultural Resources Within a Half Mile of the Project Area

Resource Number	Description	Location
P-33-016681	Historic period powerline	0.30 miles north of the Project area
P-33-020263	Historic period building	0.40 miles southwest of the Project area
P-33-029412	Historic period building	0.25 miles south of the Project area
P-33-029413	Historic period building	0.25 miles south of the Project area
P-33-029414	Historic period building	0.25 miles south of the Project area

Table 2: Previous Cultural Reports Within a Half Mile of the Project Area

Report Number	Author	Year	Title
RI-00061	Paul E. Langenwalter II and James Brock	1985	Phase II Archaeological Studies Prado Basin and the Lower Santa Ana River
RI-04703	White, Robert S. and Laura S. White	2004	A Cultural Resources Assessment of Tentative Tract No. 31476, A 40.42-Acre Parcel Located Northeast of the Intersection of Hellman Avenue and Walters Street, Mira Loma, Riverside County
RI-05000	Mckenna Et Al.	2001	A Phase I Cultural Resoures Investigation of Tract 29997, the Flamingo Dairy
RI-05001	Mckenna Et Al.	2001	A Phase I Cultural Resources Investigation of Tract 29677, the Osterkamp Property, in the Prado Basin Area of Riverside County, California.
RI-05049	Mckenna Et Al.	2003	Archaeological Survey Report: A Phase I Cultural Resources Investigation for the Proposed Eastvale Water and Sewer Master Plan, Riverside County, California
RI-05052	Mckenna Et Al.	2003	A Phase I Cultural Resources Investigation for the Proposed Eastvale Water and Sewer Master Plan, Riverside County, California
RI-05396	Dice, Michael	2004	Cultural and Paleontological Resources Assessment, Amberhill Meadows Tract 30480, Riverside County, Ca
RI-08693	Wayne H. Bonner and Sarah A. Williams	2010	Letter Report: Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE24383-A
RI-10073	Jennifer Roland	2015	Phase I Investigation for the Verizon Wireless Persimmon Tower Installation Project, Eastvale, Riverside County, California.
RI-10923	Andrew J Garrison and Brain F Smith	2019	A Phase 1 Cultural Resource Study for the Eastvale Self Storage Project Eastvale, California
RI-10946	David Brunzell	2020	Historical Resource Evaluation for Eastvale Self Storage Project, City of Eastvale, Riverside County, California

Kimley-Horn reviewed the Built Environment Resources Directory (BERD), National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and National Historic Landmarks (NHL) to identify any previously recorded cultural resources in or near the Project area. There were no listed historical resources identified in the Project area. However, there were several historic built environment resources listed on the BERD that are located within a half mile of the Project area. The resources are 3923 W. 105th Street, 3653 W. 107th Street, and 3704 W. 107th Street, and 7725 Selby Avenue. Kimley-Horn staff also reviewed the City of Eastvale 2040 General Plan and associated Environmental Impact Report (EIR), which encompasses the Project area (City of Eastvale 2023, 2024). The EIR did not identify any listed historical resources in the City of Eastvale.

Kimley-Horn contacted the Native American Heritage Commission (NAHC) to request a review of Sacred Lands Files (SLF) within the Project area and vicinity. The NAHC responded on November 12, 2024, and indicated that the results were negative. The results are included in **Attachment A** of this memorandum.

Kimley-Horn conducted a review of historical topographic maps and aerial imagery for the Project area to determine the land use history of the Project area and changes to the built environment. During this review, Kimley-Horn staff identified one historic built environment resource in the Project area known as 7657 Selby Avenue, which consists of a single-family residence originally constructed in 1925, two ancillary structures, and a livestock shelter/barn (Attachment B). Specifically, the aerial imagery in 1938 shows that the Project area contained a single-family residence but was otherwise undeveloped (Figure 6). By 1948, the northeastern portion of the Project area had been further developed in the area around the single-family residence, though image resolution makes it difficult to ascertain the nature of the improvements (Figure 7). The aerial imagery from 1959 shows that the Project area had been planted and tilled, except for the portion containing the single-family residence, and the barn had been constructed (Figure 8). By 1967, the southern portion of the Project area has been converted into industrial use and the two ancillary structures in the northeast portion had been constructed (Figure 9). The image from 1994 shows further industrial development in the southern portion of the Project area and further agricultural development in the northern portion (Figure 10). By 2005, significant ground disturbing activity had occurred in the northwest portion of the Project area, with a large dirt pile visible in imagery (Figure 11).

Field Survey

Kimley-Horn cultural resources management staff conducted a pedestrian survey of the Project area on October 23, 2024. The pedestrian survey was conducted partially via 15-meter transects at the intensive-level and partially via reconnaissance methods. Staff encountered survey access issues in the northeast portion of the Project area due to the presence of numerous unsecured dogs on the property. Therefore, approximately 85% of the Project area was surveyed at the intensive level while the remaining area was surveyed via reconnaissance methods from the public right-of-way and portions of the property where dogs were not present. During the survey, Kimley-Horn staff newly recorded one cultural resource known as 7657 Selby Avenue, which was identified during the historical research

conducted for this study. The historic built environment resource was recorded on the applicable site record forms, which are included in Attachment B of this memorandum. The buildings located outside of the proposed parcel layout and Project area on APN 114-110-028 were not included in the survey area (see Figure 2).

Cultural Resource Description

7657 Selby Avenue is a residential property consisting of three parcels (Riverside County Assessor Parcels 114-110-028 through 114-110-030) totaling 6.18 acres. The property encompasses three historic-period buildings (Buildings A through C) and one historic livestock barn (Structure A). The three parcels are currently owned by the Celaya Family Living Trust and formerly owned by Luciana Carmen Celaya (born 1947). The Celaya Family has operated Celaya Trucking Farms, Inc. on part of the property (ParcelQuest 2024).

Building A

Building A is a single-family residential building constructed in 1925. The one-story building encompasses 728 square feet with two bedrooms. It maintains a moderately pitched gabled shingle roof, yellow stucco exterior with green painted wooden trim, and horizontal sliding windows with white, metal frames. The front entry is a single door, accessed via small concrete-poured porch with a metal fence. Much of the building retains its original exterior footprint, though there is evidence of upgraded materials, such as updated roof and windows, and the installation of modifications including an exterior air conditioning unit, attached power line, and television antenna (Figure 12).

Building B

Building B is an ancillary building located adjacent to Building A to the north. The one-story building maintains a moderately pitched gabled shingle roof, horizontal wood siding exterior, wood framed horizontal sliding windows, and a single-entry door with metal security grate. A modern update sheet metal vertical sliding screen is present on the façade. The wood composing the structure has visible decay and rot. Aerial imagery shows Building B was constructed no later than 1959 (Figure 13).

Building C

Building C is a single-vehicle garage/shed located adjacent to Building A to the north. The one-story building maintains a moderately pitched gabled shingle roof, horizontal wood siding exterior, wood framed horizontal sliding windows, and a single-entry door, and a modern sheet metal single-vehicle garage door. The west facing side of the building wall has been replaced with a white stucco exterior. The wood composing the structure has visible decay and rot. Aerial imagery shows Building C was constructed no later than 1959 (Figure 14).



Figure 6. 1938 Aerial Imagery of Project Area

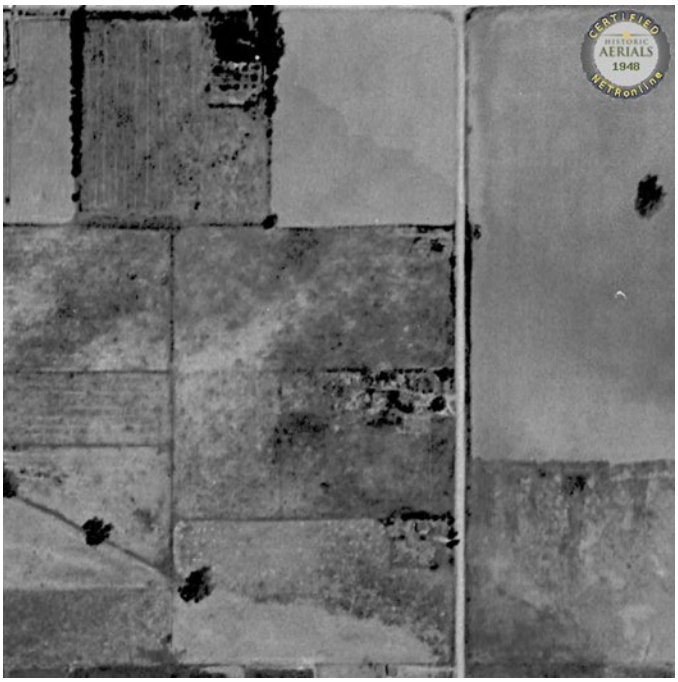


Figure 7. 1948 Aerial Imagery of Project Area



Figure 8. 1959 Aerial Imagery of Project Area



Figure 9. 1967 Aerial Imagery of Project Area



Figure 10. 1994 Aerial Imagery of Project Area



Figure 11. 2005 Aerial Imagery of Project Area



Figure 12. Building A Overview, view west



Figure 13. Building B Overview, view west

Structure A
Structure A is a livestock barn located to the northwest of Building A. The structure maintains a gabled sheet metal roof, concrete foundation, and wood frame construction with sheet-metal siding. The structure is open walled on three sides and open to the east. At the time of survey, livestock including sheep and goats were present in the structure. The structure contains visible modifications including update sheet metal siding, light installations, and modern agricultural installations. Corrosion and wood rot is visible on structure. Aerial imagery shows Structure A was constructed no later than 1959 (Figure 15).

Significance Evaluation

Kimley-Horn conducted a significance evaluation of 7657 Selby Avenue related to its eligibility for listing on the CRHR as well as its potential as a "historical resource" under the CEQA. Additionally, Policy CO-6.5 of the City of Eastvale 2040 General Plan requires a historic resource evaluation of buildings that are over 50 years of age.

Criterion 1:
The resource is composed of a single-family residence originally constructed in the early-20th century and associated ancillary buildings and structures originally constructed in the mid-20th century. Though associated with the early 20th century transition from large ranches to smaller subdivided semi-agricultural properties, research did not indicate the resource is associated with events that have made a significant contribution to the broad patterns of our history. Therefore, it is not recommended eligible under criterion 1.

Criterion 2:
Though land ownership includes individuals significant to the history of Eastvale and Southern California, including Juan Bandini, Abel Stearns, Arcadia Bandini, and the Fuller family, this ownership predates construction of the resource, and research did not reveal any direct association with the lives of any persons significant to the past. Therefore, this resource is not recommended eligible under criterion 2.

Criterion 3:
The resource was constructed in the Common Vernacular style, though the buildings and structures have been subjected to numerous modifications that have altered the physical integrity of the properties. It does not embody the distinctive architectural characteristics of any period, region, type, or method of construction, and research did not indicate the building represents the work of any significant individual, such as a Master Architect. As such, this resource is not recommended eligible for listing the CRHR under criterion 3.



Figure 14. Building C overview, view northwest.



Figure 15. Structure A overview, view southeast

Criterion 4:
Research has not yielded and is unlikely to yield important information about the history/prehistory of the region or nation. Therefore, it is not recommended eligible under criterion 4.

As such, this resource is not recommended eligible under any of the four criteria for listing CRHR nor does the resource qualify as a "historical resource" under CEQA.

Results and Recommendations

The archaeological sensitivity of the proposed Project area is relatively low. No archaeological sites were previously recorded in the vicinity, according to the record search results. The archaeological sensitivity may have contained moderate-to-high sensitivity prior to historic and modern development given the proximity to Guapa Springs, the Santa Ana River, the Sonora trail, and the historic Eastvale Portuguese community. This is reflected in geomorphological research (Morton, et al. 2002), which indicated that Project area is underlain by young alluvial fan deposits (Qyf) from the Holocene epoch (i.e., human era of occupation). However, in its current condition, the Project area has a low potential for surface or subsurface archaeological resources due to the level of previous development spanning a century within the Project area boundaries. Furthermore, while said development led to the construction and subsequent identification of four (4) historic-aged buildings and structures within the Project area, recorded as 7657 Selby Avenue, the evaluation conducted within this study indicates the resource is not eligible for listing in the CRHR, nor does it qualify as a "historical resource" under CEQA. As such, no "historical resources" or "unique archaeological resources", as defined by CEQA, were identified as a result of the study.

However, while the study concludes that the Project area has a low potential for intact archaeological resources due to the extent of previous agricultural and residential development, it is recommended that the Project adopt conditions of approval that outline the process to follow in the case of inadvertent discoveries of during project implementation. An example of such conditions of approval is listed below.

- **Inadvertent Discoveries of Cultural Resources:** In the event that cultural resources (archaeological or historical) are inadvertently unearthed or encountered during excavation and grading activities, all work within 60 ft of the find shall cease and an archaeologist that meets Secretary of Interior professional qualifications in archaeology and the consulting Tribes, if any, shall be contacted. The archaeologist shall record the and evaluate the resource for potential significance. The lead agency shall consult with the consulting Tribes, if any, regarding the significance of the resource and its potential as a Tribal Cultural Resource (TCR) under CEQA. Should the archaeologist and/or consulting Tribes have concerns that the find is potentially significant, the archaeologist shall prepare a mitigation plan for review and approval by the lead agency and any consulting Tribes. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to State CEQA Guidelines Section 15064.5 shall be followed.

- **Inadvertent Discoveries of Human Remains:** If human remains are encountered during the undertaking, California State Health and Safety Code Section 7050.5 states that excavation shall stop and no further disturbance shall occur within 100 feet of the discovery until the County Coroner has made a determination of origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery within 48 hours of notification. If the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the landowner or his/her authorized representative rejects the recommendation, the human remains and associated items will be interred on the property with appropriate dignity in a location that will not be subject to future disturbance.

Should you have any questions or comments related to the information provided in this memorandum, please do not hesitate to contact me at Jamie.Parra@kimley-horn.com or 951-346-2543.

Sincerely,

Max Bieber

Max Bieber
Cultural Resources Specialist
Kimley-Horn and Associates, Inc.

Jamie Parra

Jamie Parra, MA, RPA
Cultural Resources Specialist
Kimley-Horn and Associates, Inc.
RPA Number: 5502

Attachments:
Attachment A: Sacred Lands File Search Results
Attachment B: CA DPR 523 Series Site Records

References:

Augustine Band of Cahuilla Indians. 2024. The Cahuilla People. https://augustinetribe-nsn.gov/cahuilla-people/. Accessed September 27, 2024

Bean, L.J., and F.C. Shipek. 1978. Luiseño. In Handbook of North American Indians, Volume 8: California, edited by R.F. Heizer, pp. 550-563. Smithsonian Institution, Washington D.C.

Bean, Lowell John, and Charles R. Smith. 1978. Gabrielino. In Handbook of North American Indians, Vol. 8, California. William C. Sturtevant, gen. ed., Robert F. Heizer, vol. ed. Washington: Smithsonian Institution.

Boxt, M.A., 2021. The Archaeology of California State University, Long Beach. *Pacific Coast Archaeological Society Quarterly* 55(4).

City of Eastvale, 2023. Eastvale 2040 General Plan: Draft Environmental Impact Report. Prepared by Michael Baker International.

City of Eastvale, 2024. Eastvale 2040 General Plan. Prepared by PlaceWorks.

Eerkens, J.W., Rosenthal, J.S., Stevens, N.E., Cannon, A., Brown, E.L. and Spero, H.J., 2010. Stable Isotope Provenance Analysis of Olivella Shell Beads from the Los Angeles Basin and San Nicolas Island. *Journal of Island & Coastal Archaeology*, 5(1), pp.105-119.

Gabrieleño (Tongva) Band of Mission Indians Government Website. https://www.gabrieleno-nsn.us/maps. Accessed December 8, 2023.

Historic Aerials. https://www.historicaerials.com/viewer. Accessed October 30, 2024.

Horne, Melinda C., and Dennis P. McDougall. 2003. Cultural Resources Study for the City of Riverside General Plan 2025 Update Program EIR. Prepared for Cotton Bridges and Associates Urban and Environmental Consultants, 800 East Colorado Boulevard, Suite 270, Pasadena, CA 91101.

King, C., 2011. Overview of the History of American Indians in the Santa Monica Mountains. Topanga Archaeological Consultants. Submitted to the National Park Service, Pacific West Region, Santa Monica Mountains National Recreation Area, Los Angeles, California.

Kroeber, A., 1925. Handbook of the Indians of California. *Bureau Of American Ethnology Bulletin* 78.

Lightfoot, Kent G. and Otis Parrish. 2009. California Indians and Their Environment. University of California Press, Berkeley and Los Angeles, California.

Meissner, L.P. and K.J. Johnson. 2013. *A Brief History of Eastvale.* The History Press: Charleston, SC.

Morton, D.M, C.H. Gray, K.R. Bovard, and Michael Dawson. 2002. Geologic map of the Corona North 7.5' quadrangle, Riverside and San Bernardino Counties, California. Accessed online, https://ngmdb.usgs.gov/Prodesc/proddesc_46492.htm.

Office of Historic Preservation. https://ohp.parks.ca.gov/ListedResources/Detail/363. Accessed January 30, 2024.

ParcelQuest, 2024. Parcel Data. Accessed November 1, 2024.

SoilWeb. https://casoilresource.lawr.ucdavis.edu/gmap/. Accessed October 30, 2024.

Sutton, M. Q., and D. D. Earle. 2017. The Desert Serrano of the Mojave River. Pacific Coast Archaeological Society Quarterly, 53(2&3), 1-61.

U.S. Geological Survey. U.S. Quaternary Faults. https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf. Accessed October 30, 2024

Wallace, W.J., 1955. A Suggested Chronology for Southern California Coastal Archaeology. *Southwestern Journal of Anthropology*, 11(3), pp.214-230.

Attachment A

Sacred Lands File Search Results

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

ACTING EXECUTIVE SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

November 12, 2024

Max Bieber
Kimley-Horn and Associates, Inc.

Via Email to: Max.Bieber@kimley-horn.com

Re: 7657 Selby Ave Project, Riverside County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Attachment B

CA DPR 523 Series Site Records

State of California ◆ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 8 *Resource Name or #: (Assigned by recorder) 7657 Selby Ave
P1. Other Identifier:

*P2. Location: ☐ Not for Publication ■ Unrestricted
*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Corona North Date 2022 T 2S ; R 7W ; ☐ of ☐ of Sec 0 ; S.B. B.M.
c. Address 7657 Selby Avenue City Eastvale Zip 92280
d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 444519 mE/ 3756844 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APNs 114-110-028, 114-110-029,114-110-030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

7656 Selby Ave is a residential/agricultural mixed use complex of three historic-period buildings (Buildings A through C)and one historic-period agricultural structure (Structure A). The buildings are located on one parcel (APN 114-110-030), though the parcel is adjoined to the two parcels to the south (APNs 114-110-028, 114-110-029). The parcels have shared property ownership according to current property records. The resource is situated in the northeast corner of the property, with the rest of the property utilized for agricultural and industrial uses.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property, HP4. Ancillary building



*P4. Resources Present: ■ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) West View, Building A
*P6. Date Constructed/Age and Source: ■ Historic ☐ Prehistoric ☐ Both
1925 (Building A), pre-1959 (Buildings B-C, Structure A)

*P7. Owner and Address:
Celaya Family Living Trust, 7657 Selby Avenue, Eastvale, CA 92280
*P8. Recorded by: (Name, affiliation, and address) Jamie Parra and Max Bieber, Kimley-Horn and Associates, 3801 University Ave. Suite 300, Riverside, CA 92501
*P9. Date Recorded: 10/23/2024
*P10. Survey Type: (Describe)
Intensive Pedestrian
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources Assessment for the Selby Avenue Multi-Family Residential Project, City of Eastvale, Riverside County, California

*Attachments: ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record Other (List):

State of California ♄ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 7657 Selby Ave ***NRHP Status Code**
Page 2 **of** 8

B1. Historic Name: N/A
B2. Common Name: 7657 Selby Ave
B3. Original Use: Residential/Agricultural B4. Present Use: Residential/Mixed Agricultural ***B5. Architectural Style:** Common Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)

City and County records note a permanent power pole and pump motor have been installed, but do not list the date. Field survey noted the buildings have been modified. Building A has had the roof replaced with update material. Building B has a modern sheet metal screen attached. Building C has a modern garage door and the original west exterior wall has been replaced with a stucco exterior.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:**

N/A

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Common Vernacular **Area** N/A
Period of Significance 1925 **Property Type** N/A **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The buildings were constructed in the Common Vernacular style and therefore do not possess any distinctive characteristics. Though likely constructed in the regional vernacular it was also noted during the research and survey that the buildings have all undergone some level of alteration and, as such, do not convey any distinct architectural style. Furthermore, the buildings have faced some physical impacts, such as rot and decay, and are in poor/fair condition.

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:**

School Demolition Project
B13. Remarks: n/a
***B14. Evaluator:** Jessica Mauck
***Date of Evaluation:** 11/15/2024

Criterion 1

The resource is composed of a single-family residence originally constructed in the early-20th century and associated ancillary buildings and structures originally constructed in the

(This space reserved for official comments.)

(Sl



mid-20th century. Though associated with the early 20th century transition from large ranches to smaller subdivided semi-agricultural properties, research did not indicate the resource is associated with events that have made a significant contribution to the broad patterns of our history. Therefore, it is not recommended eligible under criterion 1.

Criterion 2

Though land ownership includes individuals significant to the history of Eastvale and Southern California, including Juan Bandini, Abel Stearns, Arcadia Bandini, and the Fuller family, this ownership predates construction of the resource and research did not reveal any direct association with the lives of any persons significant to the past. Therefore, this resource is not recommended eligible under criterion 2.

Criterion 3

The resource was constructed in the Common Vernacular style, though the buildings and structures have been subjected to numerous modifications that have altered the physical integrity of the properties. It does not embody the distinctive architectural characteristics of any period, region, type, or method of construction, and research did not indicate the building represents the work of any significant individual, such as a Master Architect. As such, this resource is not recommended eligible for listing the CRHR under criterion 3.

Criterion 4

Research has not yielded and is unlikely to Yield important information about the history or prehistory of the region or nation. Therefore, it is not recommended eligible under criterion 4.

As such, this resource is not recommended eligible under any of the four criteria for listing CRHR.

(SI



(This space reserved for official comments.)

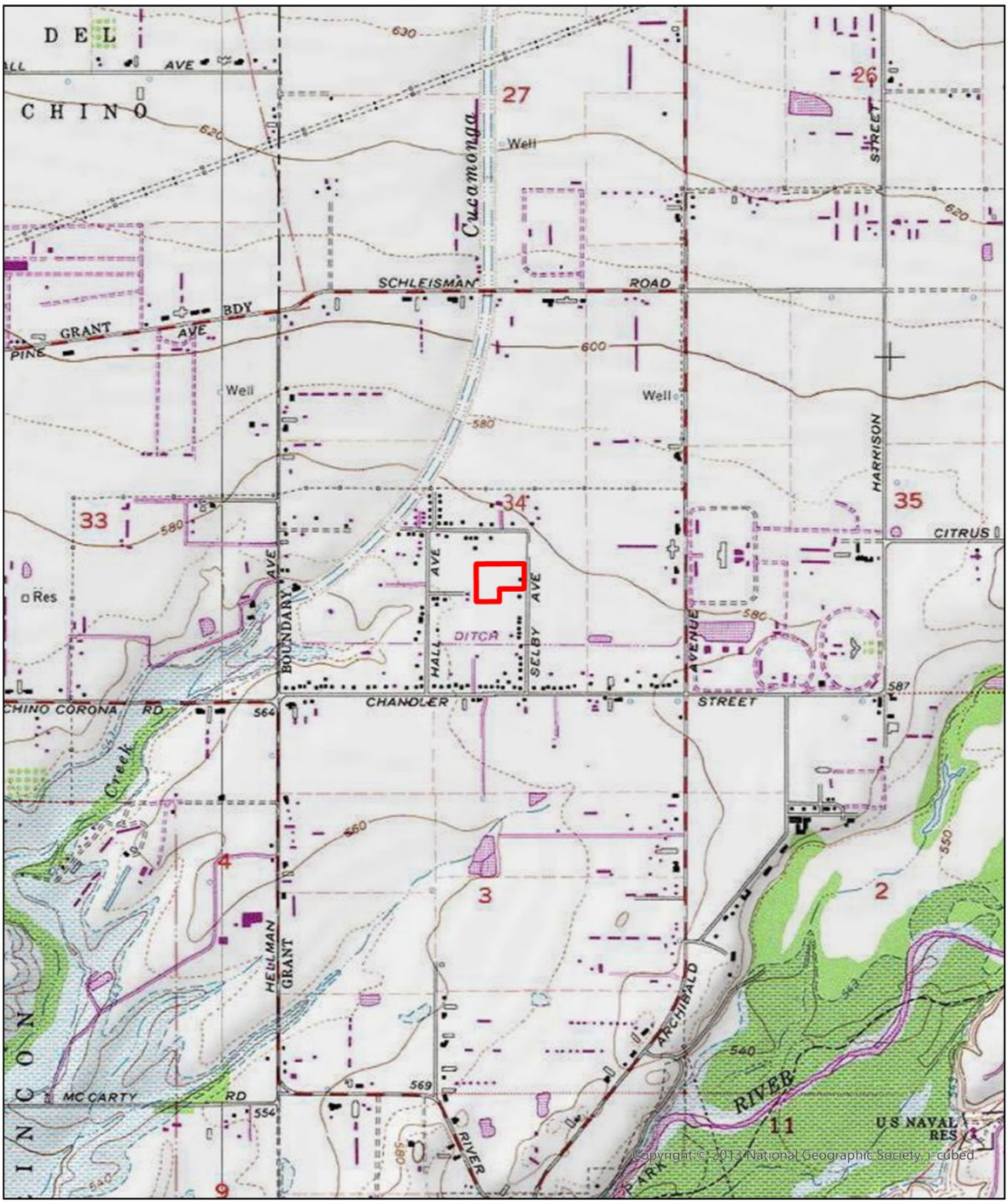
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 4 of 8 *Resource Name or # (Assigned by recorder) 7657 Selby Ave

*Map Name: Resource Location Map *Scale: 1:24,000 *Date of map: 10/31/2024



0 0.13 0.25 0.5 0.75 1 Miles

Cultural Resource

N

Building A: This building is a single-family residential building constructed in 1925. The one-story building encompasses 728 square feet with two bedrooms. It maintains a moderately pitched gabled shingle roof, yellow stucco exterior with green painted wooden trim, and horizontal sliding windows with white, metal frames. The front entry is a single door, accessed via small concrete-poured porch with a metal fence. Much of the building retains its original exterior footprint, though there is evidence of upgraded materials, such as an update roof and windows, and the installation of modifications including an exterior air conditioning unit, attached power line, and television antenna



Building B: This building is an ancillary building located adjacent to Building A to the north. The one-story building maintains a moderately pitched gabled shingle roof, horizontal wood siding exterior, wood framed horizontal sliding windows, and a single-entry door with metal security grate. A modern update sheet metal vertical sliding screen is present on the façade. The wood composing the structure has visible decay and rot. Aerial imagery shows Building B was constructed no later than 1959



Building C: This building is a single-vehicle garage/shed located adjacent to Building A to the north. The one-story building maintains a moderately pitched gabled shingle roof, horizontal wood siding exterior, wood framed horizontal sliding windows, and a single-entry door, and a modern sheet metal single-vehicle garage door. The west facing side of the building wall has been replaced with a white stucco exterior. The wood composing the structure has visible decay and rot. Aerial imagery shows Building C was constructed no later than 1959.



Building D: This structure is a livestock barn located to the northwest of Building A. The structure maintains a gabled sheet metal roof, concrete foundation, and wood frame construction with sheet-metal siding. The structure is open walled on three sides and open to the east. At the time of survey, livestock including sheep and goats were present in the structure. The structure contains visible modifications including update sheet metal siding, light installations, and modern agricultural installations. Corrosion and wood rot is visible on structure. Aerial imagery shows Structure A was constructed no later than 1959.



Appendix D: Modified Phase I Environmental Assessment



7657 SELBY AVENUE
EASTVALE, CALIFORNIA

MODIFIED PHASE I ENVIRONMENTAL SITE ASSESSMENT

DRAFT

SUBMITTED TO
Mr. Drew Caban
Cherry Tree Capital Partners
130 Newport Center Drive, Suite 210
Newport Beach, CA 92660

PREPARED BY
ENGEO Incorporated

December 26, 2023

PROJECT NO.
24317.000.001

Copyright © 2023 by ENGEO Incorporated. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without the express written consent of ENGEO Incorporated.

ENGEO
Expect Excellence

Project No.
24317.000.001

December 26, 2023

Mr. Drew Caban
Cherry Tree Capital Partners
130 Newport Center Drive, Suite 210
Newport Beach, CA 92660

Subject: 7657 Selby Avenue
Eastvale, California

MODIFIED PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Caban:

ENGEO is pleased to present our modified phase I environmental site assessment of the subject property (Property), located in Eastvale, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and the American Society for Testing and Materials (ASTM) Practice E1527-21. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and ASTM E1527-21.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated

Miles Hawkins

Shawn Munger, CHG

mmh/spm/ca

DRAFT

TABLE OF CONTENTS

LETTER OF TRANSMITTAL

EXECUTIVE SUMMARY 1

1.0 INTRODUCTION 3

1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT 3
1.2 DETAILED SCOPE OF SERVICES 3
1.3 SITE LOCATION AND DESCRIPTION 3
1.4 CURRENT USE OF PROPERTY AND ADJOINING PROPERTIES 3
1.5 SITE AND VICINITY CHARACTERISTICS 4
1.6 INDOOR AIR QUALITY 4

2.0 PREVIOUS ENVIRONMENTAL REPORTS 5

3.0 RECORDS REVIEW 5

3.1 PROPERTY RECORDS 5

3.1.1 Title Report/Ownership 5
3.1.2 Environmental Liens and Activity Use Limitations 5

3.2 HISTORICAL RECORD SOURCES 5

3.2.1 Historical Topographic Maps/Aerial Photographs/Sanborn Maps 6
3.2.2 City Directory 6

3.3 ENVIRONMENTAL RECORD SOURCES 7

3.3.1 Environmental Records 7

3.3.1.1 Property 7
3.3.1.2 Other Properties 7

3.4 REGULATORY AGENCY FILES AND RECORDS 8

4.0 SITE RECONNAISSANCE 9

4.1 METHODOLOGY 9
4.2 GENERAL SITE SETTING 9
4.3 EXTERIOR OBSERVATIONS 9
4.4 INTERIOR OBSERVATIONS 10
4.5 ASBESTOS, LEAD, AND PCB-CONTAINING MATERIALS 11

5.0 INTERVIEWS 11

6.0 AGRICHEMICAL SOIL ASSESSMENT 11

6.1 SOIL SAMPLING 11
6.1 ANALYTICAL RESULTS 12

7.0 FINDINGS AND OPINIONS 12

7.1 SIGNIFICANT DATA GAPS 13
7.2 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE 13

8.0 CONCLUSIONS 13

9.0 LIMITATIONS 14

9.1 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT 14

DRAFT

TABLE OF CONTENTS (Continued)

9.2 SPECIAL TERMS AND CONDITIONS 14

SELECTED REFERENCES

FIGURES

TABLE A – Summary of Detectable Analytical Results in Soil

APPENDIX A – Environmental Data Resources, Inc., Radius Map Report

APPENDIX B – First American Title Company, Preliminary Title Report

APPENDIX C – Environmental Data Resources, Inc., Historical Topographic Map Report

APPENDIX D – Environmental Data Resources, Inc., Aerial Photo Decade Package

APPENDIX E – Environmental Data Resources, Inc., Sanborn Map Report

APPENDIX F – Environmental Data Resources, Inc., City Directory

APPENDIX G – Enthalpy Analytical, Laboratory Analytical Reports

APPENDIX H – Qualifications of Environmental Professional

DRAFT

EXECUTIVE SUMMARY

ENGEO conducted a modified phase I environmental site assessment for the subject property located at 7657 Selby Avenue, in Eastvale, California (Property). The Property is approximately 6.1 acres in area and is identified by Assessor's Parcel Numbers (APNs) 144-110-029, 114-110-030, and a portion of 144-110-028.

The Property consists of multiple rural residential structures, a vehicle yard, temporary greenhouse structures, and mostly vacant field space. Review of historical records indicates that the Property has been occupied by the existing residential structures since at least 1947.

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was completed to review site use and current conditions to check for the storage, use, production, or disposal of hazardous or potentially hazardous materials and to conduct written/oral interviews with persons knowledgeable about current and past site use.

Review of historical records indicates that the Property had been used as agricultural land since at least 1931. Since the Property was historically used for agricultural activities, an agrichemical assessment of the surface soil was conducted to evaluate the potential for residual concentrations of organochlorine pesticides (OCPs), arsenic, and lead. In general conformance Cal-EPA Department of Toxic Substances Control (DTSC) guidance, a total of 28 soil samples were recovered across the Property, which were analyzed for OCPs, lead, and arsenic. Additionally, 4 soil samples were collected in the vehicle storage area in the southern portion of the Property to evaluate the potential for residual concentrations of total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and CAM-17 metals. All sample results were reported below residential screening levels with the exception of arsenic, which was detected above regional background concentrations in one location, but within the expected range of background concentrations.

DRAFT

The site reconnaissance and records review did not find documentation or physical evidence of soil, soil gas, or groundwater impairments associated with the use or past use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found documentation of minor hazardous materials violations within the Property which have since been resolved and did not identify contaminated facilities within the appropriate ASTM search distances that would reasonably be expected to impact the Property.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs), no historical RECs, and no controlled RECs were identified for the Property.

Based on the review of regulatory databases and site reconnaissance, we present information on features of potential environmental concern that were either contained in the databases or observed on the Property. These features were not considered to be RECs. We briefly discuss each feature below.

- Given the age of the existing and former structures, there is a potential for lead-based paint and asbestos impacts within the vicinity of the structures.
- One irrigation well was noted within the Property

- Multiple empty diesel tanks and drums were noted within the Property.
- Multiple stockpiles were noted within the Property.

We have performed a modified phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-21 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). Any exception to, or deletions from this practice are described in Section 8.1 of the report.

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. The following data gaps were identified.

- At the time of report publication, we did not receive environmental site questionnaires, pertaining to user-related applicable environmental information regarding the Property.
- The interiors of the two sheds and residential structure were inaccessible during the site reconnaissance.

The data gaps identified during this process do not affect the conclusions as to the presence or lack of presence of RECs at the Property.

This assessment has revealed no evidence of RECs in connection with the Property. We recommend the following prior to development.

- Prior to the demolition of any structures on the Property, a lead-based paint and asbestos survey should be performed on the existing structures.
- If the observed water well is not to be retained for a future beneficial purpose, it should be decommissioned in conformance with local and state regulations.
- The empty tanks, drums, stockpiles, and debris should be removed from the Property prior to development.

Please note, the findings from this report are valid until December 1, 2024, and updates of portions of the assessment may be necessary after June 1, 2024.

DRAFT

1.0 INTRODUCTION

1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of Cherry Tree Capital Partners for the purpose of environmental due diligence during property acquisition. The objective of this modified phase I environmental site assessment is to identify Recognized Environmental Conditions (RECs) associated with the Property. As defined in the ASTM Standard Practice E1527-21, an REC is "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment."

1.2 DETAILED SCOPE OF SERVICES

The scope of services performed included the following.

- A review of publicly available and practicably reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practicably reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A reconnaissance of the Property to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.
- Written/oral interviews with owners/occupants and public sector officials.
- An agrichemical impact assessment of soil at the Property.
- Preparation of this report with our findings, opinions, and conclusions.

DRAFT

1.3 SITE LOCATION AND DESCRIPTION

The Property is located at 7657 Selby Avenue, in Eastvale, California (Figures 1 and 2). The approximately 6.1-acre Property is identified as APNs 144-110-029, 144-110-030, and a portion of 144-110-028 (Figure 3) and is currently occupied by multiple rural residential structures, a vehicle yard, temporary greenhouse structures, and mostly vacant field space. Multiple stockpiles are visible in recent aerial photographs

1.4 CURRENT USE OF PROPERTY AND ADJOINING PROPERTIES

The Property is zoned as a Single Family Dwelling/Homesite.

Based on a review of current records and our site reconnaissance, the adjoining site uses are summarized below.

TABLE 1.4-1: Adjoining Site Uses

DIRECTION	SITE USE
North	Rural residential lots, vehicle yards
South	Rural residential lots, vacant land
East	Rural residential lots, vehicle yards, vacant land
West	Public park, single-family residential units

1.5 SITE AND VICINITY CHARACTERISTICS

According to published topographic maps, the Property is generally level at approximately Elevation 580 feet (Corona North, 2022). Review of the Geologic map of the Corona North 7.5' quadrangle, Riverside and San Bernardino Counties (Morton, 2002) found that the Property is underlain by young alluvial fan deposits.

Geocheck – Physical Setting Source Summary of the Environmental Data Resources, Inc. (EDR) report (Appendix A) indicated no federal United States Geological Survey (USGS) and 30 state wells located within 1 mile of the Property.

We reviewed the Department of Water Resources Online Water Data Library for depth to groundwater in the vicinity of the Property. The website identified six wells within 1 mile of the Property. A groundwater well located approximately 0.3 mile northwest of the Property reported a groundwater depth of 39.74 feet below ground surface as of March 2023.

The site-specific depth to groundwater and direction of groundwater flow were not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation, and other factors.

We reviewed the Department of Conservation, Geologic Energy Management (CalGEM), website and map database to determine if any historical oil or gas wells were located within the Property. One plugged dry hole well was mapped within 1 mile of the Property.

We reviewed the National Pipeline Mapping System (NPMS) public viewer website for information about petroleum, natural gas, or hazardous liquid storage, processing, or transmission facilities in the vicinity of the Property. No facilities or pipelines were mapped within ¼ mile of the Property.

1.6 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Public Health has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 18 tests were conducted within the Property zip code, with one test exceeding the current EPA action level of 4 picocuries per liter (pCi/L)[1].

[1] California Department of Public Health – Radon Program– (https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf).

In accordance with ASTM E2600-15 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); there are no potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of the Property or volatile organic compound (VOCs) sources within 1/3 mile of the Property.

2.0 PREVIOUS ENVIRONMENTAL REPORTS

No previous environmental reports were provided for our review.

3.0 RECORDS REVIEW

3.1 PROPERTY RECORDS

3.1.1 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources. ENGEO assumes that any environmental lien, activity use limitations (AUL), and/or institutional controls for the Property are noted in the Preliminary Title Report.

A Preliminary Title Report for the Property, prepared by First American Title Company and dated October 18, 2023, was provided for our review. The Property title is vested in *Leon Celaya and Luciana Celaya, Co-Trustees, or their successor in trust under the Celaya Family Living Trust dated September 16, 2009, and any amendments thereto*.

No references to environmental liens, deed restrictions, or other potential environmental issues were noted. This report is included in Appendix B.

3.1.2 Environmental Liens and Activity Use Limitations

The Preliminary Title Report did not reference environmental liens, deed restrictions, or other potential environmental issues.

We reviewed two engineering control (EC) and institutional control (IC) registries: EnviroStor, a website maintained by the State of California Department of Toxic Substances Control, and GeoTracker, a website maintained by the State of California Water Resources Control Board, for environmental liens or AULs associated with the Property. No records of environmental liens or AULs were noted.

3.2 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding areas to identify those uses or occupancies that are likely to have led to RECs on the Property.

DRAFT

3.2.1 Historical Topographic Maps/Aerial Photographs/Sanborn Maps

Historical USGS topographic maps and aerial photographs were reviewed to determine if discernible changes pertaining to the Property had been recorded. EDR provided the following maps and photographs, presented in Appendices C and D. A Sanborn fire insurance map search did not identify maps for the Property; the search report is presented in Appendix E.

TABLE 3.2.1-1: Historical Review Summary

HISTORICAL MAP/PHOTOGRAPH	YEARS
Topographic Maps	1902, 1942, 1947, 1967, 1973, 1975, 1981, 2012, 2015, 2018, 2022
Aerial Photographs	1931, 1938, 1948, 1953, 1959, 1967, 1975, 1985, 1989, 1994, 2002, 2006, 2009, 2012, 2016, 2020
Sanborn Maps	N/A

The 1902 topographic map depicts the Property as vacant land. Multiple roads are indicated in the vicinity of the Property, and a creek is depicted to the west, terminating near the western boundary of the Property. The 1931 aerial photograph shows the Property as crop fields. Roads are visible along the northern and eastern boundaries of the Property. The eastern road is depicted in the 1942 topographic map.

A structure is indicated adjacent to the southeastern corner of the Property in the 1947 map. The structure appears to be a rural residential homestead in the 1948 photograph. An aqueduct oriented northeast-southwest is shown a quarter of a mile northwest of the Property. Multiple other rural residential structures are visible in the vicinity of the Property.

An additional building is depicted within the northeastern corner of the Property in the 1967 map, and four structures are visible in this location in the photograph from the same year. Additional structures, potentially cattle pens, are visible adjacent to the southeastern corner of the Property. Some of the pens are visible within the southern portion of the Property. Additional rural residential structures are visible in the vicinity of the Property.

In the 1989 photograph, the southern portion of the Property appears to be used as a vehicle storage yard/laydown yard. As of 2002, a cattle pen with a small protective structure is visible to the west of the existing buildings in the northeastern corner of the Property.

In the 2012 photograph, the northern portion of the Property no longer appears to be used for crop fields, and a large stockpile is visible in the northwestern corner of the Property. The surrounding areas appear to be developed as single-family residential neighborhoods, which is reflected in the 2012 topographic map. The Property appears relatively unchanged through the 2020 photograph and 2022 topographic map.

3.2.2 City Directory

City Directories, published since the 18th century for major towns and cities, list the name of the resident or business associated with each address. A city directory search conducted by EDR is located in Appendix F.

DRAFT

TABLE 3.2.2-1: City Directory

ADDRESS	LISTINGS (YEAR)
7657 Selby Avenue	Raven Lopez (2014), Pedro Celaya (2010), Joaquin Sorarrain (2005, 2001), Contreras Francisco (1996), Jensen Chris (1990, 1981, 1977)
7681 Selby Avenue	Luciana Celaya (2020, 2000, 1996, 1993, 1992, 1990), Pedro Celaya (2017, 2014), Leon Celaya (2010, 2005, 2001), Los Tres Leones farms (2010, 2001, 2000), L. Celaya Farms (2000), Celebrations in Style (1993), Harrison Armstead (1956)

Other listings in the vicinity of the Property are associated with residential uses.

3.3 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the Property and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A. A list of the facilities documented by EDR within the approximate minimum search distance of the Property is provided below.

3.3.1 Environmental Records

3.3.1.1 Property

The Property is listed on the following Environmental Record source databases.

TABLE 3.3.1.1-1: Environmental Database Listings for the Property

FACILITY	STREET	DATABASES
L Celaya Trucking Farming	7681 Selby Avenue	CERS HAZ WASTE, HWTS, RCRA NONGEN / NLR

L. Celaya Trucking Farming is located at 7681 Selby Avenue and is associated with the southern portion of the Property. The facility is listed on the CERS Hazardous Waste database for multiple violations related to covering and labeling storage containers, all of which were reported as returned to compliance. Notable violations included a used oil tank in unsound shape, spilled oil from a drum over a cement pad, and stained soil near the used oil tank and used oil drum. It is unclear if these violations refer to the portion of APN 144-110-028 included within the Property.

3.3.1.2 Other Properties

The following databases include facilities listed within the appropriate ASTM search distances of the Property on Environmental Records sources.

TABLE 3.3.1.2-1: Environmental Database Listings for Nearby Properties

FACILITY	STREET	DATABASES
Dump – Hall Avenue	7675 Hall Avenue	SEMS-ARCHIVE, ENVIROSTOR, HIST CORTESE
Robin Margolis	14373 Serenade Drive	RCRA NONGEN / NLR
Emily Guilherme	14691 Walters Street	RCRA NONGEN / NLR
Eastville Market	14449 Chandler Street	SWEEPS UST, CA FID UST
Brazil Market	14449 Chandler Street	LUST, CORTESE, CERS

DRAFT

FACILITY	STREET	DATABASES
Golden Coach Moving	14325 Chandler Street	LUST, CORTESE, HIST CORTESE, CERS
Flamingo Dairy	14970 Chandler Street	LUST, CORTESE, EMI, HIST CORTESE, WDS, CERS
John & Bob's Service, Truck Plaza	7500½ Archibald Avenue	LUST, CORTESE
Corona Farms Property	Archibald Avenue & Chandler Street, NW Corner	CPS-SLIC
Private Residence	Private Residence	LUST, CORTESE
Rondo Elementary School	SE Corner of Hellman Avenue & Walters Street	ENVIROSTOR, SCH
Pietersma Dairy (Former)	14955 Schleisman Road	ENVIROSTOR, VCP, WDS
Proposed Yorba Elementary School	NE Corner of Fieldmaster Street and Cherry Creek Circle	ENVIROSTOR, SCH

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that the above-stated database sites pose an environmental risk to the Property. Properties that are on the "Orphan Summary" list appear to be located beyond the ASTM recommended radius search criteria.

3.4 REGULATORY AGENCY FILES AND RECORDS

The following agencies were contacted pertaining to possible past development and/or activity at the Property.

TABLE 3.4-1: Regulatory Agency Records

NAME OF AGENCY	RECORDS REVIEWED
City of Eastvale Planning Division	We contacted the City of Eastvale Planning Division on December 4, 2023, regarding environmental records for the Property. The City of Eastvale Planning Division indicated they have no files pertaining to the Property.
Riverside County Department of Environmental Health	We contacted the Riverside County Department of Environmental Health on December 4, 2023, regarding environmental records for the Property. The Riverside County Department of Environmental Health indicated they have no files pertaining to the Property.
Riverside County Fire Department	We contacted the Riverside County Fire Department on December 4, 2023, regarding environmental records for the Property. The Riverside County Fire Department of Environmental Health indicated they have no files pertaining to the Property and directed us to contact the Department of Environmental Health.
Riverside County Assessor's Office	We reviewed online parcel maps provided by the Riverside County Assessor's Office. The property boundary and APNs provided in the EDR radius map report are consistent with the online parcel maps.
California State Water Resources Control Board	We reviewed GeoTracker, the website maintained by the State Water Resources Control Board, for files pertaining to the Property. No listings were found for the Property.
Department of Toxic Substances Control (DTSC)	We reviewed EnviroStor, the website maintained by DTSC, for files pertaining to the Property. No listings were found for the Property.

DRAFT

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

We conducted a reconnaissance of the Property on December 7, 2023. The reconnaissance was performed by Miles Hawkins, a staff engineer of ENGEO. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The Property was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 4.

4.2 GENERAL SITE SETTING

The Property is occupied by a rural residential homestead. The northeast corner of the Property is occupied by four structures – a single-family residence, a barn, and two sheds. These structures appear to be connected to electrical, natural gas, domestic water, and sewer service lines. Additionally, a well pump is located adjacent to the sheds.

The area to the west and south of the Property is primarily vacant. Features include scattered stockpiles, an animal pen, and a greenhouse area in the northwest corner of the Property. The southern portion of the Property is currently utilized as a vehicle/laydown yard, specifically salvage of old cars.

The surrounding sites appear to be utilized for rural residential purposes, with the exception of a large park and a residential development for single-family homes to the east.

4.3 EXTERIOR OBSERVATIONS

The following table summarizes our observations during the reconnaissance.

TABLE 4.3-1: Exterior Site Observations

FEATURE TYPE	OBSERVATIONS
Structures	Four structures were observed within the Property during the site reconnaissance. The structures included a single-family residence, a barn, and two sheds.
Hazardous Substances and Petroleum Products in Connection with Identified Uses	Small propane tanks were observed within the northeast Property during the site reconnaissance.
Storage Tanks (underground and above-ground)	Two above-ground storage tanks were observed during the site reconnaissance. Both tanks formerly contained diesel and were empty at the time of site reconnaissance. Both were located in the southern portion of the Property.
Roads	The Property is located adjacent to Selby Avenue to the east. Multiple dirt roads transect the Property, connecting the existing features.
Strong, Pungent, or Noxious Odors and Their Sources	A gas odor was noted in the northeastern corner of the Property at the time of the reconnaissance, potentially propane. Multiple small propane tanks, assumed to be used for heating or cooking, were noted in the northeastern portion of the Property.

DRAFT

FEATURE TYPE	OBSERVATIONS
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products	No pools of potentially hazardous liquid were observed within the Property at the time of our reconnaissance.
Drums, Totes, and Intermediate Bulk Containers	Several empty drums were observed on the Property at the time of the reconnaissance; labeled as previously containing gasoline or diesel fuel. One water tank attached to a well pump was located in the northeast corner of the Property, the Property owners indicated this was formerly used for field irrigation. A second, empty, mounted water tank was noted in the center of the Property.
Polychlorinated Biphenyls (PCBs) Containing Equipment	An old transformer, considered potential PCB-containing equipment, was observed adjacent to the sheds in the northeast corner of the Property during our site reconnaissance.
Hazardous Substances and Petroleum Product Containers	Multiple hazardous substance or petroleum product containers were observed on the Property at the time of our reconnaissance. These include drums and storage tanks, all of which appeared to be empty at the time of our reconnaissance.
Stains or Corrosion on Floors, Walls, or Ceilings (Except Water Staining)	No stains or corrosion on floors, walls, or ceilings were observed on the Property at the time of our reconnaissance.
Drains and Sumps	A drain was observed on the western border of the Property at the time of our reconnaissance.
Pits, Ponds, and Lagoons	A small pool of water observed within the Property at the time of our reconnaissance. A pool of water was observed in the cattle pen, appearing to have developed from a leaky faucet nearby.
Stained Soil/Pavement	No stained soil or pavement were observed within the Property at the time of our reconnaissance.
Stressed Vegetation	No signs of stressed vegetation were observed on the Property at the time of our reconnaissance.
Solid Waste/Debris	Debris from agricultural and industrial sources was noted across the Property at the time of our reconnaissance.
Stockpiles/Fill Material	Several stockpiles were observed in the central portion of the Property during the reconnaissance. The stockpiles appeared to consist of wood mulch, dirt, and fertilizer.
Wastewater	A municipal wastewater system service serves the residential structures in the northeast corner of the Property.
Wells	A municipal domestic water system service serves the residential structures in the northeast corner of the Property. A well pump was noted adjacent to the shed.
Septic Systems	A municipal sewer system service serves the residential structures in the northeast corner of the Property.

4.4 INTERIOR OBSERVATIONS

The structures located within the Property appeared to be constructed of wood. The barn had corrugated metal sheeting on the roof and walls, while the sheds and house appeared to use wood or plaster for the walls, and tile for the roofs. The barn contained an animal pen and agricultural equipment. We did not observe the interiors of either shed or the house.

DRAFT

4.5 ASBESTOS, LEAD, AND PCB-CONTAINING MATERIALS

An asbestos, lead, and PCB-containing building material survey was not conducted as part of this assessment. Given the age of the existing structures, it is conceivable that asbestos, lead, and PCB-containing materials may exist within the structures.

5.0 INTERVIEWS

At the time of report publication, we did not receive environmental site questionnaires, pertaining to user-related applicable environmental information regarding the Property.

6.0 AGRICHEMICAL SOIL ASSESSMENT

Review of historical records indicates that the Property has been used as agricultural land since at least 1931. Due to historical agricultural activities, an assessment of the surface soil was conducted to evaluate the potential for residual concentrations of OCPs, arsenic, and lead. Additionally, soil samples were collected in the vehicle storage area in the southern portion of the Property to evaluate the potential for residual concentrations of TPH, VOCs, and CAM-17 metals.

6.1 SOIL SAMPLING

Soil samples were collected on December 7, 2023 from 32 locations across the Property as detailed below (Figure 2).

- Overall site: 12 samples were collected across the Property in a grid pattern.
- Structure foundations: 16 samples were collected, four samples from each of the four structure foundations.
- Vehicle storage area: Four samples were collected from the southern portion of the Property.

Soil samples were collected from 0 to 3 inches below the surface of the existing grade. The soil samples were collected using 8-ounce, pre-cleaned glass jars. Upon collection of samples, a sample label was placed on the sample, including a unique sample number, sample location, and time/date collected. The soil samples were submitted under documented chain-of-custody to Enthalpy Analytical.

Laboratory analysis of the agrichemical soil samples, and structure foundation samples included the following target analytes.

- OCPs (EPA Method 8081)
- Arsenic (EPA Method 6020)
- Lead (EPA Method 6020)

Laboratory analysis of the vehicle storage area samples included the following target analyses.

- TPH (EPA Method 8015)
- VOCs (EPA Method 8260)
- CAM-17 Metals (EPA Method 6010/7471)

DRAFT

6.1 ANALYTICAL RESULTS

OCPs were not detected above laboratory reporting limits, with the exception of 4,4'-DDT in two of the composite samples (ND to 0.021 mg/kg). Neither sample result exceeded Cal-EPA or DTSC residential screening levels.

As expected, several metals were detected and include the following: barium (71 to 150 mg/kg), chromium (17 to 22 mg/kg), cobalt (5.0 to 7.5 mg/kg), copper (17 to 28 mg/kg), lead (7.2 to 39 mg/kg), molybdenum (ND to 1.2 mg/kg), nickel (8.8 to 13 mg/kg), vanadium (32 to 40 mg/kg), and zinc (62 to 130 mg/kg). None of the above metals exceeded Cal-EPA or DTSC residential screening levels.

Arsenic was detected in all discrete samples analyzed, ranging from 2.7 to 16 mg/kg. With the exception of the sample where arsenic was detected at 16 mg/kg, which is considered an outlier. The arsenic concentrations are within the typical regional background concentration of 12 mg/kg[2].

TPH was detected above laboratory reporting limits as diesel range organics (41 to 190 mg/kg) and motor oil range organics (120 to 850 mg/kg) and were not detected as gasoline range organics. The sample results did not exceed San Francisco Regional Water Quality Control Board screening levels.

VOCs were not detected above laboratory reporting limits.

A summary of laboratory results is provided within Table A. The laboratory report is presented in its entirety in Appendix H.

7.0 FINDINGS AND OPINIONS

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was completed to review site use and current conditions to check for the storage, use, production, or disposal of hazardous or potentially hazardous materials and to conduct written/oral interviews with persons knowledgeable about current and past site use.

The site reconnaissance and records review did not find documentation or physical evidence of soil, soil gas, or groundwater impairments associated with the use or past use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found documentation of minor hazardous materials violations within the Property which have since been resolved and did not identify contaminated facilities within the appropriate ASTM search distances that would reasonably be expected to impact the Property.

Based on the findings of this assessment, no RECs, no historical RECs, and no controlled RECs were identified for the Property.

[2] DTSC Determination of a Southern California Regional Background Arsenic Concentration in Soil for Southern California (DTSC, 2008)

DRAFT

Based on the review of regulatory databases and site reconnaissance, we present information on features of potential environmental concern that were either contained in the databases or observed on the Property. These features were not considered to be RECs. We briefly discuss each feature below.

- Given the age of the existing and former structures, there is a potential for lead-based paint and asbestos impacts within the vicinity of the structures.
- One irrigation well was noted within the Property
- Multiple empty diesel tanks and drums were noted within the Property.
- Multiple stockpiles were noted within the Property.

7.1 SIGNIFICANT DATA GAPS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. The following data gaps were identified.

- At the time of report publication, we did not receive Environmental site questionnaires, pertaining to user-related applicable environmental information regarding the Property.
- The interiors of the two sheds and residential structure were inaccessible during the site reconnaissance.

The data gaps identified during this process do not affect the conclusions as to the presence or lack of presence of RECs at the Property.

7.2 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE

There were no significant deviations from ASTM Standard Practice E1527-21 in the preparation of this report.

8.0 CONCLUSIONS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC.

We have performed a modified phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-21 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312) of APNs 144-110-30, 144-110-029, and a portion of 144-110-028, the Property. Any exception to, or deletions from this practice are described in Section 9.1 of the report.

This assessment has revealed no evidence of RECs in connection with the Property. We recommend the following prior to development.

DRAFT

- Prior to the demolition of any structures on the Property, a lead-based paint and asbestos survey should be performed on the existing structures.
- If the observed water well is not to be retained for a future beneficial purpose, it should be decommissioned in conformance with local and state regulations.
- The empty tanks, drums, stockpiles, and debris should be removed from the Property prior to development.

9.0 LIMITATIONS

9.1 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on contracted database research, out-of-house reports, and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. We assume no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for 1 year after from the earliest date of the following components: records review, site reconnaissance, interviews, declaration by environmental professional. Updates of portions of the assessment may be necessary after a period of 180 days of the earliest date of the four components.

A more extensive assessment that would include a subsurface exploration with laboratory testing of soil, soil gas, and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for the Property and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

9.2 SPECIAL TERMS AND CONDITIONS

We have prepared this report for the exclusive use of our client, Cherry Tree Capital Partners. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the Client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

This phase I environmental site assessment is not intended to represent a complete soil, soil gas, or groundwater characterization, nor define the depth or extent of soil, soil gas, or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. Laboratory testing of soil, soil gas, or groundwater samples was not within the scope of the contracted services. The assessment did not include an

DRAFT

asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), or a mold survey. A radon evaluation was not performed.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. We would not be aware of site contamination, such as dumping and/or accidental spillage, which occurred subsequent to the reconnaissance conducted by ENGEO personnel.

DRAFT

SELECTED REFERENCES

California Department of Water Resources (http://www.water.ca.gov/waterdatalibrary/)

California Department of Public Health – Radon Program–
(https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf).

California Geologic Energy Management Division (CalGEM)
(https://www.conservation.ca.gov/calgem)

CalGEM Well Finder
(https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.94276/37.12009/6)

Google Maps (http://maps.google.com)

Morton, D.M., Gray, C.H., Bovard K.R., and Dawson, Michael. 2002. Geologic map of the Corona North 7.5' quadrangle, Riverside and San Bernardino Counties, California. 2002.

National Pipeline Mapping System (NPMS) public viewer website
https://pvnpms.phmsa.dot.gov/PublicViewer/

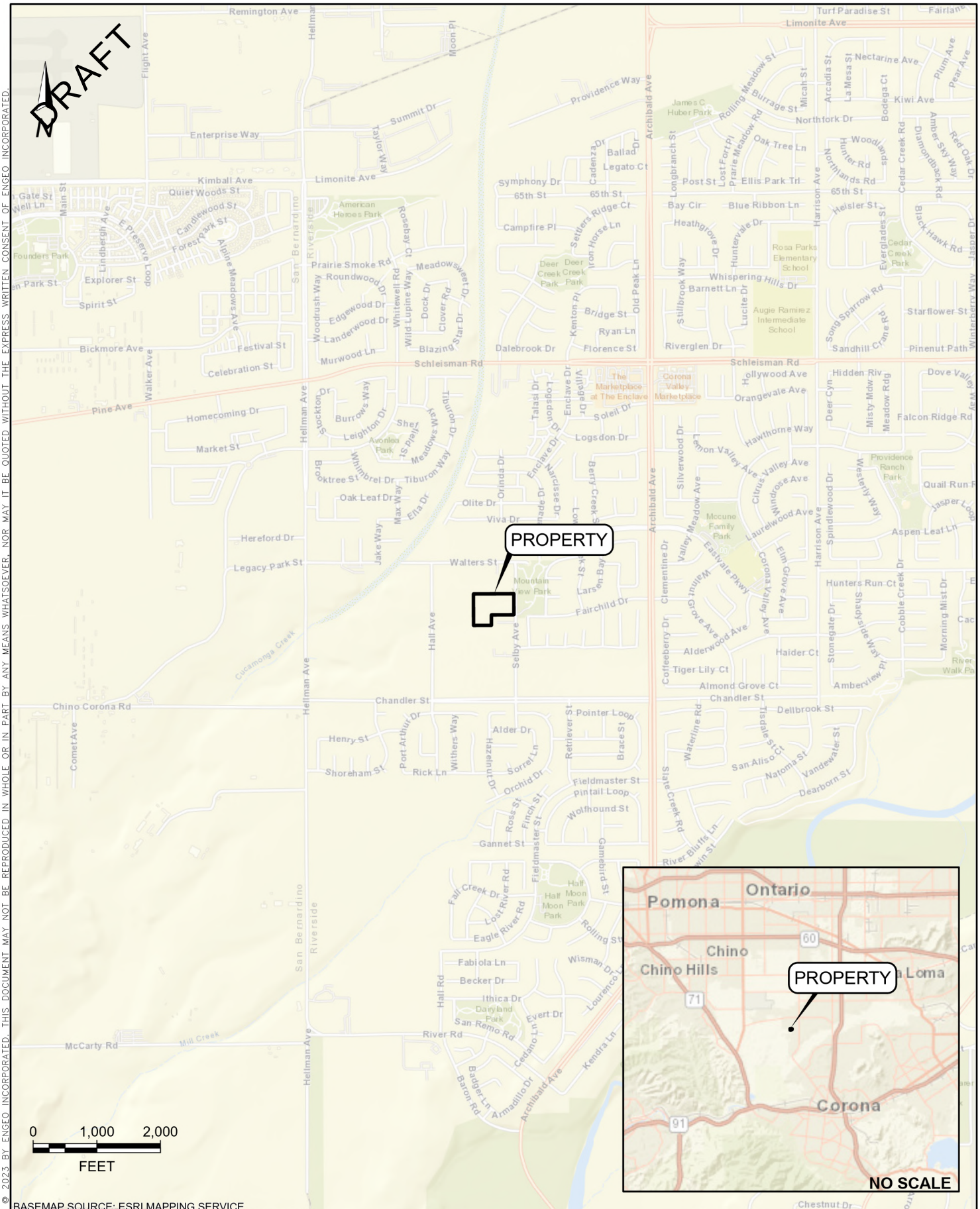
DRAFT



DRAFT

FIGURES

FIGURE 1: Vicinity Map
FIGURE 2: Site Plan
FIGURE 3: Assessor's Parcel Map
FIGURE 4: Site Photographs



COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

BASEMAP SOURCE: ESRI MAPPING SERVICE

ENGEO
Expect Excellence

VICINITY MAP

7657 SELBY AVENUE

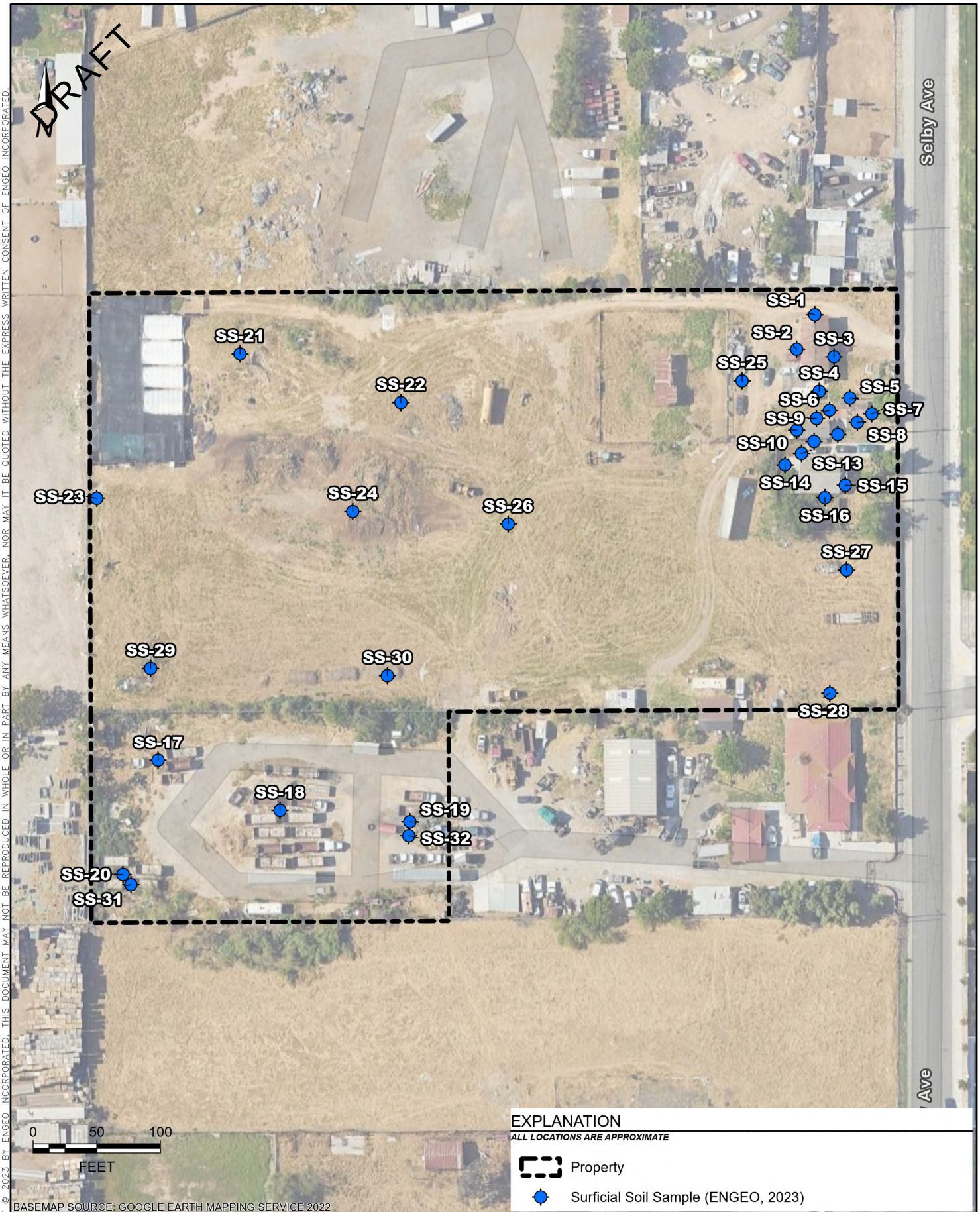
EASTVALE, CALIFORNIA

PROJECT NO. :	24317.000.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: SPM

FIGURE NO. 1

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24317\24317.000.001\ENVIRO\ESA\SELBY AVENUE ESA.APRX
LAYOUT: 01. VICINITY 8.5 X 11 PORTRAIT USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COL



COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO Expect Excellence

SITE PLAN

7657 SELBY AVENUE

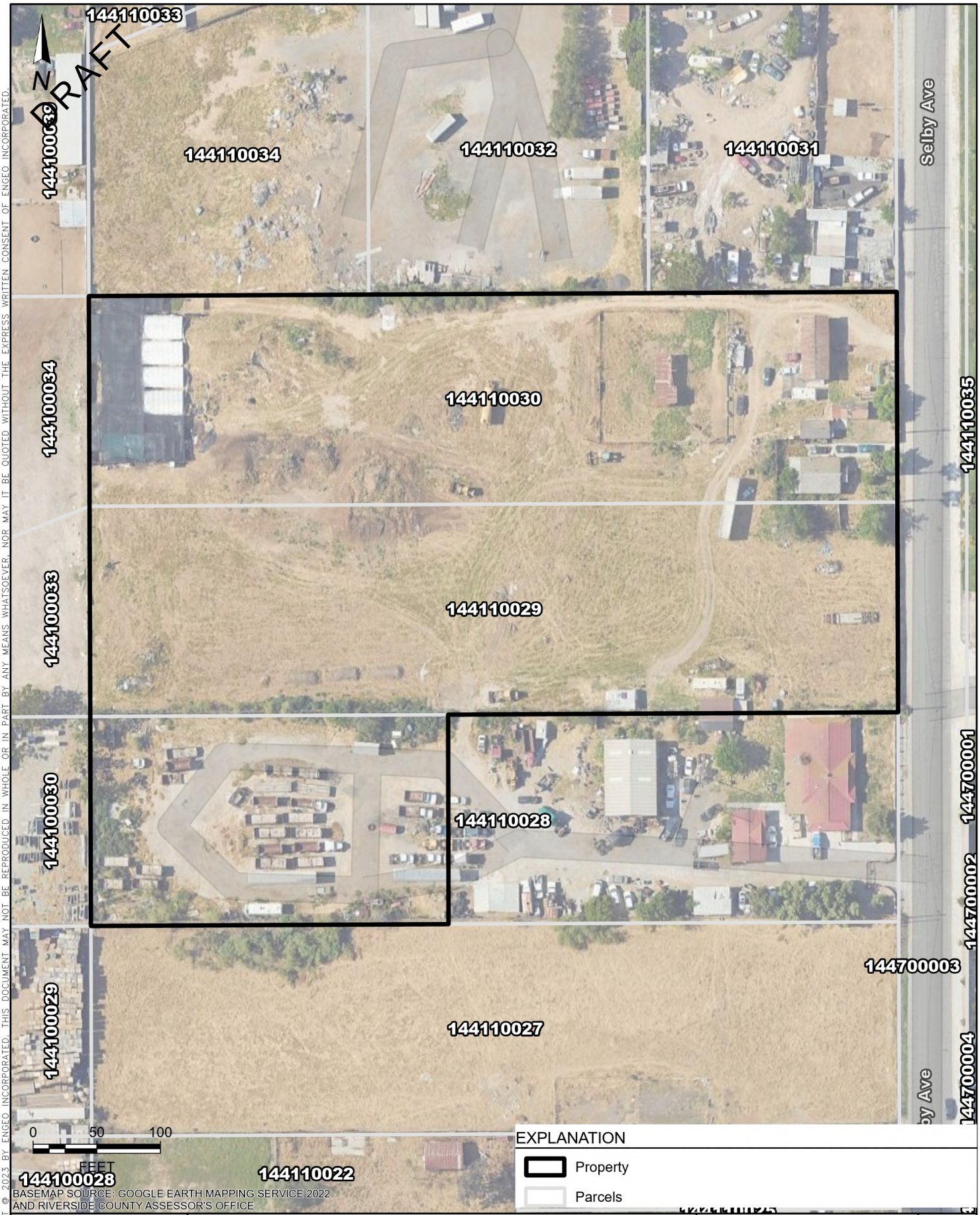
EASTVALE, CALIFORNIA

PROJECT NO. :	24317.000.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JJT

FIGURE NO. 2

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24317\24317.000.001\ENVIRO\ESA\SELBY AVENUE ESA.APRX
LAYOUT: 02. SITE PLAN 8.5 X 11 PORTRAIT USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COL



DRAFT

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO
Expect Excellence

ASSESSOR'S PARCEL MAP

7657 SELBY AVENUE

EASTVALE, CALIFORNIA

PROJECT NO. :	24317.000.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: SPM

FIGURE NO. 3

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24317\24317.000.001\ENVIRO\ESA\SELBY AVENUE ESA.APRX
LAYOUT: 03. PARCEL 8.5 X 11 PORTRAIT USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COL

DRAFT



ABANDONED VEHICLE



BARN EXTERIOR



CATTLE PEN



ELECTRIC TRANSFORMER POLE AND WATER WELL PUMP ADJACENT TO SHED



EMPTY DIESEL AST AND TYPICAL DEBRIS



EMPTY DIESEL BARREL IN THE SOUTHERN PORTION OF THE PROPERTY

COPYRIGHT @ 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO
Expect Excellence

SITE PHOTOGRAPHS
7657 SELBY AVENUE
EASTVALE, CALIFORNIA

PROJECT NUMBER: **24317.000.001**		FIGURE NO. 4A
SCALE: **NO SCALE**		
DRAWN BY: **MMH**	CHECKED BY: **SPM**	

Path :H:\Active Projects_24000 to 25999\24317\24317000001 Selby Avenue\ESA\Site Recon Photos

ORIGINAL FIGURE PRINTED IN COL

DRAFT



EMPTY WATER TANK



GREENHOUSE AND GARDEN IN THE NORTHWEST CORNER OF THE PROPERTY



INTERIOR OF THE BARN



PROPANE TANKS OBSERVED IN THE NORTHEAST PORTION OF THE PROPERTY



STOCKPILES IN THE CENTRAL PORTION OF THE PROPERTY

COPYRIGHT @ 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO
Expect Excellence

SITE PHOTOGRAPHS
7657 SELBY AVENUE
EASTVALE, CALIFORNIA

PROJECT NUMBER: **24317.000.001**	FIGURE NO. 4B
SCALE: **NO SCALE**	
DRAWN BY: **MMH** CHECKED BY: **SPM**	

Path :H:\Active Projects_24000 to 25999\24317\24317000001 Selby Avenue\ESA\Site Recon Photos

ORIGINAL FIGURE PRINTED IN COL

DRAFT



VIEW OF THE PROPERTY FROM THE EASTERN BOUNDARY



WATER TANK ATTACHED TO THE IRRIGATION WELL



WATER TANK, SHEDS, AND BARN

COPYRIGHT @ 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO
Expect Excellence

SITE PHOTOGRAPHS
7657 SELBY AVENUE
EASTVALE, CALIFORNIA

PROJECT NUMBER: **24317.000.001**		FIGURE NO. 4C
SCALE: **NO SCALE**		
DRAWN BY: **MMH**	CHECKED BY: **SPM**	

Path :H:\Active Projects_24000 to 25999\24317\24317000001 Selby Avenue\ESA\Site Recon Photos

ORIGINAL FIGURE PRINTED IN COL



DRAFT

TABLE A

SUMMARY OF DETECTABLE ANALYTICAL RESULTS IN SOIL

Table A - Summary of Detectable Analytical Results in Soil

7657 Selby Avenue
Samped on 12/07/2023

			TPH (EPA Method 8015)			Metals (EPA Methods 6010 /6020 / 7471A)														
			GRO	DRO (C10-C28)	ORO (C28-C44)	Antimony	Arsenic*	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium
USEPA RSLs[1] (Residential)			--	--	--	31	0.68	15,000	160	7.1	--	23	3,100	400	11	390	1500	390	390	0.78
CAL DTSC-SLs[2] (Residential)			--	--	--	--	0.11	--	16	910	--	--	--	80	1.0	--	820	--	--	--
CA SF RWQCB ESLs[3]			430	260	12,000	ESLs not considered for remaining analytes														
Sample ID	Sample Depth (ft)	Date	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
SS-1,2,3,4	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-5,6,7,8	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-9,10,11,12	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-13,14,15,16	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-21,22,23,24	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-25,26,27,28	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-29,30,31,32	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-1	0-0.25	12/7/2023	NA	NA	NA	NA	**3.3**	NA	NA	NA	NA	NA	NA	**11**	NA	NA	NA	NA	NA	NA
SS-5	0-0.25	12/7/2023	NA	NA	NA	NA	**6.7**	NA	NA	NA	NA	NA	NA	**39**	NA	NA	NA	NA	NA	NA
SS-9	0-0.25	12/7/2023	NA	NA	NA	NA	**4.9**	NA	NA	NA	NA	NA	NA	**19**	NA	NA	NA	NA	NA	NA
SS-13	0-0.25	12/7/2023	NA	NA	NA	NA	**5.0**	NA	NA	NA	NA	NA	NA	**18**	NA	NA	NA	NA	NA	NA
SS-21	0-0.25	12/7/2023	NA	NA	NA	NA	**7.0**	NA	NA	NA	NA	NA	NA	**7.2**	NA	NA	NA	NA	NA	NA
SS-25	0-0.25	12/7/2023	NA	NA	NA	NA	**5.6**	NA	NA	NA	NA	NA	NA	**8.5**	NA	NA	NA	NA	NA	NA
SS-29	0-0.25	12/7/2023	NA	NA	NA	NA	**3.7**	NA	NA	NA	NA	NA	NA	**18**	NA	NA	NA	NA	NA	NA
SS-17	0-0.25	12/7/2023	ND	**58**	**170**	ND	**2.7**	**91**	ND	ND	**17**	**6.1**	**22**	**10**	ND	ND	**11**	ND	ND	ND
SS-18	0-0.25	12/7/2023	ND	**41**	**120**	ND	**16**	**84**	ND	ND	**21**	**5.0**	**17**	**11**	ND	**1.2**	**8.8**	ND	ND	ND
SS-19	0-0.25	12/7/2023	ND	**190**	**850**	ND	**4.8**	**71**	ND	ND	**18**	**5.7**	**19**	**12**	ND	ND	**12**	ND	ND	ND
SS-20	0-0.25	12/7/2023	ND	**44**	**160**	ND	**3.2**	**150**	ND	ND	**22**	**7.5**	**28**	**12**	ND	ND	**13**	ND	ND	ND

Notes:
TPH: Total petroleum hydrocarbons
VOCs: Volatile organic compounds
OCPs: Organochlorine pesticides
mg/kg: milligrams per kilogram
'--' : no screening value exists
Bolded number: Analyte detected above laboratory reporting limits
ND: Analyte not detected above method detection limit
NA: Sample not analyzed

Detection exceeds screening level, but within background soil concentration
Detections exceed screening level residential scenario, or background concentrations

[1] EPA Region IX Regional Screening Levels (RSLs) (November 2021) for residential land use (THQ=1). Note that RSLs do not provide direct correlation of TPH in terms of carbon range.

[2] DTSC-Modified Screening Levels (DTSC-SLs) DTSC HERO Note 3 - : Department of Toxic Substances Control, Human and Ecological Risk Office Note 3 Screening Levels for Residential Soil (June 2020, updated May 2022). Note that DTSC-SLs do not provide direct correlation of TPH in terms of carbon range.

[3] Environmental Screening Levels (ESLs) San Francisco Regional Water Quality Control Board (2019) (TPH only)

Table A - Summary of Detectable Analytical Results in Soil

					OCPs (EPA Method 8081A)										
			Vanadium	Zinc	4,4'-DDD	4,4'-DDE	4,4'-DDT	Aldrin	BHC-alpha	BHC-beta	BHC-delta	BHC-gamma (Lindane)	Chlordane (Technical)	Dieldrin	Endosulfan I
USEPA RSLs[1] (Residential)			**390**	**23,000**	**1.9**	**2**	**1.9**	**0.039**	**0.086**	**0.3**	**--**	**0.57**	**1.7**	**0.034**	**470**
CAL DTSC-SLs[2] (Residential)			**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**450**
CA SF RWQCB ESLs[3]															
Sample ID	Sample Depth (ft)	Date	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
SS-1,2,3,4	0-0.25	12/7/2023	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-5,6,7,8	0-0.25	12/7/2023	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-9,10,11,12	0-0.25	12/7/2023	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-13,14,15,16	0-0.25	12/7/2023	NA	NA	ND	ND	**0.021**	ND	ND	ND	ND	ND	ND	ND	ND
SS-21,22,23,24	0-0.25	12/7/2023	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-25,26,27,28	0-0.25	12/7/2023	NA	NA	ND	ND	**0.012**	ND	ND	ND	ND	ND	ND	ND	ND
SS-29,30,31,32	0-0.25	12/7/2023	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-1	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-5	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-9	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-13	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-21	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-25	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-29	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-17	0-0.25	12/7/2023	**35**	**78**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-18	0-0.25	12/7/2023	**32**	**65**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-19	0-0.25	12/7/2023	**34**	**62**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-20	0-0.25	12/7/2023	**40**	**130**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:
TPH: Total petroleum hydrocarbons
VOCs: Volatile organic compounds
OCPs: Organochlorine pesticides
mg/kg: milligrams per kilogram
'--' : no screening value exists
Bolded number: Analyte detected above laboratory reporting limits
ND: Analyte not detected above method detection limit
NA: Sample not analyzed

[1] EPA Region IX Regional Screening Levels (RSLs) (November 2021) for reside
[2] DTSC-Modified Screening Levels (DTSC-SLs) DTSC HERO Note 3 - : Departi
[3] Environmental Screening Levels (ESLs) San Francisco Regional Water Quality

Table A - Summary of Detectable Analytical Results in Soil

			Endosulfan II	Endosulfan sulfate	Endrin	Endrin aldehyde	Endrin ketone	Heptachlor	Heptachlor epoxide	Methoxychlor	Toxaphene
USEPA RSLs[1] (Residential)			**--**	**380**	**19**	**--**	**--**	**0.13**	**0.07**	**320**	**0.49**
CAL DTSC-SLs[2] (Residential)			**--**	**--**	**--**	**--**	**--**	**38**	**0.99**	**--**	**0.45**
CA SF RWQCB ESLs[3]											
Sample ID	Sample Depth (ft)	Date	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
SS-1,2,3,4	0-0.25	12/7/2023	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-5,6,7,8	0-0.25	12/7/2023	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-9,10,11,12	0-0.25	12/7/2023	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-13,14,15,16	0-0.25	12/7/2023	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-21,22,23,24	0-0.25	12/7/2023	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-25,26,27,28	0-0.25	12/7/2023	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-29,30,31,32	0-0.25	12/7/2023	ND	ND	ND	ND	ND	ND	ND	ND	ND
SS-1	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-5	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-9	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-13	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-21	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-25	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-29	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-17	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-18	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-19	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-20	0-0.25	12/7/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:
TPH: Total petroleum hydrocarbons
VOCs: Volatile organic compounds
OCPs: Organochlorine pesticides
mg/kg: milligrams per kilogram
'--' : no screening value exists
Bolded number: Analyte detected above laboratory reporting limits
ND: Analyte not detected above method detection limit
NA: Sample not analyzed

[1] EPA Region IX Regional Screening Levels (RSLs) (November 2021) for reside

[2] DTSC-Modified Screening Levels (DTSC-SLs) DTSC HERO Note 3 - : Departi

[3] Environmental Screening Levels (ESLs) San Francisco Regional Water Quality



DRAFT

APPENDIX A

ENVIRONMENTAL DATA RESOURCES, INC.

Radius Map Report

Selby Avenue
7657 Selby Avenue
Corona, CA 92880

Inquiry Number: 7510806.2s
December 01, 2023

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	83
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-9
Physical Setting Source Map Findings	A-11
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. **NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA) INFORMATION PROVIDED IN THIS REPORT.** Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2023 by Environmental Data Resources, LLC. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, LLC, or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

7657 SELBY AVENUE
CORONA, CA 92880

COORDINATES

Latitude (North):	33.9505950 - 33° 57' 2.14''
Longitude (West):	117.6012400 - 117° 36' 4.46''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	444443.0
UTM Y (Meters):	3756646.5
Elevation:	578 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50005749 CORONA NORTH, CA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200423
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
7657 SELBY AVENUE
CORONA, CA 92880

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	L CELAYA TRUCKING FA	7681 SELBY AVE	RCRA NonGen / NLR	Higher	84, 0.016, SE
A2	L CELAYA TRUCKING FA	7681 SELBY AVE	CERS HAZ WASTE, HWTS	Higher	84, 0.016, SE
B3	DUMP - HALL AVENUE	7675 HALL AVENUE	ENVIROSTOR, HIST CORTESE	Lower	700, 0.133, WSW
B4	DUMP-HALL AVE	7675 HALL AVE	SEMS-ARCHIVE	Lower	700, 0.133, WSW
5	ROBIN MARGOLIS	14373 SERENADE DRIVE	RCRA NonGen / NLR	Higher	782, 0.148, NE
6	EMILY GUILHERME	14691 WALTERS STREET	RCRA NonGen / NLR	Lower	856, 0.162, NW
C7	EASTVILLE MARKET	14449 CHANDLER ST	SWEEPS UST, CA FID UST	Lower	1267, 0.240, SSE
C8	BRAZIL MARKET	14449 CHANDLER ST	LUST, Cortese, CERS	Lower	1267, 0.240, SSE
C9	BRAZIL MARKET	14449	HIST CORTESE	Lower	1289, 0.244, SSE
10	GOLDEN COACH MOVING	14325 CHANDLER ST	LUST, Cortese, HIST CORTESE, CERS	Higher	1649, 0.312, SE
11	FLAMINGO DAIRY	14970 CHANDLER RD	LUST, Cortese, EMI, HIST CORTESE, WDS, CERS	Lower	2190, 0.415, SW
12	JOHN & BOB'S SERVICE	7500 1/2 ARCHIBALD A	LUST, Cortese	Higher	2230, 0.422, ENE
D13	CORONA FARMS PROPETY	ARCHIBALD AVE. AND C	CPS-SLIC	Higher	2312, 0.438, ESE
14	JOHN & BOB'S SERVICE	7500 1/2 ARCHIBALD A	LUST, CERS	Lower	2490, 0.472, ESE
D15	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	2560, 0.485, SE
D16	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST, Cortese	Higher	2560, 0.485, SE
17	TRUCK PLAZA	7500 1/2 ARCHIBALD A	LUST, Cortese, HIST CORTESE, CERS	Higher	2602, 0.493, ESE
18	RONDO ELEMENTARY SCH	SOUTHEAST CORNER OF	ENVIROSTOR, SCH	Lower	2690, 0.509, WNW
19	PIETERSMA DAIRY (FOR	14955 SCHLEISMAN ROA	ENVIROSTOR, VCP, WDS	Higher	3936, 0.745, NNW
20	PROPOSED YORBA ELEME	NE CORNER OF FIELDMA	ENVIROSTOR, SCH	Higher	4479, 0.848, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

Federal ERNS list

ERNS ---------- Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ..... State Response Sites

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ..... Solid Waste Information System

Lists of state and tribal leaking storage tanks

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ..... Underground Storage Tank Listing
UST ..... Active UST Facilities
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

VCP ..... Voluntary Cleanup Program Properties
INDIAN VCP ..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
ODI ..... Open Dump Inventory
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites ..... Historical Calsites Database
SCH ..... School Property Evaluation Program
CDL ..... Clandestine Drug Labs
Toxic Pits ..... Toxic Pits Cleanup Act Sites
US CDL ..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST UST ..... Hazardous Substance Storage Container Database

CERS TANKS - California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS - Environmental Liens Listing
LIENS 2 - CERCLA Lien Information
DEED - Deed Restriction Listing

Records of Emergency Release Reports

HMIRS - Hazardous Materials Information Reporting System
CHMIRS - California Hazardous Material Incident Report System
LDS - Land Disposal Sites Listing
MCS - Military Cleanup Sites Listing
SPILLS 90 - SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS - Formerly Used Defense Sites
DOD - Department of Defense Sites
SCRD DRYCLEANERS - State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR - Financial Assurance Information
EPA WATCH LIST - EPA WATCH LIST
2020 COR ACTION - 2020 Corrective Action Program List
TSCA - Toxic Substances Control Act
TRIS - Toxic Chemical Release Inventory System
SSTS - Section 7 Tracking Systems
ROD - Records Of Decision
RMP - Risk Management Plans
RAATS - RCRA Administrative Action Tracking System
PRP - Potentially Responsible Parties
PADS - PCB Activity Database System
ICIS - Integrated Compliance Information System
FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS - Material Licensing Tracking System
COAL ASH DOE - Steam-Electric Plant Operation Data
COAL ASH EPA - Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER - PCB Transformer Registration Database
RADINFO - Radiation Information Database
HIST FTTS - FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS - Incident and Accident Data
CONSENT - Superfund (CERCLA) Consent Decrees
INDIAN RESERV - Indian Reservations
FUSRAP - Formerly Utilized Sites Remedial Action Program
UMTRA - Uranium Mill Tailings Sites
LEAD SMELTERS - Lead Smelter Sites
US AIRS - Aerometric Information Retrieval System Facility Subsystem
US MINES - Mines Master Index File
ABANDONED MINES - Abandoned Mines
MINES MRDS - Mineral Resources Data System
FINDS - Facility Index System/Facility Registry System
UXO - Unexploded Ordnance Sites
DOCKET HWC - Hazardous Waste Compliance Docket Listing
ECHO - Enforcement & Compliance History Information

FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
PFAS	PFAS Contamination Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CHROME PLATING	Chrome Plating Facilities Listing
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
HWTS	Hazardous Waste Tracking System
HAZNET	Facility and Manifest Data
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
HAZMAT	Hazardous Material Facilities
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

EDR Hist Auto---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 09/19/2023 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DUMP-HALL AVE Site ID: 0902212 EPA Id: CAD980892426	7675 HALL AVE	WSW 1/8 - 1/4 (0.133 mi.)	B4	24

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/24/2023 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PIETERSMA DAIRY (FOR	***14955 SCHLEISMAN ROA***	***NNW 1/2 - 1 (0.745 mi.)***	***19***	***71***
Facility Id: 60000781				
Status: Certified				
PROPOSED YORBA ELEME	***NE CORNER OF FIELDMA***	***SSE 1/2 - 1 (0.848 mi.)***	***20***	***76***
Facility Id: 60000901				
Status: No Further Action				

Lower Elevation	Address	Direction / Distance	Map ID	Page
DUMP - HALL AVENUE	***7675 HALL AVENUE***	***WSW 1/8 - 1/4 (0.133 mi.)***	***B3***	***23***
Facility Id: 33490050				
Status: Refer: Other Agency				
RONDO ELEMENTARY SCH	***SOUTHEAST CORNER OF***	***WNW 1/2 - 1 (0.509 mi.)***	***18***	***68***
Facility Id: 60002406				
Status: No Further Action				

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 8 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GOLDEN COACH MOVING	***14325 CHANDLER ST***	***SE 1/4 - 1/2 (0.312 mi.)***	***10***	***36***
Database: LUST REG 8, Date of Government Version: 02/14/2005				
Database: LUST, Date of Government Version: 09/05/2023				
Status: Completed - Case Closed				
Facility Status: Preliminary site assessment workplan submitted				
Global Id: T0606500170				
Global ID: T0606500170				
JOHN & BOB'S SERVICE	***7500 1/2 ARCHIBALD A***	***ENE 1/4 - 1/2 (0.422 mi.)***	***12***	***51***
Database: LUST REG 8, Date of Government Version: 02/14/2005				
Database: RIVERSIDE CO. LUST, Date of Government Version: 07/10/2023				

Facility Status: Case Closed
Facility Id: 941116
Facility Status: 9
Global ID: T0606500411

PRIVATE RESIDENCE | PRIVATE RESIDENCE | SE 1/4 - 1/2 (0.485 mi.) | D15 | 57
Database: LUST, Date of Government Version: 09/05/2023
Status: Completed - Case Closed
Global Id: T0606540855

PRIVATE RESIDENCE | ***PRIVATE RESIDENCE*** | ***SE 1/4 - 1/2 (0.485 mi.)*** | ***D16*** | ***59***
Database: LUST, Date of Government Version: 09/05/2023
Status: Open - Inactive
Global Id: T0606576412

TRUCK PLAZA | ***7500 1/2 ARCHIBALD A*** | ***ESE 1/4 - 1/2 (0.493 mi.)*** | ***17*** | ***64***
Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 09/05/2023
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0606500373
Global ID: T0606500373

Lower Elevation	Address	Direction / Distance	Map ID	Page

BRAZIL MARKET | ***14449 CHANDLER ST*** | ***SSE 1/8 - 1/4 (0.240 mi.)*** | ***C8*** | ***31***
Database: LUST, Date of Government Version: 09/05/2023
Status: Completed - Case Closed
Global Id: T0606500322

FLAMINGO DAIRY | ***14970 CHANDLER RD*** | ***SW 1/4 - 1/2 (0.415 mi.)*** | ***11*** | ***44***
Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 09/05/2023
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0606500481
Global ID: T0606500481

JOHN & BOB'S SERVICE | ***7500 1/2 ARCHIBALD A*** | ***ESE 1/4 - 1/2 (0.472 mi.)*** | ***14*** | ***54***
Database: LUST, Date of Government Version: 09/05/2023
Database: RIVERSIDE CO. LUST, Date of Government Version: 07/10/2023
Status: Completed - Case Closed
Facility Id: 94495
Global Id: T0606500411
Facility Status: 9

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CORONA FARMS PROPETY	ARCHIBALD AVE. AND C	ESE 1/4 - 1/2 (0.438 mi.)	D13	53

Database: CPS-SLIC, Date of Government Version: 09/05/2023

Global Id: T10000013160
Facility Status: Completed - Case Closed

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 07/17/2023 has revealed that there is 1 CERS HAZ WASTE site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
L CELAYA TRUCKING FA	***7681 SELBY AVE***	***SE 0 - 1/8 (0.016 mi.)***	***A2***	***11***

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EASTVILLE MARKET	***14449 CHANDLER ST***	***SSE 1/8 - 1/4 (0.240 mi.)***	***C7***	***30***
Status: A Tank Status: A Comp Number: 11234				

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EASTVILLE MARKET	***14449 CHANDLER ST***	***SSE 1/8 - 1/4 (0.240 mi.)***	***C7***	***30***
Facility Id: 33000373 Status: A				

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 07/24/2023 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
L CELAYA TRUCKING FA EPA ID:: CAL000260608	7681 SELBY AVE	SE 0 - 1/8 (0.016 mi.)	A1	9
ROBIN MARGOLIS EPA ID:: CAC002989742	14373 SERENADE DRIVE	NE 1/8 - 1/4 (0.148 mi.)	5	26

Lower Elevation	Address	Direction / Distance	Map ID	Page
EMILY GUILHERME EPA ID:: CAC003199946	14691 WALTERS STREET	NW 1/8 - 1/4 (0.162 mi.)	6	28

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 06/14/2023 has revealed that there are 6 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GOLDEN COACH MOVING Cleanup Status: COMPLETED - CASE CLOSED	***14325 CHANDLER ST***	***SE 1/4 - 1/2 (0.312 mi.)***	***10***	***36***
JOHN & BOB'S SERVICE Cleanup Status: COMPLETED - CASE CLOSED	***7500 1/2 ARCHIBALD A***	***ENE 1/4 - 1/2 (0.422 mi.)***	***12***	***51***
PRIVATE RESIDENCE Cleanup Status: COMPLETED - CASE CLOSED Cleanup Status: OPEN - INACTIVE	***PRIVATE RESIDENCE***	***SE 1/4 - 1/2 (0.485 mi.)***	***D16***	***59***
TRUCK PLAZA Cleanup Status: COMPLETED - CASE CLOSED	***7500 1/2 ARCHIBALD A***	***ESE 1/4 - 1/2 (0.493 mi.)***	***17***	***64***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BRAZIL MARKET Cleanup Status: COMPLETED - CASE CLOSED	***14449 CHANDLER ST***	***SSE 1/8 - 1/4 (0.240 mi.)***	***C8***	***31***
FLAMINGO DAIRY Cleanup Status: COMPLETED - CASE CLOSED	***14970 CHANDLER RD***	***SW 1/4 - 1/2 (0.415 mi.)***	***11***	***44***

EXECUTIVE SUMMARY

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

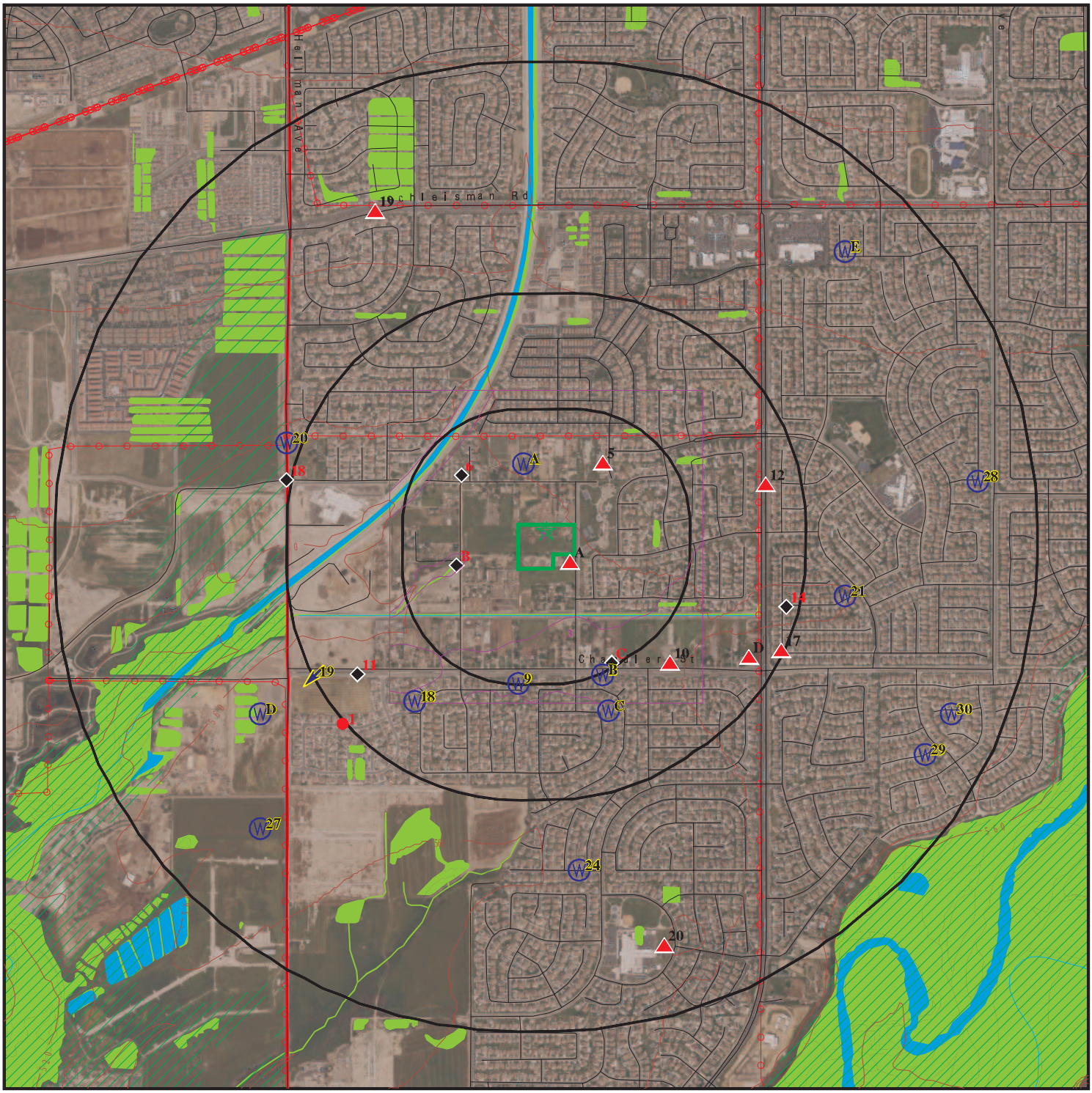
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GOLDEN COACH MOVING Reg Id: 083301386T	***14325 CHANDLER ST***	***SE 1/4 - 1/2 (0.312 mi.)***	***10***	***36***
TRUCK PLAZA Reg Id: 083302459T Reg Id: 083302607T	***7500 1/2 ARCHIBALD A***	***ESE 1/4 - 1/2 (0.493 mi.)***	***17***	***64***

Lower Elevation	Address	Direction / Distance	Map ID	Page
DUMP - HALL AVENUE Reg Id: 33490050	***7675 HALL AVENUE***	***WSW 1/8 - 1/4 (0.133 mi.)***	***B3***	***23***
BRAZIL MARKET Reg Id: 083302261T	14449	SSE 1/8 - 1/4 (0.244 mi.)	C9	36
FLAMINGO DAIRY Reg Id: 083302926T	***14970 CHANDLER RD***	***SW 1/4 - 1/2 (0.415 mi.)***	***11***	***44***

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7510806.2S



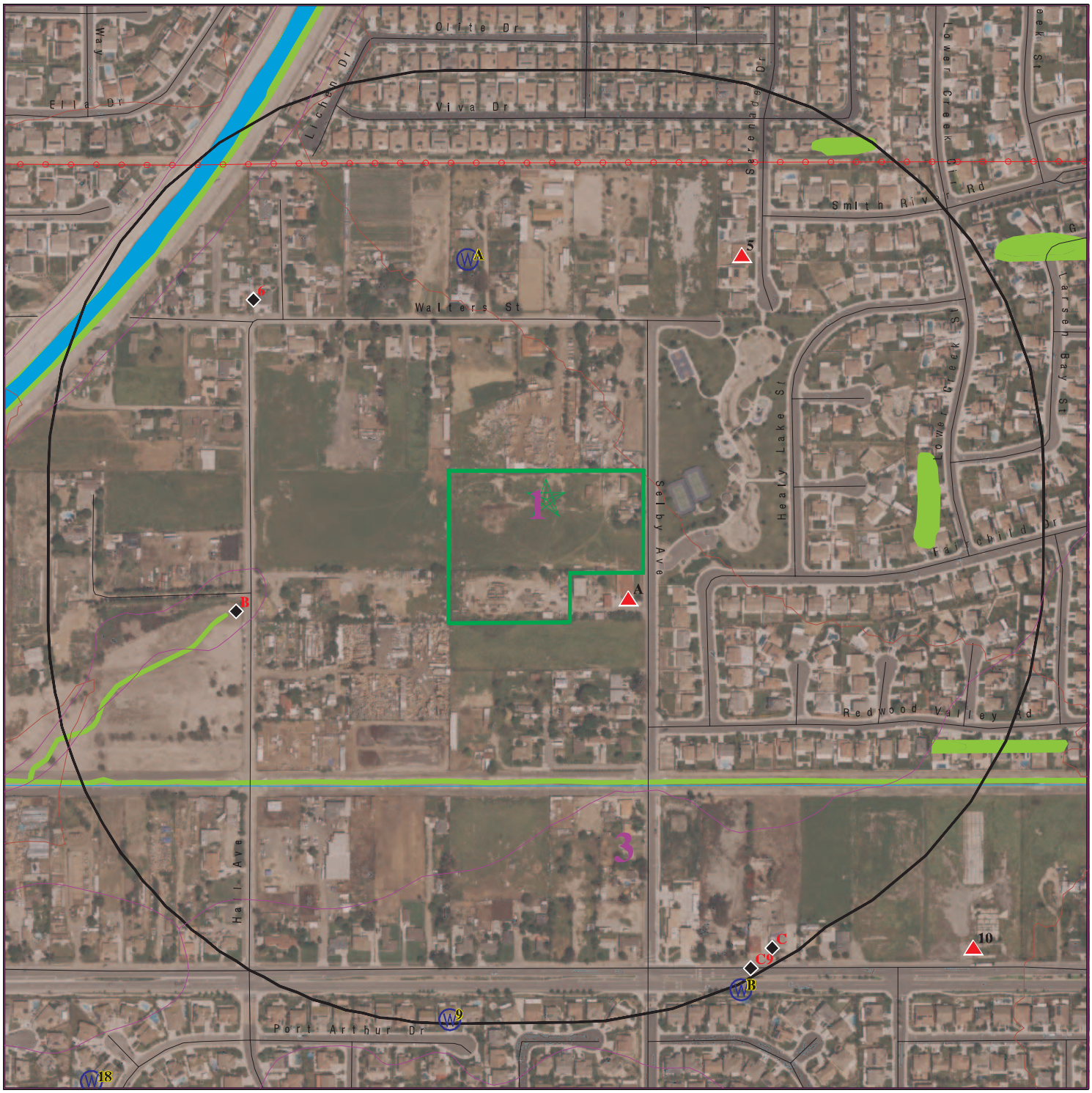
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Selby Avenue	CLIENT:	Engeo
ADDRESS:	7657 Selby Avenue Corona CA 92880	CONTACT:	Miles Hawkins
		INQUIRY #:	7510806.2s
LAT/LONG:	33.950595 / 117.60124	DATE:	December 01, 2023 3:38 pm

Copyright © 2023 EDR, Inc. © 2015 TomTom Rel. 2015.

DETAIL MAP - 7510806.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Selby Avenue	CLIENT:	Engeo
ADDRESS:	7657 Selby Avenue Corona CA 92880	CONTACT:	Miles Hawkins
		INQUIRY #:	7510806.2s
LAT/LONG:	33.950595 / 117.60124	DATE:	December 01, 2023 3:38 pm

Copyright © 2023 EDR, Inc. © 2015 TomTom Rel. 2015.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	1	0	NR	NR	1
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	1	0	3	NR	4
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	1	7	NR	NR	8
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	1	NR	NR	1
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		1	0	NR	NR	NR	1
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	1	NR	NR	NR	1
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	2	NR	NR	NR	3
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	1	5	NR	NR	6
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	2	3	NR	NR	5
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWTS	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	2	10	16	3	0	31

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
SE
< 1/8
0.016 mi.
84 ft.

L CELAYA TRUCKING FARMING
7681 SELBY AVE
CORONA, CA 92880

Site 1 of 2 in cluster A

RCRA NonGen / NLR

1026825442
CAL000260608

Relative:
Higher

Actual:
578 ft.

RCRA Listings:

Date Form Received by Agency:	20210406
Handler Name:	L Celaya Trucking Farming
Handler Address:	SELBY AVE
Handler City,State,Zip:	CORONA, CA 92880
EPA ID:	CAL000260608
Contact Name:	LEON P CELAYA
Contact Address:	SELBY AVE
Contact City,State,Zip:	EASTVALE, CA 92880
Contact Telephone:	951-808-7667
Contact Fax:	Not reported
Contact Email:	ALVARADOR8@VERIZON.NET
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	SELBY AVE
Mailing City,State,Zip:	EASTVALE, CA 92880
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	Luciana Celaya
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

L CELAYA TRUCKING FARMING (Continued) **1026825442**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210408
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: LUCIANA CELAYA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	7681 SELBY AVE
Owner/Operator City,State,Zip:	EASTVALE, CA 92880
Owner/Operator Telephone:	951-202-3840
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210406
Handler Name: L CELAYA TRUCKING FARMING	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

A2 **L CELAYA TRUCKING FARMING** **CERS HAZ WASTE** **S124839337**
SE **7681 SELBY AVE** **HWTS** **N/A**
< 1/8 **CORONA, CA 92880**
0.016 mi.
84 ft. **Site 2 of 2 in cluster A**

Relative:
Higher

Actual:
578 ft.

CERS HAZ WASTE:

Name:	L CELAYA TRUCKING FARMING
Address:	7681 SELBY AVE
City,State,Zip:	CORONA, CA 92880
Site ID:	565364
CERS ID:	10320604
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description:	Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed the used oil drum (used to drain metal filters) without cover/lid in place. CORRECTIVE ACTION: Owner/operator shall maintain all hazardous waste containers closed when not adding/removing hazardous waste.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	40 CFR 1 265.33 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.33
Violation Description:	Failure to test and maintain as necessary all facility communications or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment to assure its proper operation in time of emergency.
Violation Notes:	Returned to compliance on 08/18/2021. OBSERVATION: Observed inoperable or lack of adequate fire-fighting equipment. Fire extinguishers did not have a tag and have not been serviced in several years. The gauge is cloudy and worn. It was unclear if the needle was in the red or green pressure zone. CORRECTIVE ACTION: Owner/operator shall ensure fire-fighting equipment is available on site ready for use. Ensure fire extinguishers are serviced once a year.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	05-27-2021
Citation:	40 CFR 1 265.33 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.33
Violation Description:	Failure to test and maintain as necessary all facility communications

L CELAYA TRUCKING FARMING (Continued) **S124839337**

	or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment to assure its proper operation in time of emergency.
Violation Notes:	Returned to compliance on 08/18/2021. OBSERVATION: Observed inoperable or lack of adequate fire-fighting equipment. CORRECTIVE ACTION: Owner/operator shall ensure fire-fighting equipment is available on site ready for use.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed a 55 gallon drum with used oil, and two 55 gallon drums with contaminated absorbent that were missing proper labels. CORRECTIVE ACTION: Owner/operator shall label hazardous waste containers with all the required information. Label shall include at least: the words ""hazardous waste"", generator name and address, accumulation start date, composition and physical state of waste, and hazardous property statement. Submit photos to this department, if applicable.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	40 CFR 1 265.201(c)(5) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.201(c)(5)
Violation Description:	Failure to inspect hazardous waste tanks for the following, when present: 4) The construction materials of the tank at least weekly to detect corrosion or leaking of fixtures or seams. 5) The construction materials of, and the area immediately surrounding, discharge confinement structures (e.g., dikes) at least weekly to detect erosion or obvious signs of leakage (e.g., wet spots or dead vegetation).
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed the presence of multiple hazardous waste violations at this facility. The presence of multiple violations indicates that inspections of the hazardous waste areas are not being conducted. The used oil tank is stained on one side, is dented and not in sound shape. The lid is missing and cannot be maintained closed. CORRECTIVE ACTION: Owner/operator shall conduct weekly inspections of all hazardous waste storage areas. See the weekly inspection checklist and ensure inspections of tanks are documented for future inspection.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

L CELAYA TRUCKING FARMING (Continued) **S124839337**

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
Violation Description:	Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed the presence of multiple hazardous waste violations at this facility. The presence of multiple violations indicates that inspections of the hazardous waste areas are not being conducted. CORRECTIVE ACTION: Owner/operator shall conduct weekly inspections of all hazardous waste storage areas.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	08-10-2017
Citation:	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes:	Returned to compliance on 09/28/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to label stationary hazardous waste tanks as "hazardous waste" and mark with an accumulation start date.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed a red used oil waste tank that was missing a proper label. CORRECTIVE ACTION: Owner/operator shall label hazardous waste tanks with all the required information. Label shall include at least the words ""hazardous waste"" and the accumulation start date. Submit photos to this department, if applicable.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	Un-Specified
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General Local Ordinance
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Owner/operator is generating hazardous waste with an expired permit. Permit expired

L CELAYA TRUCKING FARMING (Continued) **S124839337**

since 2017. CORRECTIVE ACTION: Owner/operator shall remit payment to this department in order to obtain a new, valid permit for the generation of hazardous waste.

Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS,

Site ID: 565364
Site Name: L Celaya Trucking Farming
Violation Date: 02-09-2021
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes: Returned to compliance on 05/27/2021. OBSERVATION: Observed to be what appears spilled oil from a 55 gallon drum of oil (good material) over the working area/cement pad. Observed stained soil/ground at the hazardous waste storage area near used oil tank and used oil drum. CORRECTIVE ACTION: Owner/operator shall use absorbent material to clean spilled oil or dig contaminated soil. Dispose any contaminated absorbent or soil in a hazardous waste drum. Manage according to Title 22 hazardous waste regulations. Submit a statement and supporting documentation (photos) explaining how this waste was managed to this department.

Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS,

Site ID: 565364
Site Name: L Celaya Trucking Farming
Violation Date: 02-09-2021
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 05/27/2021. OBSERVATION: Observed facility using EPA ID CAL000260608 which is listed by DTSC as being inactive. CORRECTIVE ACTION: Owner/operator shall activate and maintain EPA ID number. Operator stated that hazardous waste haulers have notified the facility they cannot transport until EPA ID is active.

Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS,

Site ID: 565364
Site Name: L Celaya Trucking Farming
Violation Date: 02-09-2021
Citation: HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22
Violation Description: Failure to properly manage used oil and/or fuel filters in accordance with the requirements.
Violation Notes: Returned to compliance on 05/27/2021. OBSERVATION: Observed 4 drums of used oil/fuel filters (metal). The operator stated the filters have

L CELAYA TRUCKING FARMING (Continued) **S124839337**

	been stored for several years. In addition, the labels on the used oil filters drums were missing the accumulation start date. CORRECTIVE ACTION: CORRECTIVE ACTION: Owner/operator shall ensure the accumulation of used metal oil filters, handled as a recyclable material and are stored in amounts of less than one ton, shall be limited to one year of storage. Schedule a pick up for used oil filters and send bill of lading/receipts to diagarci@rivco.org. Ensure drums used to store metal oil filters are labeled with the accumulation start date.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	40 CFR 1 265.201(c)(3) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.201(c)(3)
Violation Description:	Failure to inspect hazardous waste tanks at least once each operating day for the following, when present: (1) Discharge control equipment (e.g., waste feed cutoff systems, by-pass systems, and drainage systems) to ensure that it is in good working order; (2) Data gathered from monitoring equipment (e.g., pressure and temperature gauges) to ensure that the tank is being operated according to its design; (3) The level of waste in the tank.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed inadequate waste tank inspections. Specifically, operator was unsure of how to check the tank levels. CORRECTIVE ACTION: Owner/operator shall begin to conduct daily inspections of the discharge systems, monitoring equipment, and tank levels for all tanks containing hazardous waste. Keep documented daily inspections of tanks
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)
Violation Description:	Failure to post the following information next to the telephone: (A) The name and telephone number of the emergency coordinator; (B) Location of fire extinguishers and spill control material, and, if present, fire alarm; and (C) The telephone number of the fire department, unless the facility has a direct alarm.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed no emergency response procedures posted. CORRECTIVE ACTION: Owner/operator shall post required emergency response procedures near the phone.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	08-10-2017
Citation:	Un-Specified

L CELAYA TRUCKING FARMING (Continued) **S124839337**

Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General Local Ordinance
Violation Notes: Returned to compliance on 09/28/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS,

Site ID: 565364
Site Name: L Celaya Trucking Farming
Violation Date: 08-10-2017
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes: Returned to compliance on 09/28/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS,

Site ID: 565364
Site Name: L Celaya Trucking Farming
Violation Date: 05-27-2021
Citation: 22 CCR 11 66261.7 - California Code of Regulations, Title 22, Chapter 11, Section(s) 66261.7
Violation Description: Failure to manage empty containers greater than 5 gallons in capacity that previously held a hazardous material/waste in accordance with 22 CCR 11 66261.7 including but not limited to the following: (e)(2)By reclaiming its scrap value onsite or shipping the container or inner liner to a person who reclaims its scrap value; or (3) By reconditioning or re manufacturing the container or inner liner onsite for subsequent reuse, or shipping the container or inner liner to a person who reconditions or re-manufactures the container or inner liner; or (4) By shipping the container or inner liner to a supplier or to another intermediate collection location for accumulation prior to managing the container or inner liner pursuant to subsections (e)(2) or (e)(3) of 22 CCR 11 66261.7; or (i) By shipping the container or inner liner back to the supplier for the purpose of being refilled. (f) A container or an inner liner removed from a container larger than five gallons in capacity which is managed pursuant to subsection (e) of 22 CCR 11 66261.7 shall be marked with the date it has been emptied and shall be managed within one year of being emptied.
Violation Notes: Returned to compliance on 08/18/2021. OBSERVATION: Operator maintains empty drums on the property and empty tanks. Operator will label all empty tanks and drums with the words "EMPTY" and the date they were emptied. Operator has one year to manage empty containers. All other drums and tanks will be removed from the property. Operator plans to dispose of as scrap metal. Ensure tanks have piping and valves disconnected to ensure they are maintained empty. CORRECTIVE ACTION: Owner/operator shall properly label all empty containers larger than 5 gallons with the dates they were emptied.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS,

L CELAYA TRUCKING FARMING (Continued) **S124839337**

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	08-10-2017
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 09/28/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	40 CFR 1 265.171 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.171
Violation Description:	Failure to accumulate hazardous waste in a container that is in good condition.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed several 55 gallon drums most were empty and some being used to store used oil or contaminated solids. The containers were overly rusted/split open/crushed/punctured, which may increase the likelihood of a release. CORRECTIVE ACTION: Owner/operator shall discontinue storing hazardous waste in damaged containers. Have all damaged drums properly hauled off by hazardous waste transporter.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	08-10-2017
Citation:	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description:	Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes:	Returned to compliance on 09/28/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description:	Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2)

L CELAYA TRUCKING FARMING (Continued) **S124839337**

	The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed one used oil tank, one used oil 55 gallon drum, four 55 gallon drums with used oil filters, two 55 gallon drums with contaminated solids on site with no accumulation start date or manifest records available. CORRECTIVE ACTION: Owner/operator shall ensure all hazardous wastes are transported off site within 180 days of the accumulation start date. Owner/operator shall have all used oil, contaminated solids, and filters of hazardous waste properly hauled off site by a registered hazardous waste transporter.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	22 CCR 16 66266.81(a)(1) - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.81(a)(1)
Violation Description:	Failure to meet the spent lead acid battery management requirements, when handling, storing, or transporting more than 10 lead acid batteries at any one time.
Violation Notes:	Returned to compliance on 05/27/2021. OBSERVATION: Observed lead acid batteries scattered throughout the work shop area. CORRECTIVE ACTION: Place lead acid batteries on a rack or pallet off the floor. If batteries are damaged, place batteries inside of a container and place a label with date on the container. Have an accessible battery spill kit to neutralize any potentially spilled acid on to the cement pad. Owner/operator shall properly recycle lead-acid batteries. Documentation of recycling shall be kept for at least 3 years.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	565364
Site Name:	L Celaya Trucking Farming
Violation Date:	02-09-2021
Citation:	22 CCR 11 66261.7 - California Code of Regulations, Title 22, Chapter 11, Section(s) 66261.7
Violation Description:	Failure to manage empty containers greater than 5 gallons in capacity that previously held a hazardous material/waste in accordance with 22 CCR 11 66261.7 including but not limited to the following: (e)(2)By reclaiming its scrap value onsite or shipping the container or inner liner to a person who reclaims its scrap value; or (3) By reconditioning or re manufacturing the container or inner liner onsite for subsequent reuse, or shipping the container or inner liner to a person who reconditions or re-manufactures the container or inner liner; or (4) By shipping the container or inner liner to a supplier or to another intermediate collection location for accumulation prior to managing the container or inner liner pursuant to subsections (e)(2) or (e)(3) of 22 CCR 11 66261.7; or (i) By shipping the container or inner liner back to the supplier for the purpose of being refilled. (f) A container or an inner liner removed from a container larger than five gallons in capacity which is managed pursuant to

L CELAYA TRUCKING FARMING (Continued) **S124839337**

subsection (e) of 22 CCR 11 66261.7 shall be marked with the date it has been emptied and shall be managed within one year of being emptied.

Violation Notes: Returned to compliance on 08/18/2021. OBSERVATION: Observed 10 empty 55 gallon drums stored beneath the hazardous waste shed and throughout the property. Drums have oil residual and were not labeled properly. CORRECTIVE ACTION: Owner/operator shall properly label all empty drums with the words EMPTY and the date they were emptied.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-09-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: This facility conducts routine maintenance on trucks, trailers and farming equipment self-owned. Trucks are used to transport farming equipment and food for cattle such as alfalfa and grain. NOTE: Facility owner stated they attempted to have hazardous waste removed however the hauler refused to take the waste due to the facility having an inactive EPA ID number. No manifest/bill of lading/receipts or records are available since the facility has failed to have hazardous waste removed in 3 years. For this reason violations 38 and 40-48 were marked as not applicable. No signature obtained due to COVID 19.
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-27-2021
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: This is reinspection after a routine inspection on 2/9/21. Operator has made progress in reactivating permits and hauler is World Oil (receipts verified). NOTE: Operator will continue to clean oily/debris over cement pad and have placed in a drum to be hauled as hazardous waste. Operator explained they will use drip pans to prevent oil spills on cement pad. NOTE: Discussed with operator ensuring containers that are 5 gallons are less are completely emptied with no pourable liquid prior to placing in the trash. No signature obtained due to COVID-19.
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

L CELAYA TRUCKING FARMING (Continued) **S124839337**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: file review
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-18-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: This a follow up from an inspection on 2-10-21 and reinspection on 5-27-21. All violations have been cleared.
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 565364
Facility Name: L Celaya Trucking Farming
Env Int Type Code: HWG
Program ID: 10320604
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.949670
Longitude: -117.601230

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Luciana Celaya
Entity Title: Not reported
Affiliation Address: 7681 Selby Ave
Affiliation City: Corona
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92880
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: Luciana Celaya
Entity Title: Not reported
Affiliation Address: 7681 Selby Ave
Affiliation City: Corona
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92880
Affiliation Phone: (951) 202-3840,

Affiliation Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title: Not reported
Affiliation Address: 4065 County Circle Drive, Room 104
Affiliation City: Riverside
Affiliation State: CA

L CELAYA TRUCKING FARMING (Continued) **S124839337**

Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055,

Affiliation Type Desc: Document Preparer
Entity Name: Riverside County Proxy Submittal
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 7681 Selby Ave
Affiliation City: Corona
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92880
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: L Celaya Trucking Farming
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (951) 202-3840,

Affiliation Type Desc: Parent Corporation
Entity Name: L Celaya Trucking Farming
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

HWTS:
Name: L CELAYA TRUCKING FARMING
Address: 7681 SELBY AVE
Address 2: Not reported
City,State,Zip: CORONA, CA 92880
EPA ID: CAL000260608
Inactive Date: Not reported
Create Date: 10/10/2002
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 7681 SELBY AVE
Mailing Address 2: Not reported

L CELAYA TRUCKING FARMING (Continued) **S124839337**

Mailing City,State,Zip:	EASTVALE, CA 928809647
Owner Name:	LUCIANA CELAYA
Owner Address:	7681 SELBY AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	EASTVALE, CA 928809647
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	LEON PEDRO CELAYA
Contact Address:	7681 SELBY AVE
Contact Address 2:	Not reported
City,State,Zip:	EASTVALE, CA 92880
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.9496
Longitude:	-117.600188

NAICS:

EPA ID:	CAL000260608
Create Date:	2021-04-08 15:30:49.047
NAICS Code:	112519
NAICS Description:	Other Animal Aquaculture
Issued EPA ID Date:	2002-10-10 15:58:28.36000
Inactive Date:	Not reported
Facility Name:	L CELAYA TRUCKING FARMING
Facility Address:	7681 SELBY AVE
Facility Address 2:	Not reported
Facility City:	CORONA
Facility County:	Not reported
Facility State:	CA
Facility Zip:	928809647

EPA ID:	CAL000260608
Create Date:	2021-04-08 15:30:49.047
NAICS Code:	112519
NAICS Description:	Other Aquaculture
Issued EPA ID Date:	2002-10-10 15:58:28.36000
Inactive Date:	Not reported
Facility Name:	L CELAYA TRUCKING FARMING
Facility Address:	7681 SELBY AVE
Facility Address 2:	Not reported
Facility City:	CORONA
Facility County:	Not reported
Facility State:	CA
Facility Zip:	928809647

EPA ID:	CAL000260608
Create Date:	2002-10-10 15:58:28.373
NAICS Code:	48411
NAICS Description:	General Freight Trucking, Local
Issued EPA ID Date:	2002-10-10 15:58:28.36000
Inactive Date:	Not reported
Facility Name:	L CELAYA TRUCKING FARMING
Facility Address:	7681 SELBY AVE
Facility Address 2:	Not reported
Facility City:	CORONA

L CELAYA TRUCKING FARMING (Continued) **S124839337**

Facility County: Not reported
Facility State: CA
Facility Zip: 928809647

B3 **DUMP - HALL AVENUE** **ENVIROSTOR** **S101481571**
WSW **7675 HALL AVENUE** **HIST CORTESE** **N/A**
1/8-1/4 **CORONA, CA 91720**
0.133 mi.
700 ft. **Site 1 of 2 in cluster B**

Relative: **Lower**

Actual: **569 ft.**

ENVIROSTOR:
Name: DUMP - HALL AVENUE
Address: 7675 HALL AVENUE
City,State,Zip: CORONA, CA 91720
Facility ID: 33490050
Status: Refer: Other Agency
Status Date: 06/10/1991
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 63
Senate: 31
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.95
Longitude: -117.6041
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * HOUSEHOLD WASTES * BIOLOGICAL WASTE OTHER THAN SEWAGE SLUDGE * UNSPECIFIED SOLVENT MIXTURES
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD980892426
Alias Type: EPA Identification Number
Alias Name: 33490050
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 06/10/1991
Comments: SSI Reassessment Report was reviewed by Region 4 staff. EPA recommended NFA because: potential for release to air or GW is moderate, GW supplies a small population (mainly dairy farms and grazing for goats) and surface water is not used for drinking. A preliminary HRS I calculation yields a score of 3.98. Staff recommends referral to a local agency.

DUMP - HALL AVENUE (Continued) **S101481571**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	03/22/1983
Comments:	FACILITY IDENTIFIED ID FROM RWQCB COMPLAINTS 1980 FILE. COMPLAINT BY A MRS. SPIDLE. DUMPING SOLVENT ONTO GROUND,UNK VOLUME AT VARIOU INSPECTORS REP: AN EMPTY LOT ON W SIDE OF HALL AVE,ACROSS FROM SPIDLE HOUSE. BEING USED TO ILLEGALLY DUMP ANY & EVERY THING FROM VARIOUS PEOPLE.NO AUTO STARTR OPER CLOSE TO THE FIELD. FINAL STRATEGY SITE REFERRED : TO CO HLTH.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

HIST CORTESE:

edr_fname:	DUMP - HALL AVENUE
edr_fadd1:	7675 HALL
City,State,Zip:	CORONA, CA 91720
Region:	CORTESE
Facility County Code:	33
Reg By:	CALSI
Reg Id:	33490050

B4 **DUMP-HALL AVE** **SEMS-ARCHIVE** **1003878782**
WSW **7675 HALL AVE** **CAD980892426**
1/8-1/4 **CORONA, CA 91720**
0.133 mi.
700 ft. **Site 2 of 2 in cluster B**

Relative:
Lower

Actual:
569 ft.

SEMS Archive:

Site ID:	0902212
EPA ID:	CAD980892426
Name:	DUMP-HALL AVE
Address:	7675 HALL AVE
Address 2:	Not reported
City,State,Zip:	CORONA, CA 91720
Cong District:	37
FIPS Code:	06065
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	VS

DUMP-HALL AVE (Continued) **1003878782**

Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1990-07-13 04:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse
Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	2
Start Date:	Not reported
Finish Date:	1990-07-13 04:00:00
Qual:	N
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	Not reported
Finish Date:	1987-03-01 05:00:00
Qual:	H
Current Action Lead:	St Perf
Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1985-04-09 06:00:00
Finish Date:	1985-10-01 05:00:00
Qual:	L
Current Action Lead:	St Perf
Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N

DUMP-HALL AVE (Continued) **1003878782**

FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1985-04-01 06:00:00
Finish Date:	1985-04-01 06:00:00
Qual:	Not reported
Current Action Lead:	St Perf

---

5 **ROBIN MARGOLIS** **RCRA NonGen / NLR** **1024769843**
NE **14373 SERENADE DRIVE** **CAC002989742**
1/8-1/4 **CORONA, CA 92880**
0.148 mi.
782 ft.

Relative: **Higher**

Actual: **584 ft.**

RCRA Listings:

Date Form Received by Agency:	20181117
Handler Name:	Robin Margolis
Handler Address:	14373 SERENADE DRIVE
Handler City,State,Zip:	CORONA, CA 92880
EPA ID:	CAC002989742
Contact Name:	ROBIN MARGOLIS
Contact Address:	14373 SERENADE DRIVE
Contact City,State,Zip:	CORONA, CA 92880
Contact Telephone:	949-922-6009
Contact Fax:	Not reported
Contact Email:	KCHRISTOPHERSON@HAZAWAYTODAY.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	14373 SERENADE DRIVE
Mailing City,State,Zip:	CORONA, CA 92880
Owner Name:	Robin Margolis
Owner Type:	Other
Operator Name:	Robin Margolis
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No

ROBIN MARGOLIS (Continued) **1024769843**

Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20181120
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: ROBIN MARGOLIS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	14373 SERENADE DRIVE
Owner/Operator City,State,Zip:	CORONA, CA 92880
Owner/Operator Telephone:	949-922-6009
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: ROBIN MARGOLIS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	14373 SERENADE DRIVE
Owner/Operator City,State,Zip:	CORONA, CA 92880
Owner/Operator Telephone:	949-922-6009
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20181117

ROBIN MARGOLIS (Continued) **1024769843**

Handler Name: ROBIN MARGOLIS
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

6
NW
1/8-1/4
0.162 mi.
856 ft.

EMILY GUILHERME
14691 WALTERS STREET
CORONA, CA 92880

RCRA NonGen / NLR **1027461440**
CAC003199946

Relative:
Lower

Actual:
572 ft.

RCRA Listings:
Date Form Received by Agency: 20221017
Handler Name: Emily Guilherme
Handler Address: 14691 WALTERS STREET
Handler City,State,Zip: CORONA, CA 92880
EPA ID: CAC003199946
Contact Name: EMILY GUILHERME
Contact Address: 14691 WALTERS STREET
Contact City,State,Zip: CORONA, CA 92880
Contact Telephone: 951-907-3447
Contact Fax: Not reported
Contact Email: EMTHANGA1@AOL.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Not reported
State District Owner: Not reported
State District: Not reported
Mailing Address: 14691 WALTERS STREET
Mailing City,State,Zip: CORONA, CA 92880
Owner Name: Emily Guilherme
Owner Type: Other
Operator Name: Emily Guilherme

EMILY GUILHERME (Continued) **1027461440**

Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20221018
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: EMILY GUILHERME	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	14691 WALTERS STREET
Owner/Operator City,State,Zip:	CORONA, CA 92880
Owner/Operator Telephone:	951-907-3447
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator

EMILY GUILHERME (Continued) **1027461440**

Owner/Operator Name: EMILY GUILHERME
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 14691 WALTERS STREET
Owner/Operator City,State,Zip: CORONA, CA 92880
Owner/Operator Telephone: 951-907-3447
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20221017
Handler Name: EMILY GUILHERME
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

C7 **EASTVILLE MARKET** **SWEEPS UST** **S101589871**
SSE **14449 CHANDLER ST** **CA FID UST** **N/A**
1/8-1/4 **CORONA, CA 91720**
0.240 mi.
1267 ft. **Site 1 of 3 in cluster C**

Relative: **Lower**
Actual: **576 ft.**

SWEEPS UST:
Name: EASTVILLE MARKET
Address: 14449 CHANDLER ST
City: CORONA
Status: Active
Comp Number: 11234
Number: 2
Board Of Equalization: Not reported
Referral Date: 10-29-92
Action Date: 10-29-92
Created Date: 03-13-90
Owner Tank Id: 001732
SWRCB Tank Id: 33-000-011234-000001
Tank Status: A

EASTVILLE MARKET (Continued) **S101589871**

Capacity:	1000
Active Date:	10-29-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	2

Name:	EASTVILLE MARKET
Address:	14449 CHANDLER ST
City:	CORONA
Status:	Active
Comp Number:	11234
Number:	2
Board Of Equalization:	Not reported
Referral Date:	10-29-92
Action Date:	10-29-92
Created Date:	03-13-90
Owner Tank Id:	Not reported
SWRCB Tank Id:	33-000-011234-000002
Tank Status:	A
Capacity:	1000
Active Date:	10-29-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	33000373
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7147275207
Mail To:	Not reported
Mailing Address:	14449 CHANDLER ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	CORONA 91720
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

C8 **BRAZIL MARKET** **LUST** **S103820940**
SSE **14449 CHANDLER ST** **Cortese** **N/A**
1/8-1/4 **CORONA, CA 92880** **CERS**
0.240 mi.
1267 ft. **Site 2 of 3 in cluster C**

Relative:
Lower

Actual:
576 ft.

LUST:

Name:	BRAZIL MARKET
Address:	14449 CHANDLER ST
City,State,Zip:	CORONA, CA 92880
Lead Agency:	SANTA ANA RWQCB (REGION 8)

BRAZIL MARKET (Continued) **S103820940**

Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500322
Global Id:	T0606500322
Latitude:	33.946849634
Longitude:	-117.5987637
Status:	Completed - Case Closed
Status Date:	05/22/2007
Case Worker:	MAO
RB Case Number:	083302261T
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	Not reported
Local Case Number:	93282
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
EPA Region:	9
Coordinate Source:	* Historical Geocode - Exact Address Match
Cuf Case:	YES
Quantity Released Gallons:	Not reported
Begin Date:	03/23/1993
Leak Reported Date:	04/05/1993
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Other
Discharge Cause:	Unknown
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	05/22/2007
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	61-65%
CA Enviroscreen 4 Score:	60-65%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SANTA ANA RWQCB (REGION 8)
Site History:	Not reported

LUST:

Global Id:	T0606500322
Contact Type:	Regional Board Caseworker - Primary Caseworker
Contact Name:	MIGUEL OVIEDO
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 Main Street, Suite 500
City:	RIVERSIDE
Email:	miguel.oviedo@waterboards.ca.gov
Phone Number:	9517823238

Global Id:	T0606500322
Contact Type:	Local Agency Caseworker
Contact Name:	SHARON BOLTINGHOUSE
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE
Email:	sbolting@rivco.org
Phone Number:	9519558980

LUST:

BRAZIL MARKET (Continued) **S103820940**

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 02/02/2004
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 05/22/2007
Action: Closure/No Further Action Letter

Global Id: T0606500322
Action Type: Other
Date: 03/23/1993
Action: Leak Discovery

Global Id: T0606500322
Action Type: RESPONSE
Date: 09/05/2006
Action: Soil and Water Investigation Workplan

Global Id: T0606500322
Action Type: RESPONSE
Date: 04/28/2007
Action: Monitoring Report - Quarterly

Global Id: T0606500322
Action Type: RESPONSE
Date: 04/30/2006
Action: Soil and Water Investigation Workplan

Global Id: T0606500322
Action Type: Other
Date: 04/05/1993
Action: Leak Reported

Global Id: T0606500322
Action Type: RESPONSE
Date: 08/30/2006
Action: Monitoring Report - Other

Global Id: T0606500322
Action Type: RESPONSE
Date: 07/30/2007
Action: Monitoring Report - Other

Global Id: T0606500322
Action Type: RESPONSE
Date: 10/28/2006
Action: Monitoring Report - Quarterly

Global Id: T0606500322
Action Type: RESPONSE
Date: 01/30/2007
Action: Monitoring Report - Quarterly

Global Id: T0606500322
Action Type: ENFORCEMENT

BRAZIL MARKET (Continued) **S103820940**

Date: 07/10/2006
Action: Staff Letter

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 07/05/2006
Action: Staff Letter

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 10/25/2005
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 02/24/2004
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 08/28/2006
Action: Staff Letter

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 06/23/2004
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 09/15/2005
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: Other
Date: 03/23/1993
Action: Leak Stopped

LUST:
Global Id: T0606500322
Status: Open - Case Begin Date
Status Date: 03/23/1993

Global Id: T0606500322
Status: Open - Site Assessment
Status Date: 04/05/1993

Global Id: T0606500322
Status: Open - Site Assessment
Status Date: 12/12/1995

Global Id: T0606500322
Status: Open - Site Assessment
Status Date: 12/28/1995

Global Id: T0606500322
Status: Open - Remediation

BRAZIL MARKET (Continued) **S103820940**

Status Date: 05/10/2006

Global Id: T0606500322
Status: Open - Site Assessment
Status Date: 10/23/2006

Global Id: T0606500322
Status: Open - Site Assessment
Status Date: 01/19/2007

Global Id: T0606500322
Status: Open - Remediation
Status Date: 02/15/2007

Global Id: T0606500322
Status: Open - Verification Monitoring
Status Date: 03/28/2007

Global Id: T0606500322
Status: Completed - Case Closed
Status Date: 05/22/2007

CORTESE:
Name: BRAZIL MARKET
Address: 14449 CHANDLER ST
City,State,Zip: CORONA, CA 92880
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606500322
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

CERS:
Name: BRAZIL MARKET
Address: 14449 CHANDLER ST
City,State,Zip: CORONA, CA 92880
Site ID: 639265
CERS ID: T0606500322
CERS Description: Leaking Underground Storage Tank Cleanup Site

BRAZIL MARKET (Continued) **S103820940**

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	SHARON BOLTINGHOUSE - RIVERSIDE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	3880 LEMON ST SUITE 200
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9519558980,

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	MIGUEL OVIEDO - SANTA ANA RWQCB (REGION 8)
Entity Title:	Not reported
Affiliation Address:	3737 Main Street, Suite 500
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9517823238,

C9 **BRAZIL MARKET** **HIST CORTESE** **S101307981**
SSE **14449** **N/A**
1/8-1/4 **NORCO, CA 91760**
0.244 mi.
1289 ft. **Site 3 of 3 in cluster C**

Relative: **Lower**

Actual: **576 ft.**

HIST CORTESE:

edr_fname:	BRAZIL MARKET
edr_fadd1:	14449
City,State,Zip:	NORCO, CA 91760
Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA
Reg Id:	083302261T

---

10 **GOLDEN COACH MOVING** **LUST** **S101307980**
SE **14325 CHANDLER ST** **Cortese** **N/A**
1/4-1/2 **NORCO, CA 91760** **HIST CORTESE**
0.312 mi. **CERS**
1649 ft.

Relative: **Higher**

Actual: **579 ft.**

LUST:

Name:	GOLDEN COACH MOVING
Address:	14325 CHANDLER ST
City,State,Zip:	NORCO, CA 92880
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500170
Global Id:	T0606500170
Latitude:	33.9465188045302
Longitude:	-117.596462817088
Status:	Completed - Case Closed
Status Date:	07/01/2022
Case Worker:	MAO

GOLDEN COACH MOVING (Continued) **S101307980**

RB Case Number:	083301386T
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	Not reported
Local Case Number:	90033
Potential Media Affect:	Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern:	Gasoline
EPA Region:	9
Coordinate Source:	Google Map Move
Cuf Case:	YES
Quantity Released Gallons:	Not reported
Begin Date:	11/16/1989
Leak Reported Date:	01/22/1990
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Tank
Discharge Cause:	Corrosion
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	07/01/2022
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	61-65%
CA Enviroscreen 4 Score:	60-65%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SANTA ANA RWQCB (REGION 8)
Site History:	Former RP, Golder Associates had previously conducted three phases of assessment and investigation. Phase I assessment was conducted on December 20, 2006, while Phase II site investigation was conducted on January 22, 2007. And on July 24, 2007, a limited site investigation was conducted in the former UST area to assess the potential for deeper contamination. The July 2007 investigation consisted of three soil borings drilled to 40 feet. Soil and groundwater samplings were taken from the three locations surrounding the former UST. Results of the analyses indicated that releases from the removed USTs have generated significant levels of contamination in the underlying soil and groundwater.

LUST:

Global Id:	T0606500170
Contact Type:	Regional Board Caseworker - Primary Caseworker
Contact Name:	MIGUEL OVIEDO
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 Main Street, Suite 500
City:	RIVERSIDE
Email:	miguel.oviedo@waterboards.ca.gov
Phone Number:	9517823238

Global Id:	T0606500170
Contact Type:	Local Agency Caseworker
Contact Name:	Riverside County LOP
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE
Email:	Not reported
Phone Number:	9519558980

GOLDEN COACH MOVING (Continued) **S101307980**

LUST:

Global Id:	T0606500170
Action Type:	ENFORCEMENT
Date:	03/09/2010
Action:	Clean Up Fund - Letter to RP
Global Id:	T0606500170
Action Type:	ENFORCEMENT
Date:	03/30/2012
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0606500170
Action Type:	ENFORCEMENT
Date:	06/24/2019
Action:	Email Correspondence
Global Id:	T0606500170
Action Type:	RESPONSE
Date:	08/24/2014
Action:	Request for Closure - Regulator Responded
Global Id:	T0606500170
Action Type:	RESPONSE
Date:	08/24/2014
Action:	Request for Closure - Regulator Responded
Global Id:	T0606500170
Action Type:	RESPONSE
Date:	08/24/2014
Action:	Request for Closure - Regulator Responded
Global Id:	T0606500170
Action Type:	RESPONSE
Date:	03/20/2016
Action:	Well Installation Workplan - Regulator Responded
Global Id:	T0606500170
Action Type:	RESPONSE
Date:	03/22/2016
Action:	Preliminary Site Assessment Workplan - Addendum - Regulator Responded
Global Id:	T0606500170
Action Type:	RESPONSE
Date:	03/07/2016
Action:	Soil and Water Investigation Workplan - Regulator Responded
Global Id:	T0606500170
Action Type:	RESPONSE
Date:	08/03/2015
Action:	Other Workplan - Regulator Responded
Global Id:	T0606500170
Action Type:	RESPONSE
Date:	08/28/2016
Action:	Soil and Water Investigation Workplan - Addendum - Regulator Responded
Global Id:	T0606500170

GOLDEN COACH MOVING (Continued) **S101307980**

Action Type: REMEDIATION
Date: 09/27/2006
Action: Not reported

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 12/02/2011
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 07/25/2016
Action: File review

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 03/29/2016
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 07/23/2021
Action: State Water Board Closure Order - #WQ 2021-0032-UST

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 07/01/2022
Action: Closure/No Further Action Letter

Global Id: T0606500170
Action Type: Other
Date: 11/16/1989
Action: Leak Discovery

Global Id: T0606500170
Action Type: RESPONSE
Date: 09/02/2007
Action: Soil and Water Investigation Workplan

Global Id: T0606500170
Action Type: RESPONSE
Date: 03/28/2011
Action: Other Report / Document

Global Id: T0606500170
Action Type: RESPONSE
Date: 08/28/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 07/08/2009
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 08/19/2009

GOLDEN COACH MOVING (Continued) **S101307980**

Action: Letter - Notice

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 07/28/2009
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 09/28/2011
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 12/24/2017
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 03/26/2018
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 03/17/2021
Action: Notification - Public Notice of Case Closure

Global Id: T0606500170
Action Type: Other
Date: 01/22/1990
Action: Leak Reported

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 01/16/2007
Action: * No Action

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 03/17/2005
Action: Site Visit / Inspection / Sampling

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 03/10/2009
Action: File review

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: File review

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 11/15/2016
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

GOLDEN COACH MOVING (Continued) **S101307980**

Global Id: T0606500170
Action Type: RESPONSE
Date: 03/23/2016
Action: Well Installation Workplan

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 10/13/1999
Action: Notice to Comply

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 03/31/2011
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 06/11/2010
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 01/26/2011
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 08/13/2012
Action: Technical Correspondence / Assistance / Other

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 03/28/2011
Action: File review - #RCDEH uploaded site file 3/25/2015

Global Id: T0606500170
Action Type: ENFORCEMENT
Date: 06/15/2015
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0606500170
Action Type: Other
Date: 11/16/1989
Action: Leak Stopped

LUST:
Global Id: T0606500170
Status: Open - Case Begin Date
Status Date: 11/16/1989

Global Id: T0606500170
Status: Open - Site Assessment
Status Date: 11/16/1989

Global Id: T0606500170
Status: Open - Site Assessment
Status Date: 06/14/1993

GOLDEN COACH MOVING (Continued) **S101307980**

Global Id: T0606500170
Status: Open - Site Assessment
Status Date: 08/28/2007

Global Id: T0606500170
Status: Open - Eligible for Closure
Status Date: 06/09/2014

Global Id: T0606500170
Status: Open - Verification Monitoring
Status Date: 09/19/2016

Global Id: T0606500170
Status: Open - Eligible for Closure
Status Date: 03/17/2021

Global Id: T0606500170
Status: Completed - Case Closed
Status Date: 07/01/2022

LUST REG 8:

Name:	GOLDEN COACH MOVING
Address:	14325 CHANDLER ST
City:	NORCO
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Preliminary site assessment workplan submitted
Case Number:	083301386T
Local Case Num:	90033
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	ARCHIBALD
Enf Type:	None Taken
Funding:	Federal Funds
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	Corrosion
Leak Source:	Tank
Global ID:	T0606500170
How Stopped Date:	11/16/1989
Enter Date:	1/26/1990
Date Confirmation of Leak Began:	11/16/1989
Date Preliminary Assessment Began:	Not reported
Discover Date:	11/16/1989
Enforcement Date:	1/1/1965
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	6/14/1993
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	1/26/1990
GW Qualifies:	Not reported

GOLDEN COACH MOVING (Continued) **S101307980**

Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9461412
Longitude:	-117.5931637
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	TME
Staff Initials:	UNK
Lead Agency:	Regional Board
Local Agency:	33000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: THE RP WAS AWARED AN LOC FROM THE CLEANUP FUND, HOWEVER IT WAS REVOKED. RP HAS NOT MADE ANY EFFORT TO INVESTIGATE PLUME AT THE SITE. RCEH IS CONCIDERING REFERING THE CASE TO RB.

CORTESE:

Name:	GOLDEN COACH MOVING
Address:	14325 CHANDLER ST
City,State,Zip:	NORCO, CA 92880
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606500170
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	GOLDEN COACH MOVING
edr_fadd1:	14325

GOLDEN COACH MOVING (Continued) **S101307980**

City,State,Zip: NORCO, CA 91760
Region: CORTESE
Facility County Code: 33
Reg By: LTNKA
Reg Id: 083301386T

CERS:
Name: GOLDEN COACH MOVING
Address: 14325 CHANDLER ST
City,State,Zip: NORCO, CA 92880
Site ID: 657926
CERS ID: T0606500170
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: Riverside County LOP - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980,

Affiliation Type Desc: Regional Board Caseworker
Entity Name: MIGUEL OVIEDO - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 Main Street, Suite 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9517823238,

11
SW
1/4-1/2
0.415 mi.
2190 ft.

Relative:
Lower

Actual:
569 ft.

FLAMINGO DAIRY **LUST** **S103065183**
14970 CHANDLER RD **Cortese** **N/A**
CORONA, CA 91720 **EMI**
HIST CORTESE
WDS
CERS

LUST:
Name: FLAMINGO DAIRY
Address: 14970 CHANDLER RD
City,State,Zip: CORONA, CA 91720
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500481
Global Id: T0606500481
Latitude: 33.9444159
Longitude: -117.60864
Status: Completed - Case Closed
Status Date: 04/07/1999
Case Worker: MG
RB Case Number: 083302926T
Local Agency: RIVERSIDE COUNTY LOP

FLAMINGO DAIRY (Continued) **S103065183**

File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
EPA Region:	9
Coordinate Source:	Google Geocode
Cuf Case:	NO
Quantity Released Gallons:	Not reported
Begin Date:	01/30/1996
Leak Reported Date:	01/31/1996
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Other
Discharge Cause:	Unknown
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	04/07/1999
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	61-65%
CA Enviroscreen 4 Score:	60-65%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SANTA ANA RWQCB (REGION 8)
Site History:	Not reported

LUST:

Global Id:	T0606500481
Contact Type:	Regional Board Caseworker - Primary Caseworker
Contact Name:	MAILE SEEGER GEE
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	maile.gee@waterboards.ca.gov
Phone Number:	9517824379

Global Id:	T0606500481
Contact Type:	Local Agency Caseworker
Contact Name:	Riverside County LOP
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE
Email:	Not reported
Phone Number:	9519558980

LUST:

Global Id:	T0606500481
Action Type:	Other
Date:	01/30/1996
Action:	Leak Discovery

Global Id:	T0606500481
Action Type:	ENFORCEMENT
Date:	04/07/1999
Action:	Closure/No Further Action Letter

FLAMINGO DAIRY (Continued) **S103065183**

Global Id: T0606500481
Action Type: Other
Date: 01/31/1996
Action: Leak Reported

LUST:
Global Id: T0606500481
Status: Open - Case Begin Date
Status Date: 01/30/1996

Global Id: T0606500481
Status: Open - Site Assessment
Status Date: 01/30/1996

Global Id: T0606500481
Status: Completed - Case Closed
Status Date: 04/07/1999

LUST REG 8:

Name:	FLAMINGO DAIRY
Address:	14970 CHANDLER RD
City:	CORONA
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083302926T
Local Case Num:	Not reported
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0606500481
How Stopped Date:	Not reported
Enter Date:	11/12/1996
Date Confirmation of Leak Began:	1/30/1996
Date Preliminary Assessment Began:	Not reported
Discover Date:	1/30/1996
Enforcement Date:	Not reported
Close Date:	4/7/1999
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	11/12/1996
GW Qualifies:	Not reported
Soil Qualifies:	Not reported

FLAMINGO DAIRY (Continued) **S103065183**

Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9459612
Longitude:	-117.6099772
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	VJJ
Staff Initials:	UNK
Lead Agency:	Regional Board
Local Agency:	33000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	REQUESTING CHARACTERIZATION

CORTESE:

Name:	FLAMINGO DAIRY
Address:	14970 CHANDLER RD
City,State,Zip:	CORONA, CA 91720
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606500481
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

EMI:

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2008
County Code:	33

FLAMINGO DAIRY (Continued) **S103065183**

Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6.513026052104208416
Reactive Organic Gases Tons/Yr:	4.55
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.48
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.724164

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2009
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.3821929573432499
Reactive Organic Gases Tons/Yr:	3.7599999999999998
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.49
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.72905699999999996

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2010
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.4018751789292798
Reactive Organic Gases Tons/Yr:	3.7737500000000002
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.4952000000000001
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.73160135999999998

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER

FLAMINGO DAIRY (Continued) **S103065183**

City,State,Zip:	CORONA, CA 92880
Year:	2011
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.4018751789
Reactive Organic Gases Tons/Yr:	3.77375
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.4952
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.73160136

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2012
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.1583166333
Reactive Organic Gases Tons/Yr:	2.905
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.424
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.6967632

HIST CORTESE:

edr_fname:	FLAMINGO DAIRY
edr_fadd1:	14970
City,State,Zip:	CORONA, CA 91720
Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA
Reg Id:	083302926T

WDS:

Name:	FLAMINGO DAIRY
Address:	14970 CHANDLER AVE
City:	CORONA
Facility ID:	Santa Ana River 335221001
Facility Type:	Agricultural - Facility that treats and/or disposes of the wastes associated with confined and concentrated animal feeding, confined animal feeding, confined animal holding, confined and concentrated aquatic animal production facilities, and aquaculture. the treatment

FLAMINGO DAIRY (Continued) **S103065183**

	and/or disposal of agricultural return water is included in this category.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAG018001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	8
Facility Telephone:	Not reported
Facility Contact:	R.M. MCCUNE OR R.F. STANLEY
Agency Name:	MC CUNE JIM
Agency Address:	PO BOX 1295
Agency City,St,Zip:	CORONA 928781295
Agency Contact:	JIM MC CUNE
Agency Telephone:	9097377251
Agency Type:	Private
SIC Code:	241
SIC Code 2:	Not reported
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Primary Waste:	STORMS
Waste Type2:	N
Waste2:	Stormwater Runoff
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Secondary Waste:	Solid Wastes
Secondary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Design Flow:	0
Baseline Flow:	0
Reclamation:	No reclamation requirements associated with this facility.
POTW:	The facility is not a POTW.
Treat To Water:	Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance from a waste treatment facility.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

CERS:

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Site ID:	497378

FLAMINGO DAIRY (Continued) **S103065183**

CERS ID: 110041393328
CERS Description: US EPA Air Emission Inventory System (EIS)

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: MARK VANDER DUSSEN
Entity Title: Not reported
Affiliation Address: 14950 RIVER ROAD
Affiliation City: CORONA
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Name: FLAMINGO DAIRY
Address: 14970 CHANDLER RD
City,State,Zip: CORONA, CA 91720
Site ID: 654157
CERS ID: T0606500481
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: Riverside County LOP - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980,

12
ENE
1/4-1/2
0.422 mi.
2230 ft.

JOHN & BOB'S SERVICE **LUST** **S106163356**
7500 1/2 ARCHIBALD AVE **Cortese** **N/A**
NORCO, CA 91720

Relative: Higher

Actual: 587 ft.

LUST REG 8:
Name: JOHN & BOB'S SERVICE
Address: 7500 1/2 ARCHIBALD AVE
City: NORCO
Region: 8
County: Riverside
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083302607T
Local Case Num: Not reported
Case Type: Soil only
Substance: Waste Oil
Qty Leaked: Not reported
Abate Method: Not reported
Cross Street: CHANDLER
Enf Type: CLOS
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Not reported

JOHN & BOB'S SERVICE (Continued) **S106163356**

Leak Cause:	UNK
Leak Source:	Tank
Global ID:	T0606500411
How Stopped Date:	11/22/1994
Enter Date:	3/17/1995
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	11/22/1994
Enforcement Date:	Not reported
Close Date:	7/21/1995
Date Prelim Assessment Workplan Submitted:	2/13/1995
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	3/17/1995
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9514731
Longitude:	-117.5930318
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	VJJ
Staff Initials:	UNK
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

RIVERSIDE CO. LUST:

Name:	JOHN & BOB'S SERVICE
Address:	7500 1/2 ARCHIBALD AVE
City,State,Zip:	CORONA, CA
Region:	RIVERSIDE
Facility ID:	941116
Employee:	Malloy
Site Closed:	Yes
Case Type:	Soil only
Facility Status:	closed/action completed
Casetype Decode:	Soil only is impacted
Fstatus Decode:	Closed/Action completed

CORTESE:

JOHN & BOB'S SERVICE (Continued) **S106163356**

Name:	JOHN & BOB'S SERVICE
Address:	7500 1/2 ARCHIBALD AVE
City,State,Zip:	NORCO, CA 91720
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606500411
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

D13 **CORONA FARMS PROPETY** **CPS-SLIC** **S124441973**
ESE **ARCHIBALD AVE. AND CHANDLER ST, NW CORNER** **N/A**
1/4-1/2 **MIRA LOMA, CA**
0.438 mi.
2312 ft. **Site 1 of 3 in cluster D**

Relative: **Higher**
Actual: **583 ft.**

CPS-SLIC:

Name:	CORONA FARMS PROPETY
Address:	ARCHIBALD AVE. AND CHANDLER ST, NW CORNER
City,State,Zip:	MIRA LOMA, CA
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	12/21/1998
Global Id:	T10000013160
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number:	Not reported
Latitude:	33.94669
Longitude:	-117.59361
Case Type:	Cleanup Program Site
Case Worker:	MG
Local Agency:	Not reported
RB Case Number:	Not reported
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
EPA Region:	9
Coordinate Source:	Not reported
Cuf Case:	NO
Quantity Released Gallons:	Not reported
Begin Date:	03/01/1998
Leak Reported Date:	Not reported
How Discovered:	Not reported
How Discovered Description:	Not reported

CORONA FARMS PROPETY (Continued) **S124441973**

Discharge Source:	Not reported
Discharge Cause:	Not reported
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	12/21/1998
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	61-65%
CA Enviroscreen 4 Score:	60-65%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SANTA ANA RWQCB (REGION 8)
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

14
ESE
1/4-1/2
0.472 mi.
2490 ft.

JOHN & BOB'S SERVICE **LUST** **S103771168**
7500 1/2 ARCHIBALD AVE **CERS** **N/A**
NORCO, CA 91720

Relative:
Lower

Actual:
577 ft.

LUST:

Name:	JOHN & BOB'S SERVICE
Address:	7500 1/2 ARCHIBALD AVE
City,State,Zip:	NORCO, CA 91720
Lead Agency:	RIVERSIDE COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500411
Global Id:	T0606500411
Latitude:	33.9482575611604
Longitude:	-117.592212385146
Status:	Completed - Case Closed
Status Date:	07/21/1995
Case Worker:	RIV
RB Case Number:	083302607T
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	Local Agency Warehouse
Local Case Number:	941116
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
EPA Region:	9
Coordinate Source:	Google Map Move
Cuf Case:	NO
Quantity Released Gallons:	Not reported
Begin Date:	11/22/1994
Leak Reported Date:	12/20/1994
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Tank
Discharge Cause:	Unknown
Stop Method:	Close and Remove Tank
Stop Description:	Not reported
No Further Action Date:	07/21/1995
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community:	Not reported

JOHN & BOB'S SERVICE (Continued) **S103771168**

CA Enviroscreen 3 Score: 36-40%
CA Enviroscreen 4 Score: 45-50%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: SANTA ANA RWQCB (REGION 8)
Site History: Not reported

LUST:
Global Id: T0606500411
Contact Type: Regional Board Caseworker
Contact Name: MAILE SEEGER GEE
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: maile.gee@waterboards.ca.gov
Phone Number: 9517824379

Global Id: T0606500411
Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: Riverside County LOP
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558980

LUST:
Global Id: T0606500411
Action Type: ENFORCEMENT
Date: 07/20/1995
Action: File review - #RCDEH Site File

Global Id: T0606500411
Action Type: REMEDIATION
Date: 11/22/1994
Action: Excavation

Global Id: T0606500411
Action Type: Other
Date: 11/22/1994
Action: Leak Discovery

Global Id: T0606500411
Action Type: Other
Date: 12/20/1994
Action: Leak Reported

Global Id: T0606500411
Action Type: ENFORCEMENT
Date: 07/21/1995
Action: Closure/No Further Action Letter - #Riv Co Closure

Global Id: T0606500411
Action Type: ENFORCEMENT
Date: 07/21/1995
Action: Closure/No Further Action Letter

JOHN & BOB'S SERVICE (Continued) **S103771168**

Global Id: T0606500411
Action Type: Other
Date: 11/22/1994
Action: Leak Stopped

LUST:
Global Id: T0606500411
Status: Open - Case Begin Date
Status Date: 11/22/1994

Global Id: T0606500411
Status: Open - Site Assessment
Status Date: 02/13/1995

Global Id: T0606500411
Status: Completed - Case Closed
Status Date: 07/21/1995

RIVERSIDE CO. LUST:
Name: TRUCK PLAZA
Address: 7500 ARCHIBALD AVE
City,State,Zip: NORCO, CA
Region: RIVERSIDE
Facility ID: 94495
Employee: Jones
Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed
Casetype Decode: Soil only is impacted
Fstatus Decode: Closed/Action completed

CERS:
Name: JOHN & BOB'S SERVICE
Address: 7500 1/2 ARCHIBALD AVE
City,State,Zip: NORCO, CA 91720
Site ID: 662478
CERS ID: T0606500411
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: Riverside County LOP - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980,

Affiliation Type Desc: Regional Board Caseworker
Entity Name: MAILE SEEGER GEE - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE

JOHN & BOB'S SERVICE (Continued) **S103771168**

Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9517824379,

D15 **PRIVATE RESIDENCE** **LUST** **S110654957**
SE **PRIVATE RESIDENCE** **N/A**
1/4-1/2 **CORONA, CA 92880**
0.485 mi.
2560 ft. **Site 2 of 3 in cluster D**

Relative:
Higher

Actual:
583 ft.

LUST:
Name: PRIVATE RESIDENCE
Address: PRIVATE RESIDENCE
City,State,Zip: CORONA, CA 92880
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606540855
Global Id: T0606540855
Latitude: 33.946
Longitude: -117.5931637
Status: Completed - Case Closed
Status Date: 01/11/2007
Case Worker: Not reported
RB Case Number: 083304013T
Local Agency: RIVERSIDE COUNTY LOP
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel, Gasoline
EPA Region: 9
Coordinate Source: Not reported
Cuf Case: NO
Quantity Released Gallons: Not reported
Begin Date: 09/01/2003
Leak Reported Date: 11/23/2004
How Discovered: Property Sale/Transaction
How Discovered Description: Not reported
Discharge Source: Other
Discharge Cause: Unknown
Stop Method: Close and Remove Tank
Stop Description: Not reported
No Further Action Date: 01/11/2007
CA Water Watershed Name: Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name: Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 61-65%
CA Enviroscreen 4 Score: 60-65%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: SANTA ANA RWQCB (REGION 8)
Site History: Not reported

LUST:
Global Id: T0606540855
Contact Type: Local Agency Caseworker
Contact Name: Riverside County LOP

PRIVATE RESIDENCE (Continued) **S110654957**

Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558980

LUST:

Global Id: T0606540855
Action Type: Other
Date: 09/01/2003
Action: Leak Discovery

Global Id: T0606540855
Action Type: RESPONSE
Date: 05/19/2005
Action: Monitoring Report - Quarterly

Global Id: T0606540855
Action Type: RESPONSE
Date: 05/19/2005
Action: Interim Remedial Action Report

Global Id: T0606540855
Action Type: ENFORCEMENT
Date: 10/12/2006
Action: Verbal Enforcement

Global Id: T0606540855
Action Type: ENFORCEMENT
Date: 08/28/2006
Action: Verbal Communication

Global Id: T0606540855
Action Type: ENFORCEMENT
Date: 01/11/2007
Action: Staff Letter

Global Id: T0606540855
Action Type: ENFORCEMENT
Date: 01/11/2007
Action: Closure/No Further Action Letter

Global Id: T0606540855
Action Type: Other
Date: 09/01/2003
Action: Leak Began

Global Id: T0606540855
Action Type: Other
Date: 11/23/2004
Action: Leak Reported

Global Id: T0606540855
Action Type: RESPONSE
Date: 11/18/2007
Action: Other Report / Document

PRIVATE RESIDENCE (Continued) **S110654957**

Global Id: T0606540855
Action Type: ENFORCEMENT
Date: 07/19/2005
Action: * No Action

Global Id: T0606540855
Action Type: ENFORCEMENT
Date: 02/22/2005
Action: Notice of Responsibility

Global Id: T0606540855
Action Type: ENFORCEMENT
Date: 02/22/2005
Action: Staff Letter

Global Id: T0606540855
Action Type: Other
Date: 09/01/2003
Action: Leak Stopped

Global Id: T0606540855
Action Type: RESPONSE
Date: 10/20/2006
Action: Final Remedial Action Report / Corrective Action Report

LUST:
Global Id: T0606540855
Status: Open - Case Begin Date
Status Date: 09/01/2003

Global Id: T0606540855
Status: Open - Site Assessment
Status Date: 11/23/2004

Global Id: T0606540855
Status: Open - Remediation
Status Date: 10/13/2006

Global Id: T0606540855
Status: Completed - Case Closed
Status Date: 01/11/2007

D16 **PRIVATE RESIDENCE** **LUST** **S110654960**
SE **PRIVATE RESIDENCE** **Cortese** **N/A**
1/4-1/2 **CORONA, CA 91714**
0.485 mi.
2560 ft. **Site 3 of 3 in cluster D**

Relative: Higher
Actual: 583 ft.

LUST:
Name: PRIVATE RESIDENCE
Address: PRIVATE RESIDENCE
City,State,Zip: CORONA, CA 91714
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606576412
Global Id: T0606576412

PRIVATE RESIDENCE (Continued) **S110654960**

Latitude:	33.875271
Longitude:	-117.56517
Status:	Open - Inactive
Status Date:	11/07/2017
Case Worker:	CFM
RB Case Number:	083303911T
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	All Files are on GeoTracker or in the Local Agency Database
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
EPA Region:	9
Coordinate Source:	* Historical Geocode - Zip Code Match
Cuf Case:	NO
Quantity Released Gallons:	Not reported
Begin Date:	12/11/2001
Leak Reported Date:	02/11/2002
How Discovered:	Other Means
How Discovered Description:	DURING RESIDENTIAL DEVELOPMENT OF THE PROPERTY, A CONCRETE UNDERGROUND VAULT WAS DISCOVERED. THE VAULT WAS FOUND TO CONTAIN WASTE DIESEL FUEL AND DEBRIS FROM FORMER AGRICULTURAL ACTIVITIES.
Discharge Source:	Tank
Discharge Cause:	Unknown
Stop Method:	Remove Contents
Stop Description:	Not reported
No Further Action Date:	Not reported
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Temescal (801.25)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Temescal (8-002.09)
Disadvantaged Community:	Severely Disadvantaged Community
CA Enviroscreen 3 Score:	91-95%
CA Enviroscreen 4 Score:	90-95%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SANTA ANA RWQCB (REGION 8)
Site History:	Fieldstone Communities, the developer of the subject site, discovered a concrete tank when they developed lot 41. The UST extended the length of the property and extended beyond the property to the north onto Radcliffe Circle and to the south onto Taber Street. The UST was apparently used to store fuel for the smudge pots in the former orange groves. The UST was found to contain debris and diesel affected soil. The contents of the UST within the Lot 41 property boundary were removed in December 2001. Two soil samples were collected from the stockpile of the affected soil. Total petroleum hydrocarbons (TPH)-diesel was detected at a concentration up to 6040 mg/kg. The concrete walls of the UST were removed to a depth of two to four feet below grade within the limits of Lot 41. The excavation work was not extended into the street or the easement between Lot 41 and Radcliffe Circle and Lot 41 and Taber Street. Elevated concentrations of petroleum hydrocarbons were detected in the soil and debris within the portion of the UST that exists beyond the property. TPH-diesel was detected at a concentration as high as 22,900 mg/kg. Soil samples were also collected through holes punched through the concrete floor of the UST. TPH-diesel was only detected at a moderate concentration in one sample near the northern end of the property. In response to these findings, Fieldstone Communities requested closure of remedial activities on the lot 41 property and Fieldstone stated that any further remedial work on the remaining UST

PRIVATE RESIDENCE (Continued) **S110654960**

and affected soil that exists on Radcliffe Avenue and the adjacent easement is the responsibility of the City of Corona. We did not grant site closure because the extent of the contamination that exists encased in the tanks beyond the property line and the outside of the UST at the north end of the property were not assessed. Furthermore, we have not established the responsible party to complete the abandonment of the UST and to conduct the continued assessment and remediation of the affected soil. We are requesting that you submit documentation regarding the City of Corona s ownership of the easement adjacent to the subject property, the City of Corona s responsibility to complete proper abandonment of the former UST and conduct further assessment of the affected soil, and any information on agreements between Fieldstone and the City of Corona regarding ownership of the subject property and the responsibility for the continued investigation and remediation of the releases from the UST. The further assessment and remediation of the residual petroleum that still remains in the UST under the easement to lot 41 and under Radcliffe Circle is necessary to protect the underlying groundwater resources, protect human health, reduce potential public nuisance, and properly abandon and close the remaining portion of the UST. Furthermore, the lateral and vertical extent of the petroleum hydrocarbon-affected soil detected outside the UST must be adequately assessed to determine the potential threat to the underlying groundwater resources and public health.

LUST:

Global Id:	T0606576412
Contact Type:	Regional Board Caseworker - Primary Caseworker
Contact Name:	CHRIS MARINO
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	chris.marino@waterboards.ca.gov
Phone Number:	Not reported

Global Id:	T0606576412
Contact Type:	Local Agency Caseworker
Contact Name:	Riverside County LOP
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE
Email:	Not reported
Phone Number:	9519558980

LUST:

Global Id:	T0606576412
Action Type:	ENFORCEMENT
Date:	04/04/2003
Action:	Staff Letter

Global Id:	T0606576412
Action Type:	ENFORCEMENT
Date:	05/07/2014
Action:	File review

Global Id:	T0606576412
Action Type:	ENFORCEMENT

PRIVATE RESIDENCE (Continued) **S110654960**

Date: 05/01/2020
Action: File review

Global Id: T0606576412
Action Type: Other
Date: 12/11/2001
Action: Leak Discovery

Global Id: T0606576412
Action Type: REMEDIATION
Date: 12/11/2001
Action: Excavation

Global Id: T0606576412
Action Type: ENFORCEMENT
Date: 06/26/2002
Action: Staff Letter

Global Id: T0606576412
Action Type: ENFORCEMENT
Date: 12/21/2009
Action: Technical Correspondence / Assistance / Other

Global Id: T0606576412
Action Type: ENFORCEMENT
Date: 08/02/2013
Action: File review

Global Id: T0606576412
Action Type: ENFORCEMENT
Date: 06/04/2015
Action: File Review - Closure

Global Id: T0606576412
Action Type: Other
Date: 02/11/2002
Action: Leak Reported

Global Id: T0606576412
Action Type: RESPONSE
Date: 05/04/2003
Action: Other Report / Document

Global Id: T0606576412
Action Type: ENFORCEMENT
Date: 06/22/2010
Action: Technical Correspondence / Assistance / Other

Global Id: T0606576412
Action Type: RESPONSE
Date: 08/02/2002
Action: Other Report / Document

Global Id: T0606576412
Action Type: RESPONSE
Date: 10/23/2002
Action: Request for Closure

PRIVATE RESIDENCE (Continued) **S110654960**

Global Id: T0606576412
Action Type: ENFORCEMENT
Date: 06/14/2023
Action: File review

Global Id: T0606576412
Action Type: Other
Date: 12/11/2001
Action: Leak Stopped

LUST:
Global Id: T0606576412
Status: Open - Case Begin Date
Status Date: 12/11/2001

Global Id: T0606576412
Status: Open - Remediation
Status Date: 12/11/2001

Global Id: T0606576412
Status: Open - Inactive
Status Date: 11/07/2017

CORTESE:
Name: PRIVATE RESIDENCE
Address: PRIVATE RESIDENCE
City,State,Zip: CORONA, CA 92880
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606540855
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

Name: PRIVATE RESIDENCE
Address: PRIVATE RESIDENCE
City,State,Zip: CORONA, CA 91714
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606576412

PRIVATE RESIDENCE (Continued) **S110654960**

Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	OPEN - INACTIVE
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

17
ESE
1/4-1/2
0.493 mi.
2602 ft.

TRUCK PLAZA
7500 1/2 ARCHIBALD AVE
NORCO, CA 91720

LUST **S102439267**
Cortese **N/A**
HIST CORTESE
CERS

Relative:
Higher

Actual:
583 ft.

LUST:

Name:	TRUCK PLAZA
Address:	7500 1/2 ARCHIBALD AVE
City,State,Zip:	NORCO, CA 91720
Lead Agency:	RIVERSIDE COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500373
Global Id:	T0606500373
Latitude:	33.9468976616047
Longitude:	-117.592396380428
Status:	Completed - Case Closed
Status Date:	08/29/1994
Case Worker:	RIV
RB Case Number:	083302459T
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	Not reported
Local Case Number:	94495
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
EPA Region:	9
Coordinate Source:	Google Map Move
Cuf Case:	NO
Quantity Released Gallons:	Not reported
Begin Date:	06/14/1994
Leak Reported Date:	06/27/1994
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Piping
Discharge Cause:	Unknown
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	08/29/1994
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)

TRUCK PLAZA (Continued) **S102439267**

Dwr Groundwater Subbasin Name: Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 36-40%
CA Enviroscreen 4 Score: 45-50%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: SANTA ANA RWQCB (REGION 8)
Site History: Not reported

LUST:
Global Id: T0606500373
Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: Riverside County LOP
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558980

LUST:
Global Id: T0606500373
Action Type: REMEDIATION
Date: 06/14/1994
Action: Excavation

Global Id: T0606500373
Action Type: Other
Date: 06/14/1994
Action: Leak Discovery

Global Id: T0606500373
Action Type: Other
Date: 06/27/1994
Action: Leak Reported

Global Id: T0606500373
Action Type: ENFORCEMENT
Date: 08/29/1994
Action: Closure/No Further Action Letter

Global Id: T0606500373
Action Type: Other
Date: 06/14/1994
Action: Leak Stopped

Global Id: T0606500373
Action Type: ENFORCEMENT
Date: 08/28/1994
Action: File review - #RCDEH Upload Site File 9/30/2015

LUST:
Global Id: T0606500373
Status: Open - Case Begin Date
Status Date: 06/14/1994

Global Id: T0606500373
Status: Open - Site Assessment

TRUCK PLAZA (Continued) **S102439267**

Status Date: 06/14/1994

Global Id: T0606500373
Status: Open - Site Assessment
Status Date: 06/27/1994

Global Id: T0606500373
Status: Completed - Case Closed
Status Date: 08/29/1994

LUST REG 8:

Name:	TRUCK PLAZA
Address:	7500 1/2 ARCHIBALD AVE
City:	NORCO
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083302459T
Local Case Num:	94495
Case Type:	Soil only
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	CHANDLER
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	Piping
Global ID:	T0606500373
How Stopped Date:	6/14/1994
Enter Date:	8/26/1994
Date Confirmation of Leak Began:	6/14/1994
Date Preliminary Assessment Began:	Not reported
Discover Date:	6/14/1994
Enforcement Date:	Not reported
Close Date:	8/29/1994
Date Prelim Assessment Workplan Submitted:	6/27/1994
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	8/26/1994
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9514731
Longitude:	-117.5930318
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	1

TRUCK PLAZA (Continued) **S102439267**

Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	NOM
Staff Initials:	UNK
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

CORTESE:

Name:	TRUCK PLAZA
Address:	7500 1/2 ARCHIBALD AVE
City,State,Zip:	NORCO, CA 91720
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606500373
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	TRUCK PLAZA
edr_fadd1:	7500 1/2 ARCHIBALD
City,State,Zip:	NORCO, CA 91720
Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA
Reg Id:	083302459T

edr_fname:	JOHN & BOB'S SERVICE
edr_fadd1:	7500 1/2 ARCHIBALD
City,State,Zip:	NORCO, CA 91720
Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA

TRUCK PLAZA (Continued) **S102439267**

Reg Id: 083302607T

CERS:
Name: TRUCK PLAZA
Address: 7500 1/2 ARCHIBALD AVE
City,State,Zip: NORCO, CA 91720
Site ID: 691981
CERS ID: T0606500373
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: Riverside County LOP - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980,

18
WNW
1/2-1
0.509 mi.
2690 ft.

RONDO ELEMENTARY SCHOOL **ENVIROSTOR** **S119002121**
SOUTHEAST CORNER OF HELLMAN AVENUE & WALTERS STREET **SCH** **N/A**
EASTVALE, CA 92880

Relative:
Lower

Actual:
575 ft.

ENVIROSTOR:
Name: RONDO ELEMENTARY SCHOOL
Address: SOUTHEAST CORNER OF HELLMAN AVENUE & WALTERS STREET
City,State,Zip: EASTVALE, CA 92880
Facility ID: 60002406
Status: No Further Action
Status Date: 04/14/2017
Site Code: 404934
Site Type: School Investigation
Site Type Detailed: School
Acres: 10
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Johnson Abraham
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 63
Senate: 31
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.95121
Longitude: -117.6092
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - LIVESTOCK, RESIDENTIAL AREA, VEHICLE MAINTENANCE
Potential COC: Under Investigation DDD DDE DDT Dioxin (as 2,3,7,8-TCDD TEQ Lead, Organic (tetraethyl lead
Confirmed COC: 30006-NO 30007-NO 30008-NO 30009-NO 30343-NO 31001-NO

RONDO ELEMENTARY SCHOOL (Continued) **S119002121**

Potential Description: SOIL
Alias Name: 404934
Alias Type: Project Code (Site Code)
Alias Name: 60002406
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 09/13/2016
Comments: Fully executed EOA sent to District via email on 09/13/16 and regular mail on 09/14/16.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 03/12/2018
Comments: CRBU processed Form 1554; closeout complete.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Tech Memo
Completed Date: 11/29/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/22/2016
Comments: District submitted e-copy of Phase I ESA, dated 06/30/16, w/ EOP Application for background purposes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/14/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement Application
Completed Date: 08/22/2016
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

RONDO ELEMENTARY SCHOOL (Continued) **S119002121**

Name:	RONDO ELEMENTARY SCHOOL
Address:	SOUTHEAST CORNER OF HELLMAN AVENUE & WALTERS STREET
City,State,Zip:	EASTVALE, CA 92880
Facility ID:	60002406
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	10
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Johnson Abraham
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404934
Assembly:	63
Senate:	31
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	04/14/2017
Restricted Use:	NO
Funding:	School District
Latitude:	33.95121
Longitude:	-117.6092
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - LIVESTOCK, RESIDENTIAL AREA, VEHICLE MAINTENANCE
Potential COC:	Under Investigation, DDD, DDE, DDT, Dioxin (as 2,3,7,8-TCDD TEQ, Lead, Organic (tetraethyl lead
Confirmed COC:	30006-NO, 30007-NO, 30008-NO, 30009-NO, 30343-NO, 31001-NO
Potential Description:	SOIL
Alias Name:	404934
Alias Type:	Project Code (Site Code)
Alias Name:	60002406
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	09/13/2016
Comments:	Fully executed EOA sent to District via email on 09/13/16 and regular mail on 09/14/16.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	03/12/2018
Comments:	CRBU processed Form 1554; closeout complete.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Tech Memo
Completed Date:	11/29/2016
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

RONDO ELEMENTARY SCHOOL (Continued) **S119002121**

Completed Document Type:	Other Report
Completed Date:	08/22/2016
Comments:	District submitted e-copy of Phase I ESA, dated 06/30/16, w/ EOP Application for background purposes.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	04/14/2017
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement Application
Completed Date:	08/22/2016
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

---

19 **PIETERSMA DAIRY (FORMER)** **ENVIROSTOR** **S103866533**
NNW **14955 SCHLEISMAN ROAD** **VCP** **N/A**
1/2-1 **CORONA, CA 92880** **WDS**
0.745 mi.
3936 ft.

Relative:
Higher

Actual:
606 ft.

ENVIROSTOR:

Name:	PIETERSMA DAIRY (FORMER)
Address:	14955 SCHLEISMAN ROAD
City,State,Zip:	CORONA, CA 92880
Facility ID:	60000781
Status:	Certified
Status Date:	06/30/2010
Site Code:	401398
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Agreement
Acres:	54
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Joseph Cully
Supervisor:	Douglas Bautista
Division Branch:	Cleanup Cypress
Assembly:	63
Senate:	31
Special Program:	Voluntary Agreement - Standard Voluntary Agreement
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	33.96081
Longitude:	-117.6085

PIETERSMA DAIRY (FORMER) (Continued) **S103866533**

APN: NONE SPECIFIED
Past Use: AGRICULTURAL - LIVESTOCK
Potential COC: Chlordane
Confirmed COC: 30004-NO
Potential Description: SOIL
Alias Name: 110033605891
Alias Type: EPA (FRS #)
Alias Name: 401398
Alias Type: Project Code (Site Code)
Alias Name: 60000781
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 12/21/2007
Comments: Agreement Fully Executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 07/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/19/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/02/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/13/2009
Comments: Letter sent on October 13, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/30/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/18/2008
Comments: DTSC approved this document.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan

PIETERSMA DAIRY (FORMER) (Continued) **S103866533**

Completed Date:	12/16/2008
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

VCP:

Name:	PIETERSMA DAIRY (FORMER)
Address:	14955 SCHLEISMAN ROAD
City,State,Zip:	CORONA, CA 92880
Facility ID:	60000781
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Agreement
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	54
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Joseph Cully
Supervisor:	Douglas Bautista
Division Branch:	Cleanup Cypress
Site Code:	401398
Assembly:	63
Senate:	31
Special Programs Code:	Voluntary Agreement - Standard Voluntary Agreement
Status:	Certified
Status Date:	06/30/2010
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	33.96081 / -117.6085
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	30004
Confirmed COC:	30004-NO
Potential Description:	SOIL
Alias Name:	110033605891
Alias Type:	EPA (FRS #)
Alias Name:	401398
Alias Type:	Project Code (Site Code)
Alias Name:	60000781
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Standard Voluntary Agreement
Completed Date:	12/21/2007
Comments:	Agreement Fully Executed.

PIETERSMA DAIRY (FORMER) (Continued) **S103866533**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 07/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/19/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/02/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/13/2009
Comments: Letter sent on October 13, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/30/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/18/2008
Comments: DTSC approved this document.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 12/16/2008
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

WDS:
Name: LEGEND DAIRY FARMS-SCHLEISMAN
Address: 14955 SCHLEISMAN
City: CORONA
Facility ID: Santa Ana River 335532001

PIETERSMA DAIRY (FORMER) (Continued) **S103866533**

Facility Type:	Agricultural - Facility that treats and/or disposes of the wastes associated with confined and concentrated animal feeding, confined animal feeding, confined animal holding, confined and concentrated aquatic animal production facilities, and aquaculture. the treatment and/or disposal of agricultural return water is included in this category.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAG018001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	8
Facility Telephone:	Not reported
Facility Contact:	RON PIETERSMA
Agency Name:	PIETERSMA RON
Agency Address:	PO BOX 2500
Agency City,St,Zip:	CHINO 91708
Agency Contact:	RON PIETERSMA
Agency Telephone:	9096272100
Agency Type:	Private
SIC Code:	241
SIC Code 2:	Not reported
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Primary Waste:	STORMS
Waste Type2:	D
Waste2:	Stormwater Runoff
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Secondary Waste:	Washwater Waste (Product washwater wastes: E.G., photo reuse wastewater, vegetable washwater)
Secondary Waste Type:	Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Design Flow:	0
Baseline Flow:	0
Reclamation:	No reclamation requirements associated with this facility.
POTW:	The facility is not a POTW.
Treat To Water:	Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance from a waste treatment facility.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

20
SSE
1/2-1
0.848 mi.
4479 ft.

PROPOSED YORBA ELEMENTARY SCHOOL
NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE
EASTVALE, CA 92880

ENVIROSTOR SCH

S109034328
N/A

Relative:
Higher

Actual:
578 ft.

ENVIROSTOR:

Name:	PROPOSED YORBA ELEMENTARY SCHOOL
Address:	NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE
City,State,Zip:	EASTVALE, CA 92880
Facility ID:	60000901
Status:	No Further Action
Status Date:	06/01/2012
Site Code:	404800
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	10.9
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Rana Georges
Supervisor:	Thomas Cota
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	63
Senate:	31
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	33.93765
Longitude:	-117.5968
APN:	130-030-037
Past Use:	AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS
Potential COC:	Methane TPH-gas
Confirmed COC:	Methane 30025-NO
Potential Description:	SV
Alias Name:	130-030-037
Alias Type:	APN
Alias Name:	404800
Alias Type:	Project Code (Site Code)
Alias Name:	60000901
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	05/27/2008
Comments:	Signed agreement sent (FedEx) to District.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	School Cleanup Agreement
Completed Date:	01/23/2009
Comments:	Signed document will be sent to District via FedEx on Monday.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	4.15 Request
Completed Date:	01/26/2009

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Comments: DTSC approved the 4.15 from.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 09/19/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/17/2008
Comments: Conference call involving DTSC (project manager, toxicologist, geologist) and Leighton (project manager, geologist) to discuss step out sample results, entire data, and TPH analysis by the MA laboratory. Consultant discussed proposed cleanup goal for TPH (diesel range).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/02/2009
Comments: DTSC conditionally approved the SSI Report w/ further action determination given that the District addresses DTSCs comments on the draft SSI Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/01/2012
Comments: Approved the site with No Further Action determination based on methane sampling data (concentration and pressure trends).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/02/2008
Comments: DTSC approved the PEA for Further Action. A supplemental site investigation is ongoing for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/21/2010
Comments: Third round of quaterly monitoring activities was completed. Three additional soil gas probes were installed for methane caracterization in addition to replacement probes for the damaged probes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 12/15/2010
Comments: Fieldwork completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Date: 09/29/2011
Comments: Sampling completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/23/2012
Comments: DTSC approved the methane monitoring report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/07/2010
Comments: 1st monitoring event showed a decrease in methane values from the original PEA investigation except for one location north central of the site. A new probe was installed near that location and also showed elevated methane. Both locations are outside of the building footprint. DTSC discussed the sampling results with the consultant and possible actions. 4 additional probes will be installed to delineate the methane and provide clearance for the building footprint. This will possibly lead to elemination of the membrane and passive venting system.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/23/2010
Comments: Second round of quaterly sampling completed. Some probes were not sampled due to accumulation of water from the recent storms.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2011
Comments: Methane quaterly monitoring completed. Mr. Joe Hwong provided oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/29/2011
Comments: Second quaterly report of 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/18/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/25/2011
Comments: DTSC forwarded an ESI letter to the District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/02/2012
Comments:	CRU memo issued to close out the project.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Workplan
Completed Date:	11/09/2009
Comments:	DTSC approved the SSI Tech Memo with conditional approval that site be surveyed for condition of sampling probes prior to sampling.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	PROPOSED YORBA ELEMENTARY SCHOOL
Address:	NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE
City,State,Zip:	EASTVALE, CA 92880
Facility ID:	60000901
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	10.9
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Rana Georges
Supervisor:	Thomas Cota
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404800
Assembly:	63
Senate:	31
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	06/01/2012
Restricted Use:	NO
Funding:	School District
Latitude:	33.93765
Longitude:	-117.5968
APN:	130-030-037
Past Use:	AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS
Potential COC:	Methane, TPH-gas
Confirmed COC:	Methane, 30025-NO
Potential Description:	SV
Alias Name:	130-030-037
Alias Type:	APN
Alias Name:	404800
Alias Type:	Project Code (Site Code)

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Alias Name: 60000901
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 05/27/2008
Comments: Signed agreement sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 01/23/2009
Comments: Signed document will be sent to District via FedEx on Monday.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 01/26/2009
Comments: DTSC approved the 4.15 from.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 09/19/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/17/2008
Comments: Conference call involving DTSC (project manager, toxicologist, geologist) and Leighton (project manager, geologist) to discuss step out sample results, entire data, and TPH analysis by the MA laboratory. Consultant discussed proposed cleanup goal for TPH (diesel range).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/02/2009
Comments: DTSC conditionally approved the SSI Report w/ further action determination given that the District addresses DTSCs comments on the draft SSI Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/01/2012
Comments: Approved the site with No Further Action determination based on methane sampling data (concentration and pressure trends).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/02/2008
Comments: DTSC approved the PEA for Further Action. A supplemental site

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

investigation is ongoing for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/21/2010
Comments: Third round of quaterly monitoring activities was completed. Three additional soil gas probes were installed for methane caracterization in addition to replacement probes for the damaged probes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 12/15/2010
Comments: Fieldwork completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/29/2011
Comments: Sampling completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/23/2012
Comments: DTSC approved the methane monitoring report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/07/2010
Comments: 1st monitoring event showed a decrease in methane values from the original PEA investigation except for one location north central of the site. A new probe was installed near that location and also showed elevated methane. Both locations are outside of the building footprint. DTSC discussed the sampling results with the consultant and possible actions. 4 additional probes will be installed to delineate the methane and provide clearance for the building footprint. This will possibly lead to elemination of the membrane and passive venting system.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/23/2010
Comments: Second round of quaterly sampling completed. Some probes were not sampled due to accumulation of water from the recent storms.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2011
Comments: Methane quaterly monitoring completed. Mr. Joe Hwong provided oversight.

Completed Area Name: PROJECT WIDE

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/29/2011
Comments: Second quaterly report of 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/18/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/25/2011
Comments: DTSC forwarded an ESI letter to the District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/02/2012
Comments: CRU memo issued to close out the project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/09/2009
Comments: DTSC approved the SSI Tech Memo with conditional approval that site be surveyed for condition of sampling probes prior to sampling.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 06/23/2023
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 09/20/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 09/26/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/02/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/02/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/07/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 64

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/02/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/21/2023
Date Data Arrived at EDR: 08/21/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/21/2023
Date Data Arrived at EDR: 08/21/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/12/2023
Date Data Arrived at EDR: 06/20/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 55

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 10/11/2023
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/24/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 10/11/2023
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/24/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/07/2023
Date Data Arrived at EDR: 08/08/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 79

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/07/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/22/2023
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 05/30/2023
Number of Days to Update: 82

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 08/10/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/07/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 10/11/2023
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/24/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Quarterly

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/14/2023
Date Data Arrived at EDR: 06/14/2023
Date Made Active in Reports: 09/06/2023
Number of Days to Update: 84
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 04/06/2023
Date Data Arrived at EDR: 04/13/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 6
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 08/30/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 83

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/28/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/23/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 08/21/2023
Date Data Arrived at EDR: 08/21/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 78

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 10/11/2023
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/24/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/06/2023
Number of Days to Update: 80

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/17/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/21/2023
Date Data Arrived at EDR: 08/21/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 78

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 08/04/2023
Date Data Arrived at EDR: 08/08/2023
Date Made Active in Reports: 10/25/2023
Number of Days to Update: 78

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/06/2023
Number of Days to Update: 80

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/17/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/22/2023
Date Data Arrived at EDR: 08/24/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 75

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 08/28/2023
Date Data Arrived at EDR: 08/29/2023
Date Made Active in Reports: 11/13/2023
Number of Days to Update: 76

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 11/22/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/18/2023
Date Data Arrived at EDR: 09/20/2023
Date Made Active in Reports: 11/14/2023
Number of Days to Update: 55

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/01/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/22/2023
Number of Days to Update: 77

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/22/2023
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/07/2023
Date Data Arrived at EDR: 08/15/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 56

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/09/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/19/2023
Date Data Arrived at EDR: 06/20/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 55

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 10/31/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/03/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/15/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 08/18/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 81

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 12/11/2023
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/09/2023
Date Data Arrived at EDR: 06/29/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 09/26/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/20/2023
Date Data Arrived at EDR: 04/04/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 66

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/06/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/20/2023
Date Data Arrived at EDR: 09/01/2023
Date Made Active in Reports: 09/20/2023
Number of Days to Update: 19
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 04/14/2023
Date Made Active in Reports: 07/10/2023
Number of Days to Update: 87
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 11/27/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/27/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/03/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/22/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2023
Date Data Arrived at EDR: 07/19/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 83

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/02/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/09/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2023
Date Data Arrived at EDR: 08/22/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 77

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 82

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/13/2023
Date Data Arrived at EDR: 06/14/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 61

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 11/28/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/03/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/20/2023
Number of Days to Update: 12

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/24/2023
Date Data Arrived at EDR: 06/29/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/15/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 10/20/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 09/13/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/14/2023
Date Data Arrived at EDR: 08/15/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 65

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 10/23/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 09/23/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 10/02/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/05/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/06/2023
Date Made Active in Reports: 09/25/2023
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/28/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: No Update Planned

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/28/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 07/16/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 08/28/2023
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing
A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing
Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83
Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHROME PLATING: Chrome Plating Facilities Listing
This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/14/2023
Date Data Arrived at EDR: 06/14/2023
Date Made Active in Reports: 09/06/2023
Number of Days to Update: 84
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 03/31/2023
Date Data Arrived at EDR: 05/08/2023
Date Made Active in Reports: 07/31/2023
Number of Days to Update: 84

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 11/09/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Varies

DRYCLEAN FEATHER RIVER DIST: Feather River Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88

Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 06/08/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 08/18/2023
Date Data Arrived at EDR: 08/18/2023
Date Made Active in Reports: 11/01/2023
Number of Days to Update: 75

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 08/22/2023
Date Data Arrived at EDR: 08/24/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 75

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Varies

DRYCLEAN SAN JOAQ VAL DIST: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 05/24/2023
Date Data Arrived at EDR: 05/30/2023
Date Made Active in Reports: 08/21/2023
Number of Days to Update: 83

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 05/11/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN EAST KERN DIST: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 01/12/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL CO DIST: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDO CO DIST: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/28/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 77
Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE DESERT DIST: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78
Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTEREY BAY DIST: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79
Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SHASTA CO DIST: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78
Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO DIST: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78
Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER CO DIST: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 05/17/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 89
Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 05/11/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BAY AREA DIST: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1432
Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 07/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE CO DIST: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1469
Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 10/03/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS CO DIST: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412
Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 04/24/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List
Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 816
Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 10/28/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

DRYCLEAN LAKE CO DIST: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 04/29/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455
Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 05/11/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN NO COAST UNIFIED DIST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473
Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN NO SIERRA DIST: Northern Sierra Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 05/07/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455
Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN NO SONOMA CO DIST: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475
Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB CO DIST: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475
Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA CO DIST: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468
Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN VENTURA CO DIST: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475
Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 10/11/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO METO DIST: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 08/15/2023
Date Data Arrived at EDR: 08/17/2023
Date Made Active in Reports: 10/31/2023
Number of Days to Update: 75
Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 08/15/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77
Source: Amador Air Quality Management District
Telephone: 209-257-0112
Last EDR Contact: 04/24/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/31/2023
Date Data Arrived at EDR: 09/08/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 80
Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Annually

DRYCLEAN GLENN CO DIST: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 05/02/2023
Date Data Arrived at EDR: 05/03/2023
Date Made Active in Reports: 07/25/2023
Number of Days to Update: 83
Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 05/03/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN DIEGO CO DIST: San Diego County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 08/08/2023
Date Data Arrived at EDR: 08/09/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 78
Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 08/08/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB CO DIST: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 07/26/2023
Date Data Arrived at EDR: 07/27/2023
Date Made Active in Reports: 10/13/2023
Number of Days to Update: 78
Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 07/25/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 06/09/2023
Date Made Active in Reports: 08/30/2023
Number of Days to Update: 82
Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/15/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 79
Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 10/17/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 09/13/2023
Date Data Arrived at EDR: 09/14/2023
Date Made Active in Reports: 09/21/2023
Number of Days to Update: 7
Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 09/13/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/16/2023
Date Made Active in Reports: 11/01/2023
Number of Days to Update: 77
Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/14/2023
Date Data Arrived at EDR: 08/14/2023
Date Made Active in Reports: 10/31/2023
Number of Days to Update: 78
Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/14/2023
Date Data Arrived at EDR: 08/14/2023
Date Made Active in Reports: 10/31/2023
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 06/29/2023
Date Data Arrived at EDR: 06/29/2023
Date Made Active in Reports: 09/19/2023
Number of Days to Update: 82
Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Quarterly

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 08/04/2023
Date Data Arrived at EDR: 08/09/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 07/05/2022
Date Made Active in Reports: 09/19/2022
Number of Days to Update: 76
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/05/2022
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Annually

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 08/08/2023
Date Data Arrived at EDR: 08/29/2023
Date Made Active in Reports: 11/13/2023
Number of Days to Update: 76
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 11/22/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 08/07/2023
Date Data Arrived at EDR: 08/08/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 79
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/07/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 08/28/2023
Date Data Arrived at EDR: 08/29/2023
Date Made Active in Reports: 11/13/2023
Number of Days to Update: 76
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 11/22/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/07/2023
Date Data Arrived at EDR: 09/08/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 81
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/07/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Annually

SANTA CRUZ CO SITE MITI: Site Mitigation Listing
Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities.The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 20
Source: Santa Cruz Environmental Health Services
Telephone: 831-454-2761
Last EDR Contact: 11/16/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region’s active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/06/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System
The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 08/28/2023
Date Data Arrived at EDR: 08/29/2023
Date Made Active in Reports: 11/13/2023
Number of Days to Update: 76

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 11/22/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data
The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/06/2023
Number of Days to Update: 80

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/17/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 09/05/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/06/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 06/27/2023
Date Data Arrived at EDR: 06/28/2023
Date Made Active in Reports: 09/14/2023
Number of Days to Update: 78

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/27/2023
Date Data Arrived at EDR: 06/28/2023
Date Made Active in Reports: 09/14/2023
Number of Days to Update: 78

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 07/05/2023
Date Data Arrived at EDR: 07/20/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 77

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 08/02/2023
Date Data Arrived at EDR: 08/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 77

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 09/28/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/11/2023
Date Data Arrived at EDR: 07/12/2023
Date Made Active in Reports: 09/26/2023
Number of Days to Update: 76

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 07/26/2023
Date Data Arrived at EDR: 07/27/2023
Date Made Active in Reports: 08/09/2023
Number of Days to Update: 13

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 07/26/2023
Date Data Arrived at EDR: 07/27/2023
Date Made Active in Reports: 08/03/2023
Number of Days to Update: 7

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List

Cupa facility list

Date of Government Version: 10/27/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 20

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List

Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/07/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 06/21/2023
Date Data Arrived at EDR: 06/28/2023
Date Made Active in Reports: 09/14/2023
Number of Days to Update: 78

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 09/27/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/10/2023
Date Data Arrived at EDR: 07/10/2023
Date Made Active in Reports: 09/27/2023
Number of Days to Update: 79

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/09/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 03/29/2023
Number of Days to Update: 76

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/19/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/13/2023
Date Data Arrived at EDR: 07/13/2023
Date Made Active in Reports: 09/27/2023
Number of Days to Update: 76

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/20/2023
Date Data Arrived at EDR: 06/22/2023
Date Made Active in Reports: 08/09/2023
Number of Days to Update: 48

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/20/2023
Date Data Arrived at EDR: 06/22/2023
Date Made Active in Reports: 09/12/2023
Number of Days to Update: 82
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/20/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/02/2023
Date Data Arrived at EDR: 04/18/2023
Date Made Active in Reports: 07/07/2023
Number of Days to Update: 80
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/17/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/12/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 06/13/2023
Number of Days to Update: 42
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72
Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/21/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/25/2023
Date Data Arrived at EDR: 08/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 77

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/02/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/21/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 10/11/2023
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/09/2023
Number of Days to Update: 9

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 07/31/2023
Date Made Active in Reports: 08/09/2023
Number of Days to Update: 9

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/01/2023
Date Data Arrived at EDR: 05/18/2023
Date Made Active in Reports: 06/14/2023
Number of Days to Update: 27

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/09/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 12

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 11/01/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/10/2023
Date Data Arrived at EDR: 07/11/2023
Date Made Active in Reports: 09/26/2023
Number of Days to Update: 77

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/07/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/10/2023
Date Data Arrived at EDR: 07/11/2023
Date Made Active in Reports: 09/26/2023
Number of Days to Update: 77

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/07/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/25/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/25/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 05/02/2023
Date Data Arrived at EDR: 05/04/2023
Date Made Active in Reports: 07/25/2023
Number of Days to Update: 82

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 10/18/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 08/15/2023
Date Data Arrived at EDR: 08/16/2023
Date Made Active in Reports: 11/01/2023
Number of Days to Update: 77

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 10/26/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 08/28/2023
Date Data Arrived at EDR: 08/29/2023
Date Made Active in Reports: 11/13/2023
Number of Days to Update: 76

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 11/27/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 04/04/2023
Date Data Arrived at EDR: 04/05/2023
Date Made Active in Reports: 06/27/2023
Number of Days to Update: 83

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 08/04/2023
Date Data Arrived at EDR: 08/08/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 79
Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 08/04/2023
Date Data Arrived at EDR: 08/08/2023
Date Made Active in Reports: 10/25/2023
Number of Days to Update: 78
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 07/17/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 79
Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 10/17/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/07/2023
Next Scheduled EDR Contact: 12/25/2023
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/09/2023
Date Data Arrived at EDR: 08/10/2023
Date Made Active in Reports: 10/27/2023
Number of Days to Update: 78

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/08/2023
Next Scheduled EDR Contact: 12/18/2023
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 11/28/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/07/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/16/2023
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 10/31/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: No Update Planned

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/12/2023
Next Scheduled EDR Contact: 01/01/2024
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 10/04/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/24/2023
Date Made Active in Reports: 09/12/2023
Number of Days to Update: 19

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 08/01/2023
Date Data Arrived at EDR: 08/02/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 78

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 07/11/2023
Date Data Arrived at EDR: 07/12/2023
Date Made Active in Reports: 09/26/2023
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 10/25/2023
Next Scheduled EDR Contact: 02/12/2024
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/10/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/26/2023
Date Data Arrived at EDR: 07/20/2023
Date Made Active in Reports: 10/03/2023
Number of Days to Update: 75

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/16/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/21/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/02/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/26/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 10/13/2023
Number of Days to Update: 80

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/16/2023
Next Scheduled EDR Contact: 01/29/2024
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/28/2023
Date Data Arrived at EDR: 09/06/2023
Date Made Active in Reports: 11/28/2023
Number of Days to Update: 83
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 04/03/2023
Date Data Arrived at EDR: 04/18/2023
Date Made Active in Reports: 06/13/2023
Number of Days to Update: 56
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/21/2023
Next Scheduled EDR Contact: 01/08/2024
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 07/26/2023
Date Made Active in Reports: 10/11/2023
Number of Days to Update: 77
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/20/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/07/2023
Date Data Arrived at EDR: 08/08/2023
Date Made Active in Reports: 10/24/2023
Number of Days to Update: 77
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/07/2023
Next Scheduled EDR Contact: 02/19/2024
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36
Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 09/28/2023
Next Scheduled EDR Contact: 01/15/2024
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 02/05/2024
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/05/2023
Next Scheduled EDR Contact: 01/22/2024
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/09/2022
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

SELBY AVENUE
7657 SELBY AVENUE
CORONA, CA 92880

TARGET PROPERTY COORDINATES

Latitude (North):	33.950595 - 33° 57' 2.14''
Longitude (West):	117.60124 - 117° 36' 4.46''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	444443.0
UTM Y (Meters):	3756646.5
Elevation:	578 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50005749 CORONA NORTH, CA
Version Date:	2022

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

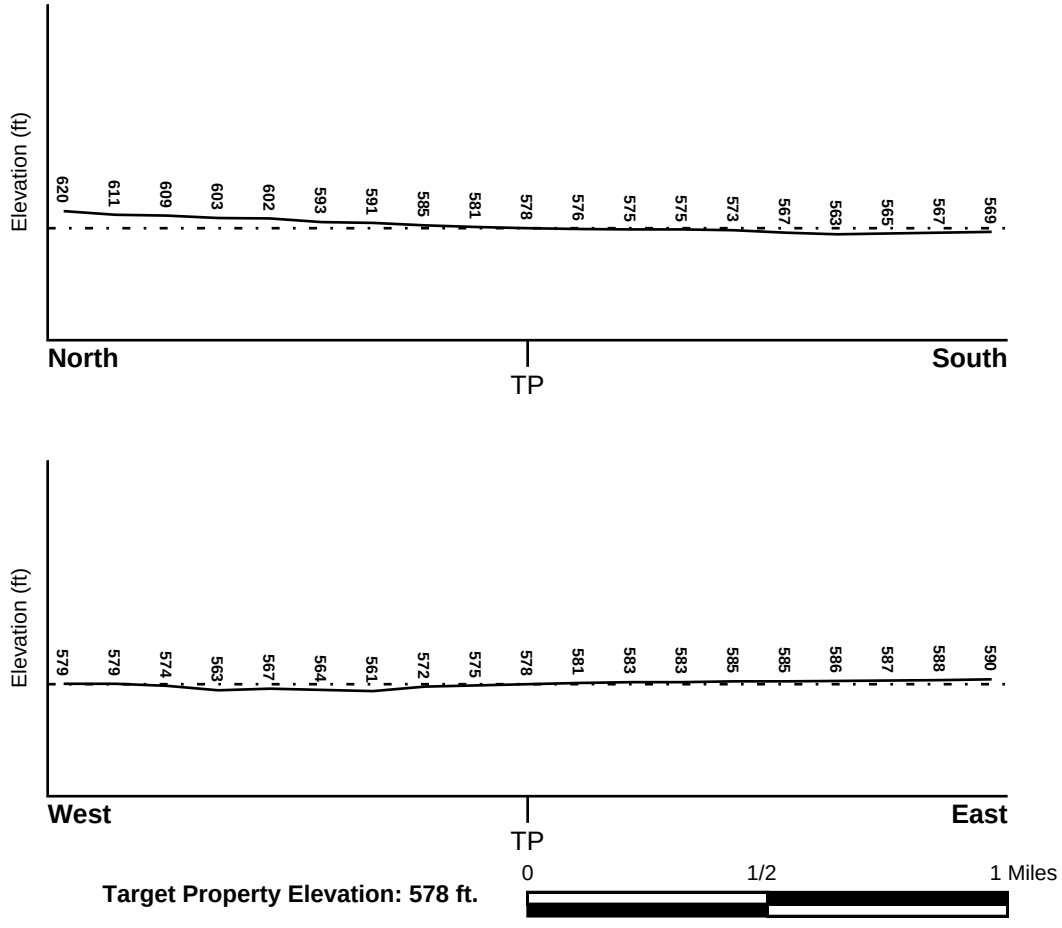
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06071C9375H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06065C0687G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
CORONA NORTH	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
19	1/2 - 1 Mile WSW	SW
1G	1/2 - 1 Mile WSW	SW

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

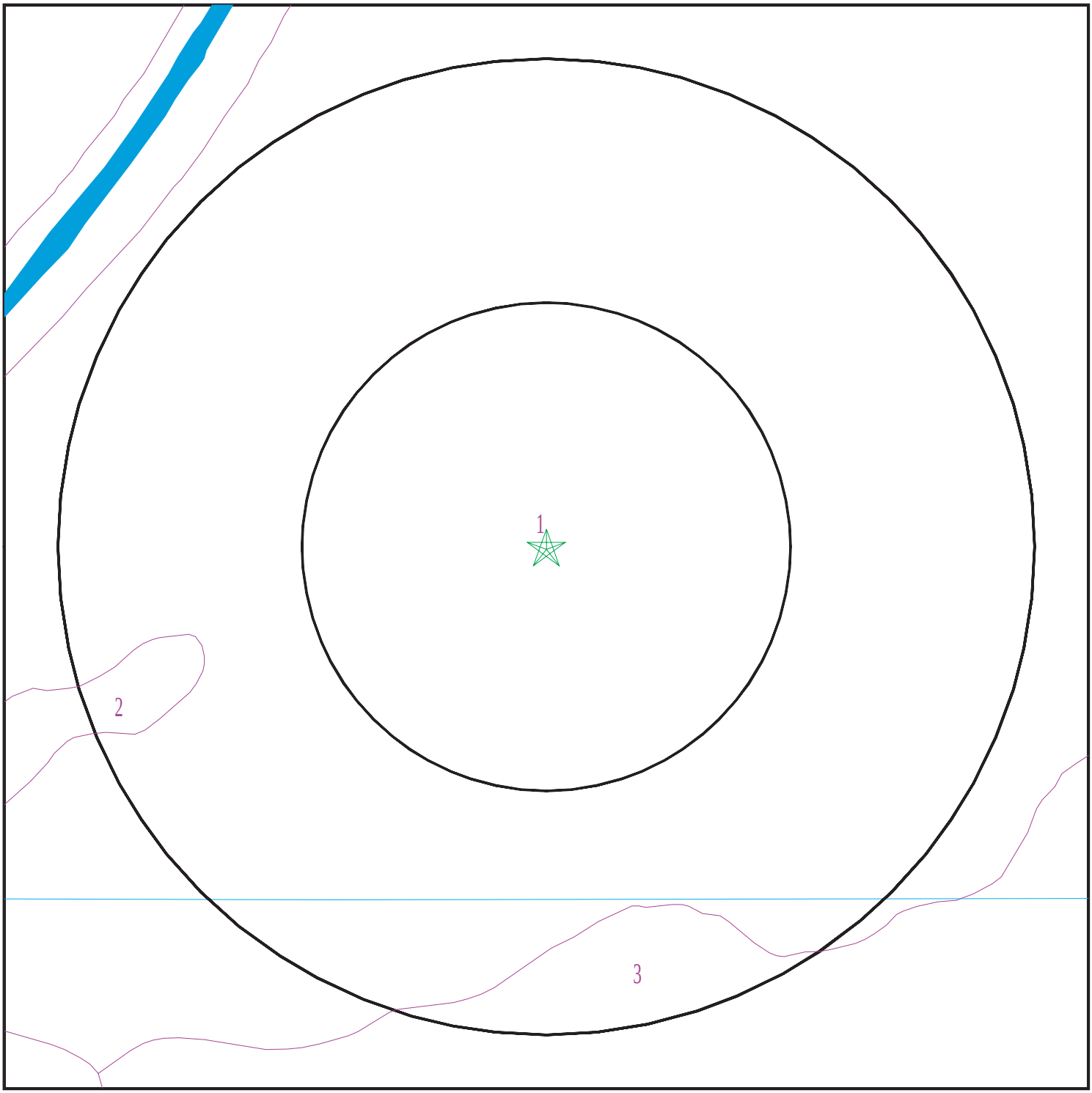
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7510806.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Selby Avenue	CLIENT:	Engeo
ADDRESS:	7657 Selby Avenue Corona CA 92880	CONTACT:	Miles Hawkins
LAT/LONG:	33.950595 / 117.60124	INQUIRY #:	7510806.2s
		DATE:	December 01, 2023 3:38 pm

Copyright © 2023 EDR, Inc. © 2015 TomTom Rel. 2015.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: CHINO

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	14 inches	27 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	27 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 2

Soil Component Name: HILMAR

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.9
2	22 inches	59 inches	stratified loamy sand to loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: WAUKENA

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 9.6 Min: 7.8
2	11 inches	59 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 9.6 Min: 7.8

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

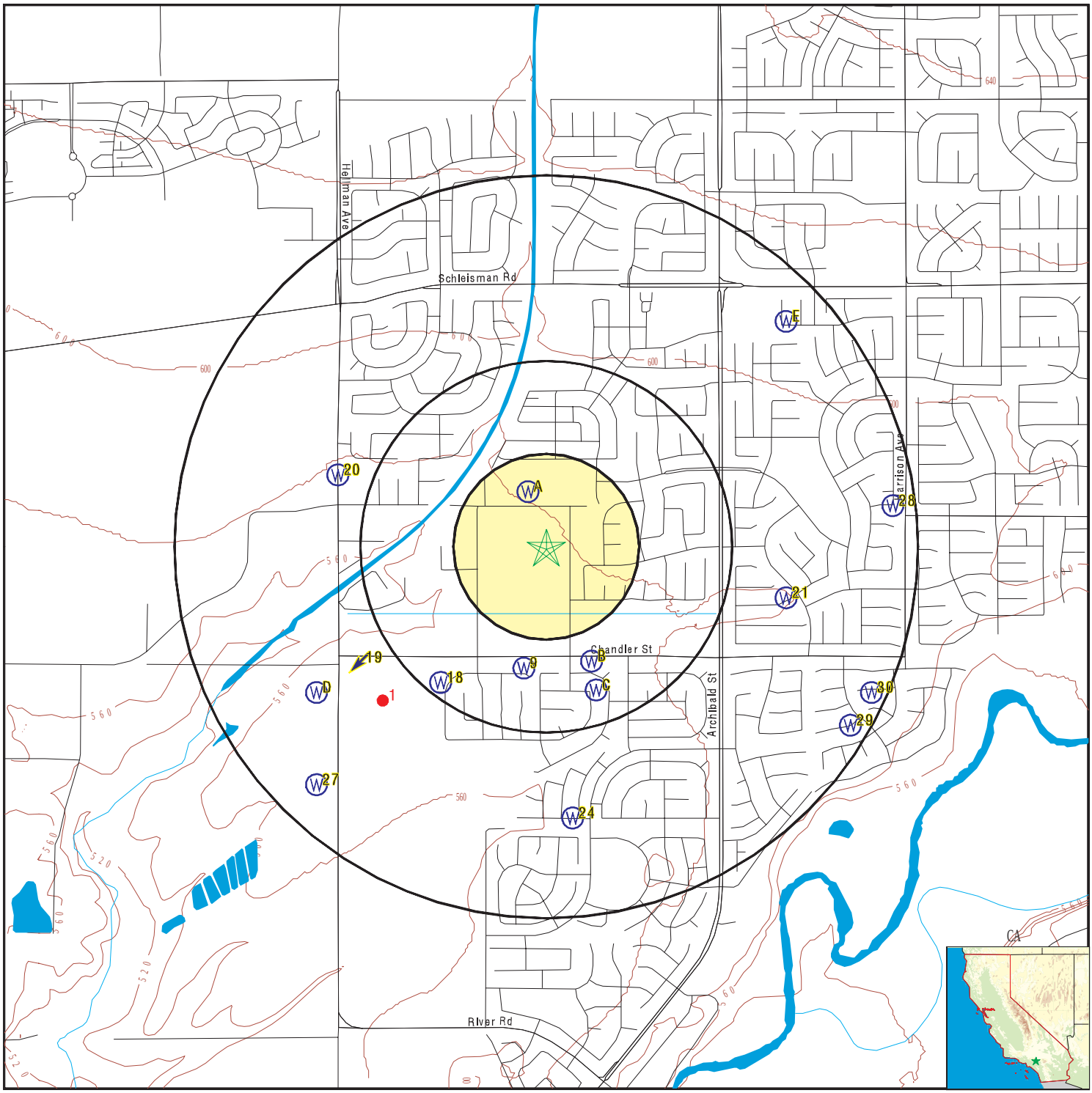
MAP ID	WELL ID	LOCATION FROM TP
A1	CADDW0000011131	1/8 - 1/4 Mile North
A2	2612	1/8 - 1/4 Mile NNW
B3	CAEDF0000012530	1/4 - 1/2 Mile SSE
B4	CAEDF0000099166	1/4 - 1/2 Mile SSE
B5	CAEDF0000069309	1/4 - 1/2 Mile SSE
B6	CAEDF0000070657	1/4 - 1/2 Mile SSE
B7	CAEDF0000064394	1/4 - 1/2 Mile SSE
B8	CAEDF0000076841	1/4 - 1/2 Mile SSE
9	2611	1/4 - 1/2 Mile South
B10	CAEDF0000070841	1/4 - 1/2 Mile SSE
B11	CAEDF0000078059	1/4 - 1/2 Mile SSE
B12	CAEDF0000009650	1/4 - 1/2 Mile SSE
B13	CAEDF0000034965	1/4 - 1/2 Mile SSE
B14	CAEDF0000076244	1/4 - 1/2 Mile SSE
B15	CAEDF0000063199	1/4 - 1/2 Mile SSE
C16	CAEDF0000029821	1/4 - 1/2 Mile SSE
C17	CAEDF0000128031	1/4 - 1/2 Mile SSE
18	3602	1/4 - 1/2 Mile SW
20	CADWR9000006214	1/2 - 1 Mile WNW
21	CADWR0000033058	1/2 - 1 Mile ESE
D22	CADWR0000027877	1/2 - 1 Mile WSW
D23	CADWR0000000402	1/2 - 1 Mile WSW
24	CADDW0000000875	1/2 - 1 Mile South
E25	CADWR0000009892	1/2 - 1 Mile NE
E26	CADWR0000005056	1/2 - 1 Mile NE
27	CADWR0000024264	1/2 - 1 Mile SW
28	CADWR0000037400	1/2 - 1 Mile East
29	3601	1/2 - 1 Mile ESE
30	CADWR0000013473	1/2 - 1 Mile ESE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG15000008292	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7510806.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Selby Avenue	CLIENT:	Engeo
ADDRESS:	7657 Selby Avenue Corona CA 92880	CONTACT:	Miles Hawkins
		INQUIRY #:	7510806.2s
LAT/LONG:	33.950595 / 117.60124	DATE:	December 01, 2023 3:38 pm

Copyright © 2023 EDR, Inc. © 2015 TomTom Rel. 2015.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
North
1/8 - 1/4 Mile
Higher

CA WELLS **CADDW0000011131**

Well ID:	3301736-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 01	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3301736-001&store_num=		
GeoTracker Data:	Not Reported		

A2
NNW
1/8 - 1/4 Mile
Higher

CA WELLS **2612**

Seq:	2612	Prim sta c:	02S/07W-35L01 S
Frds no:	3301736001	County:	33
District:	63	User id:	33C
System no:	3301736	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335710.0	Longitude:	1173606.0
Precision:	3	Status:	AR
Comment 1:	14673 WALTERS ST., CORONA	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3301736	System nam:	Walters Wc
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

B3
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000012530**

Well ID:	T0606500322-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-1		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B4
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000099166**

Well ID:	T0606500322-MW-9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-9		

B5
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000069309**

Well ID:	T0606500322-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-4		

B6
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000070657**

Well ID:	T0606500322-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-3		

B7
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000064394**

Well ID:	T0606500322-EW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	EW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=EW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=EW-2		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B8
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000076841**

Well ID:	T0606500322-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-2		

9
South
1/4 - 1/2 Mile
Lower

CA WELLS **2611**

Seq:	2611	Prim sta c:	02S/07W-34Q05 S
Frds no:	3301057001	County:	33
District:	63	User id:	33C
System no:	3301057	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335645.0	Longitude:	1173605.0
Precision:	2	Status:	AR
Comment 1:	14449 CHANDLER AVE CORONA	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3301057	System nam:	Brazils Market
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

B10
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000070841**

Well ID:	T0606500322-MW-7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-7		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B11
SSE **CA WELLS** **CAEDF0000078059**
1/4 - 1/2 Mile
Lower

Well ID:	T0606500322-EW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	EW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=EW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=EW-1		

B12
SSE **CA WELLS** **CAEDF0000009650**
1/4 - 1/2 Mile
Lower

Well ID:	T0606500322-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-8		

B13
SSE **CA WELLS** **CAEDF0000034965**
1/4 - 1/2 Mile
Lower

Well ID:	T0606500322-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-5		

B14
SSE **CA WELLS** **CAEDF0000076244**
1/4 - 1/2 Mile
Lower

Well ID:	T0606500322-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-6		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B15
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000063199**

Well ID:	T0606500322-MW-8R	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8R
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-8R&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-8R		

C16
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000029821**

Well ID:	T0606500322-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-11		

C17
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000128031**

Well ID:	T0606500322-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-10		

18
SW
1/4 - 1/2 Mile
Lower

CA WELLS **3602**

Seq:	3602	Prim sta c:	03S/07W-03D03 S
Frds no:	3301166001	County:	33
District:	63	User id:	33C
System no:	3301166	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335643.0	Longitude:	1173619.0
Precision:	3	Status:	AR
Comment 1:	14982 CHANDLER ST CORONA	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported

Comment 7:	Not Reported		
System no:	3301166	System nam:	Corona Livestock Auction
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

19
WSW
1/2 - 1 Mile
Lower

AQUIFLOW **66361**

Site ID:	083302926T
Groundwater Flow:	SW
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	30’
Date:	04/01/1999

20
WNW
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000006214**

State Well #:	Not Reported	Station ID:	48079
Well Name:	CHINO-1207982	Basin Name:	Chino
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	135	Well Completion Rpt #:	e023309

21
ESE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000033058**

Well ID:	02S07W34P001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07W34P001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07W34P001S&store_num=		
GeoTracker Data:	Not Reported		

D22
WSW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000027877**

Well ID:	03S07W04A001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W04A001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W04A001S&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D23
WSW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000000402**

Well ID:	03S07W04A002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W04A002S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W04A002S&store_num=		
GeoTracker Data:	Not Reported		

24
South
1/2 - 1 Mile
Lower

CA WELLS **CADDW0000000875**

Well ID:	3301057-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 01 - INACTIVE	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3301057-001&store_num=		
GeoTracker Data:	Not Reported		

E25
NE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000009892**

Well ID:	02S07W34C002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07W34C002S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07W34C002S&store_num=		
GeoTracker Data:	Not Reported		

E26
NE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000005056**

Well ID:	02S07W34C001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07W34C001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07W34C001S&store_num=		
GeoTracker Data:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

27
SW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000024264**

Well ID:	03S07W04H001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W04H001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W04H001S&store_num=		
GeoTracker Data:	Not Reported		

28
East
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000037400**

Well ID:	02S07W34K002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07W34K002S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07W34K002S&store_num=		
GeoTracker Data:	Not Reported		

29
ESE
1/2 - 1 Mile
Higher

CA WELLS **3601**

Seq:	3601	Prim sta c:	03S/07W-02C03 S
Frds no:	3301365001	County:	33
District:	63	User id:	33C
System no:	3301365	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335637.0	Longitude:	1173510.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3301365	System nam:	Koning Water System
Hqname:	Not Reported	Address:	12979 HILLCREST DR
City:	POMONA	State:	CA
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	51	Connection:	17
Area serve:	Not Reported		

30
ESE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000013473**

Well ID:	03S07W02C001S	Well Type:	UNK
Source:	Department of Water Resources		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Other Name:	03S07W02C001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W02C001S&store_num=		
GeoTracker Data:	Not Reported		

1G
WSW
1/2 - 1 Mile
Lower

Site ID:	083302926T
Groundwater Flow:	SW
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	30’
Date:	04/01/1999

AQUIFLOW **66361**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
SW
1/2 - 1 Mile

OIL_GAS **CAOG15000008292**

API #:	0406500131	Well #:	1
Well Status:	Plugged	Well Type:	Dry Hole
Well Design:	Pinkerton 1	Lease Name:	Pinkerton
Operator ID:	01666	Field Name:	Any Field
Area Name:	Any Area	Place:	Eastvale
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	Spud Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92880	15	1

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.



DRAFT

APPENDIX B

FIRST AMERICAN TITLE COMPANY

Preliminary Title Report

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: First American Title Insurance Company National Commercial Services
Issuing Office: 18500 Von Karman Ave, Suite 600, Irvine, CA 92612
Commitment No.: **NCS-1197326-SA1**
Issuing Office File No.: NCS-1197326-SA1
Property Address: APN: 144-110-028, 144-110-029 and, 144-110-030,Corona, CA
Reference No.: Atlantic Cherry Tree Holdings/Celaya-Eastvale, CA
Revision No.:
Escrow Officer/Assistant: Ryan Hahn/ May Marquez
Phone: (949)885-2472/(949)885-2474
Email: rhahn@firstam.com/ maymarquez@firstam.com
Title Officer/Assistant: Andrew Nhim/ Charlenda Morfin
Phone: (949)885-2447/
Email: anhim@firstam.com/ CMorfin@firstam.com

SCHEDULE A

1. Commitment Date: October 18, 2023 at 7:30 AM

2. Policy to be issued:
   a. ALTA® Extended Owner's Policy
      Proposed Insured: To Be Determined
      Proposed Amount of Insurance: $To Be Determined
      The estate or interest to be insured: See Item 3 below
   b. 2021 ALTA Policy - form(s) To Be Determined
      Proposed Insured: To Be Determined
      Proposed Amount of Insurance: $To Be Determined
      The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

   A Fee

4. The Title is, at the Commitment Date, vested in:

   Leon Celaya and Luciana Celaya, Co-Trustees, or their successor in trust under the Celaya Family Living Trust dated September 16, 2009, and any amendments thereto

5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commitment No. NCS-1197326-SA1

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

E. Releases(s) or Reconveyance(s) of Item(s): 15, 16 and 17

F. Other: None

G. You must give us the following information:
   a. Any off-record leases, surveys, etc.
   b. Statement(s) of Identity, all parties.
   c. Other:

H. A deed from the spouse of any married vestee herein be recorded in the public records, or the joinder of the spouse of any married vestee named herein on any conveyance, encumbrance or lease to be executed by the vestee.

   The deed should contain the following statement:

   "It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

With respect to the trust referred to in the vesting:

a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

The following additional requirements, as indicated by "X", must be met:

☒ H. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

☒ I. The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

☒ J. An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

☐ K. The following LLC documentation is required from the seller:
a. a copy of the Articles of Organization.
b. a copy of the Operating Agreement, if applicable.
c. a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State.
d. express Company Consent to the current transaction.

☐ L. The following partnership documentation is required:
a. a copy of the partnership agreement, including all applicable amendments thereto.
b. a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State.
c. express Partnership Consent to the current transaction.

☐ M. The following corporation documentation is required:
a. a copy of the Articles of Incorporation.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

b. a copy of the Bylaws, including all applicable Amendments thereto.
c. a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State.
d. express Corporate Resolution consenting to the current transaction.

☐ N. Based upon the Company's review of that certain partnership/operating agreement dated Not disclosed for the proposed insured herein, the following requirements must be met: Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

☐ O. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

☒ P. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

☒ Q. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
a. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
b. Financial statements from the appropriate parties must be submitted to the Company for review.
c. A copy of the construction contract must be submitted to the Company for review.
d. An inspection of the Land must be performed by the Company for verification of the phase of construction.
e. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

Commitment No. NCS-1197326-SA1

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

8. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$1,320.06, OPEN
Penalty:	$0.00
Second Installment:	$1,320.06, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-110-030

(Affects Lot 82)

9. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$881.51, OPEN
Penalty:	$0.00
Second Installment:	$881.51, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-110-029

(Affects Lot 83)

10. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$2,711.55, OPEN
Penalty:	$0.00
Second Installment:	$2,711.55, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-110-028

(Affects Lot 84)

11. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

12. Mutual rights of way reserved to the Stearns rancho company and the Jurupa land and water company, their successors or assigns, for ditches, canals or pipelines as may be deemed necessary or proper by said parties for the proper irrigation of any other lands in the Jurupa rancho, or for the supplying of the main canal with water, provided, however, that such ditches spall when practicable follow the line of the surveyed subdivisions of the Jurupa rancho, recorded in book 104 page 322 of deeds, records of San Bernardino County, California, and by deeds recorded July 24, 1897 in book 31 page 337, march 2, 1899 in book 69 page 250, April 1902 in book 142 page 101, January 8, 1906 in book 216 page 4 all of deeds, records of Riverside County, California.

    (Affects Lots 82 and 83)

13. An easement for Irrigation, drainage ditches and incidental purposes in the document recorded July 30, 1915 in Book 425 of Deeds, Page 365.

    (Affects Lot 84)

14. This item has been intentionally deleted.

15. This item has been intentionally deleted.

16. Any lien, assessment, and /or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled Notice of Noncompliance recorded October 18, 2010 as Instrument No. 2010-498363 of Official Records.

    (Affects Lot 84)

17. A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of Riverside County, recorded January 13, 2021, as Instrument No. 2021-24218 of Official Records.
    Debtor: Celaya, Leon
    Year & No.: 2022 & 0221575
    Amount: $624.62, and any other amounts due thereunder.

18. Any right, title or interest of the spouse, if any, of any married vestee herein.

19. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

20. Water rights, claims or title to water, whether or not shown by the Public Records.

21. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

22. Rights of parties in possession.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and
ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Single Family Residence known as 7657 & 7681 Selby Avenue, Corona, CA.

   (Affects Lots 82 and 84)

2. The property covered by this report is vacant land.

   (Affects Lot 83)

3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted thereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of this Commitment or the Policy, if any, to which the map is attached.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commitment No. NCS-1197326-SA1

EXHIBIT A

The Land referred to herein below is situated in the City of Corona, County of Riverside, State of California, and is described as follows:

LOTS 82, 83 AND 84 OF PERSIMMON REPUBLIC ACRES, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN IN BOOK 12, PAGE 98, OF MAPS, RIVERSIDE COUNTY RECORDS.

For conveyancing purposes only: APN 144-110-030 (Affects Lot 82)
144-110-029 (Affects Lot 83) and
144-110-028 (Affects Lot 84)

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and
ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



DRAFT

APPENDIX C

ENVIRONMENTAL DATA RESOURCES, INC.

Historical Topographic Map Report

Selby Avenue

7657 Selby Avenue

Corona, CA 92880

Inquiry Number: 7510806.4

December 01, 2023

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

12/01/23

Site Name:

Selby Avenue
7657 Selby Avenue
Corona, CA 92880
EDR Inquiry # 7510806.4

Client Name:

Engeo
6399 San Ignacio Avenue
San Jose, CA 95119
Contact: Miles Hawkins

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Engeo were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 24317.000.001
Project: Selby Avenue

Coordinates:

Latitude:	33.950595 33° 57' 2" North
Longitude:	-117.60124 -117° 36' 4" West
UTM Zone:	Zone 11 North
UTM X Meters:	444444.28
UTM Y Meters:	3756840.87
Elevation:	578.00' above sea level

Maps Provided:

2022	1947
2018	1942
2015	1902
2012	
1981	
1975	
1973	
1967	

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT. Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

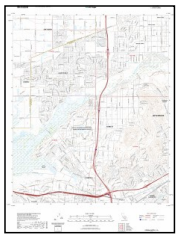
Copyright 2023 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets

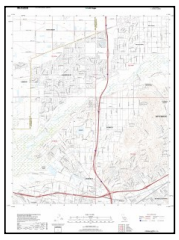


Corona North
2022
7.5-minute, 24000



Prado Dam
2022
7.5-minute, 24000

2018 Source Sheets



Corona North
2018
7.5-minute, 24000



Prado Dam
2018
7.5-minute, 24000

2015 Source Sheets

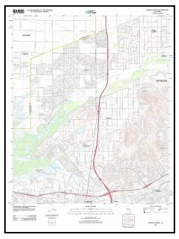


Corona North
2015
7.5-minute, 24000

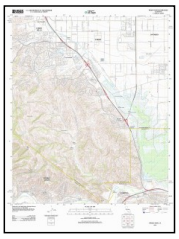


Prado Dam
2015
7.5-minute, 24000

2012 Source Sheets



Corona North
2012
7.5-minute, 24000

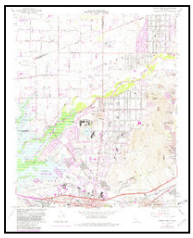


Prado Dam
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1981 Source Sheets



Corona North
1981
7.5-minute, 24000
Aerial Photo Revised 1978



Prado Dam
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1975 Source Sheets



Corona North
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1973 Source Sheets



Corona North
1973
7.5-minute, 24000
Aerial Photo Revised 1973



Prado Dam
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1967 Source Sheets



Corona North
1967
7.5-minute, 24000
Aerial Photo Revised 1966



Prado Dam
1967
7.5-minute, 24000
Aerial Photo Revised 1966

Topo Sheet Key

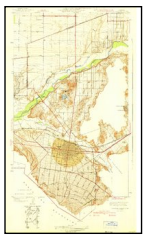
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1947 Source Sheets



CORONA
1947
15-minute, 50000

1942 Source Sheets



Corona and Vicinity
1942
7.5-minute, 31680

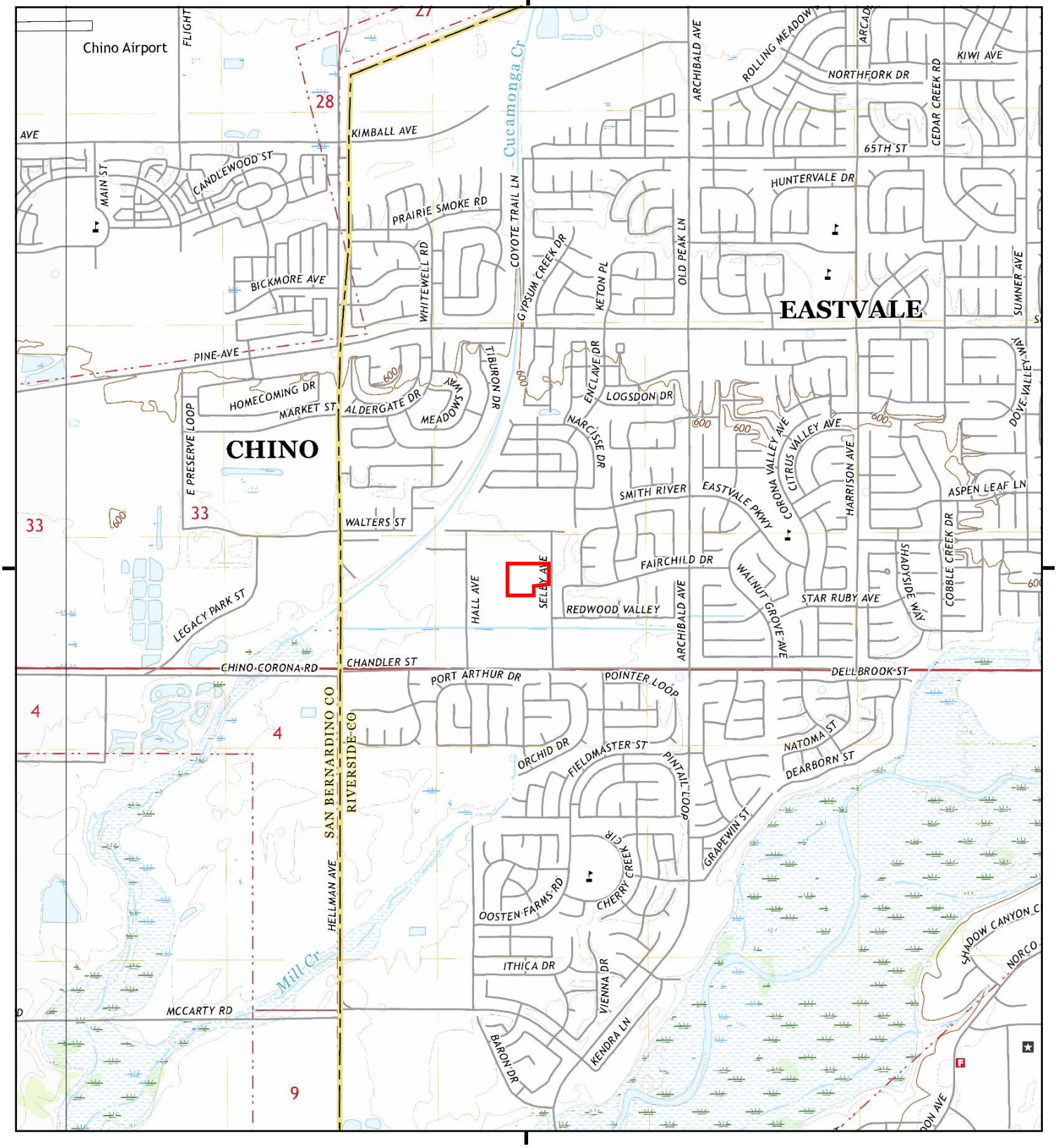
1902 Source Sheets



Corona
1902
30-minute, 125000

Historical Topo Map

2022



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

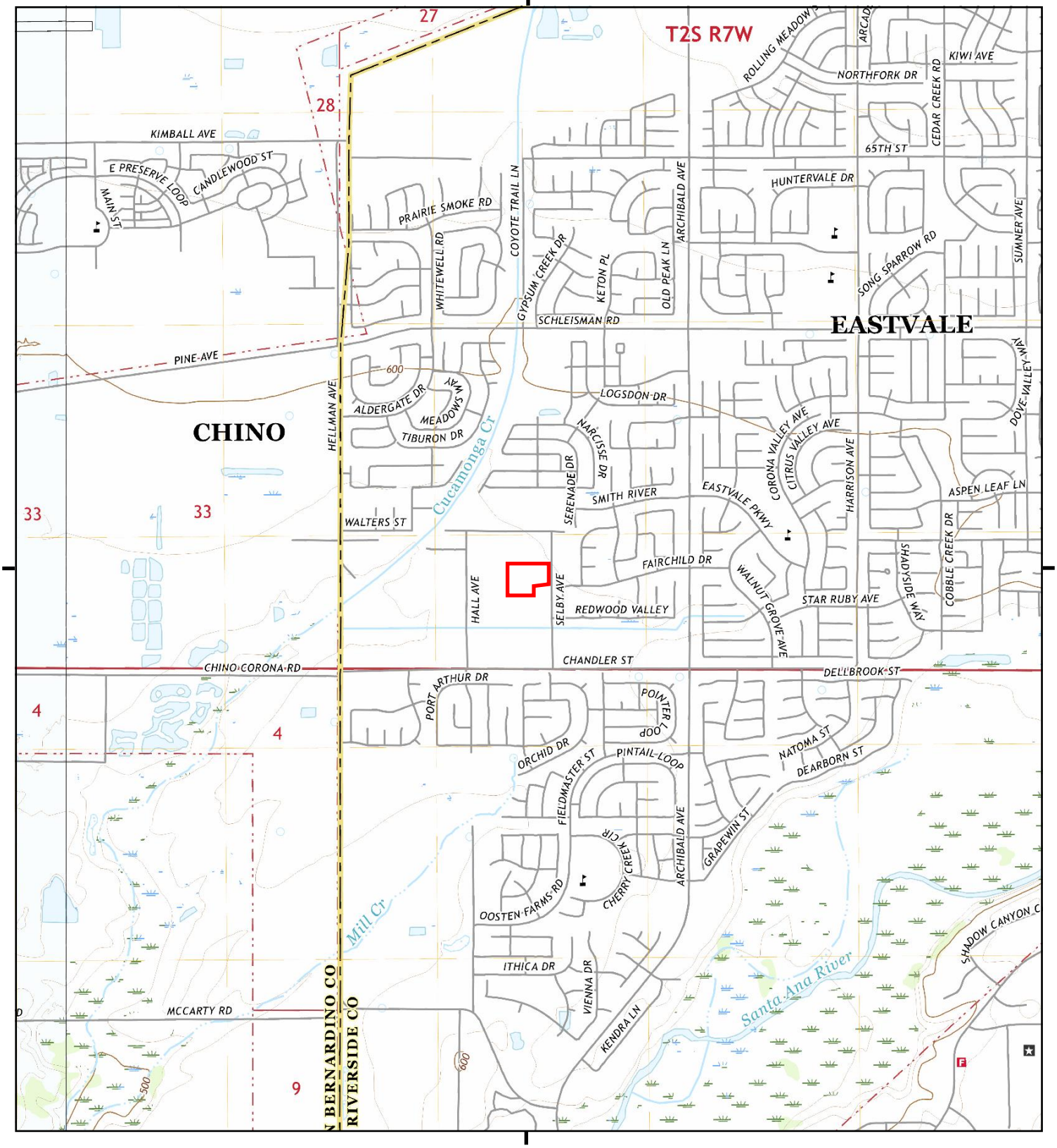
TP, Corona North, 2022, 7.5-minute
W, Prado Dam, 2022, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

2018



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

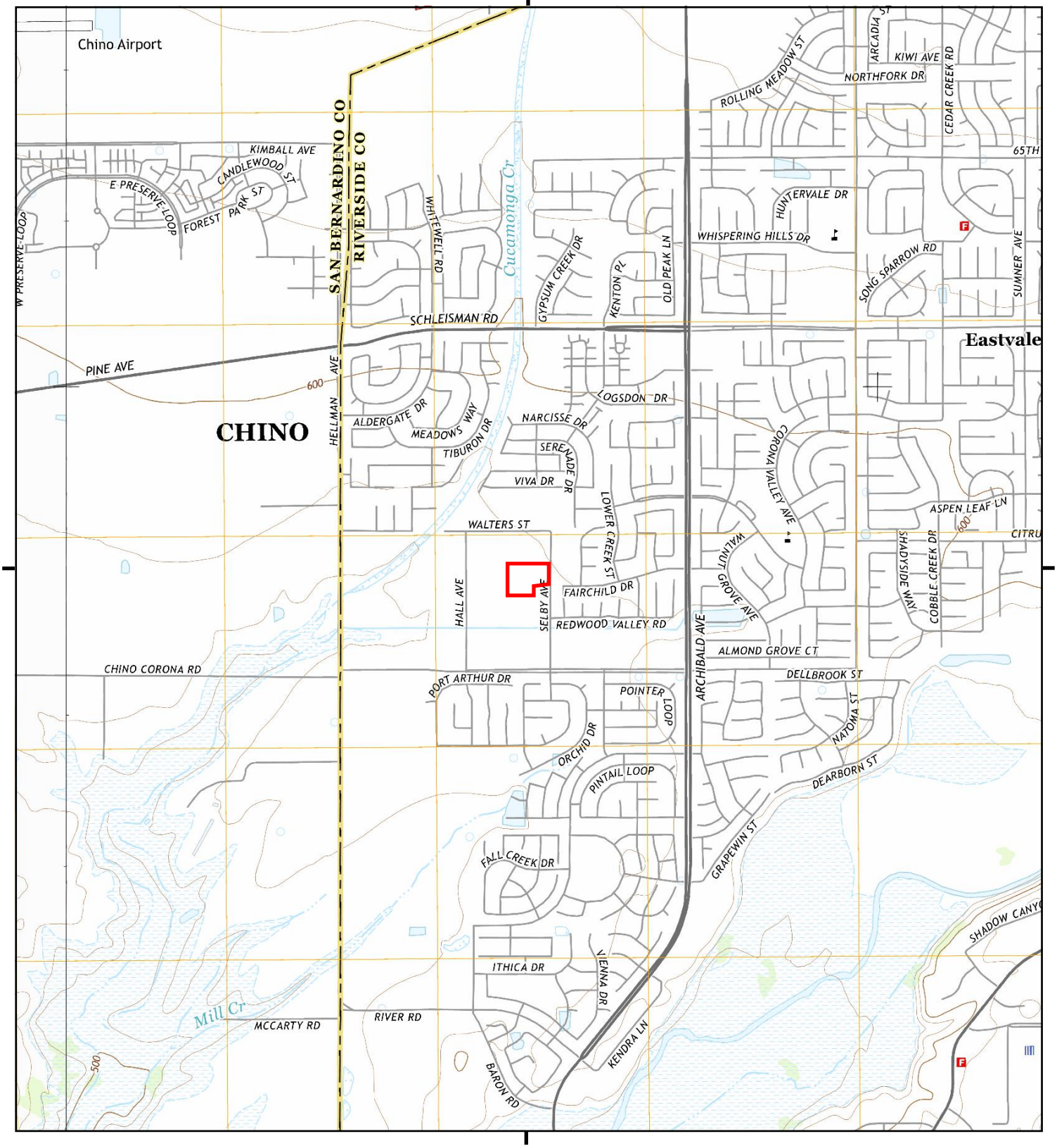
TP, Corona North, 2018, 7.5-minute
W, Prado Dam, 2018, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

2015



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

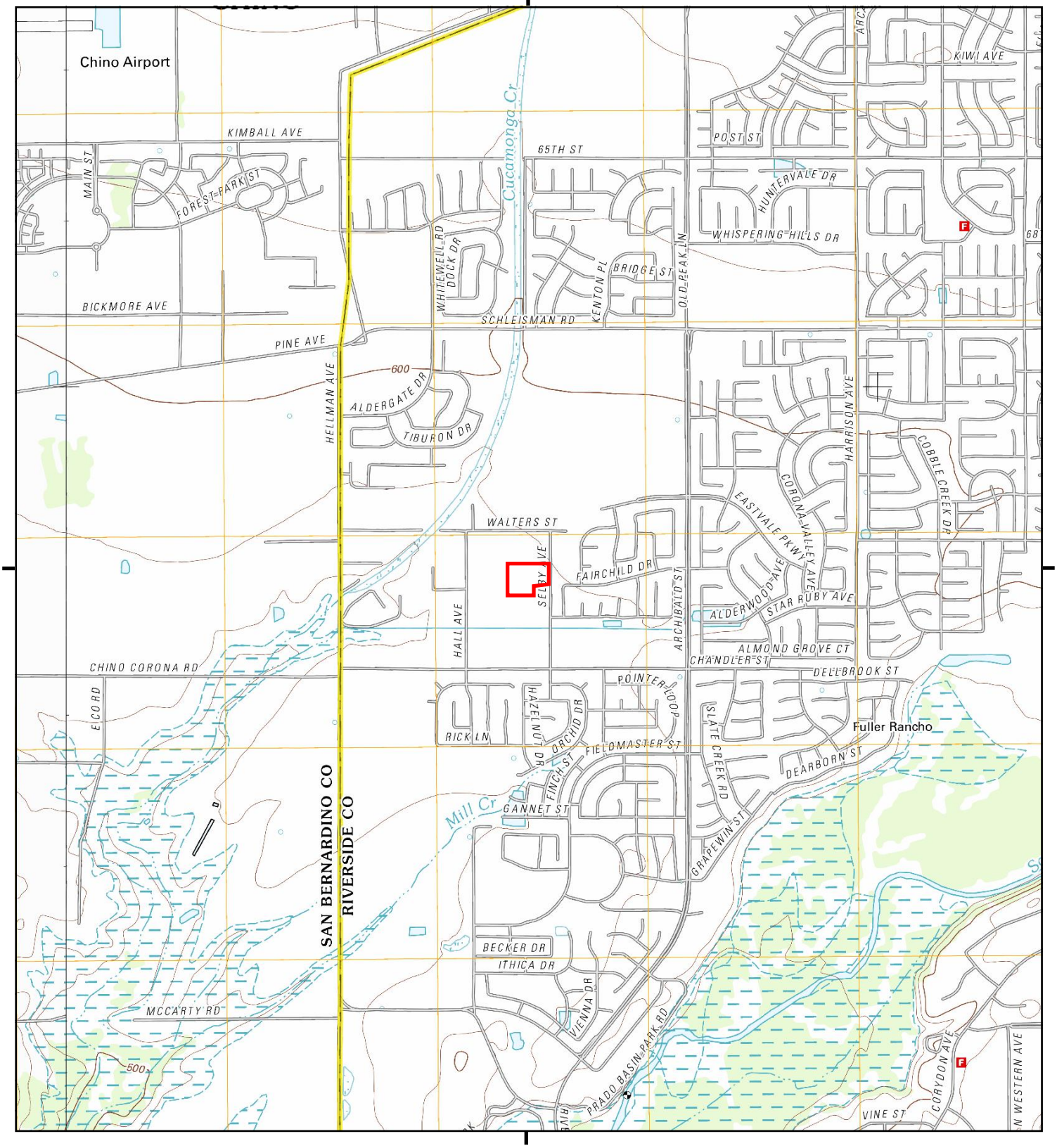
TP, Corona North, 2015, 7.5-minute
W, Prado Dam, 2015, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

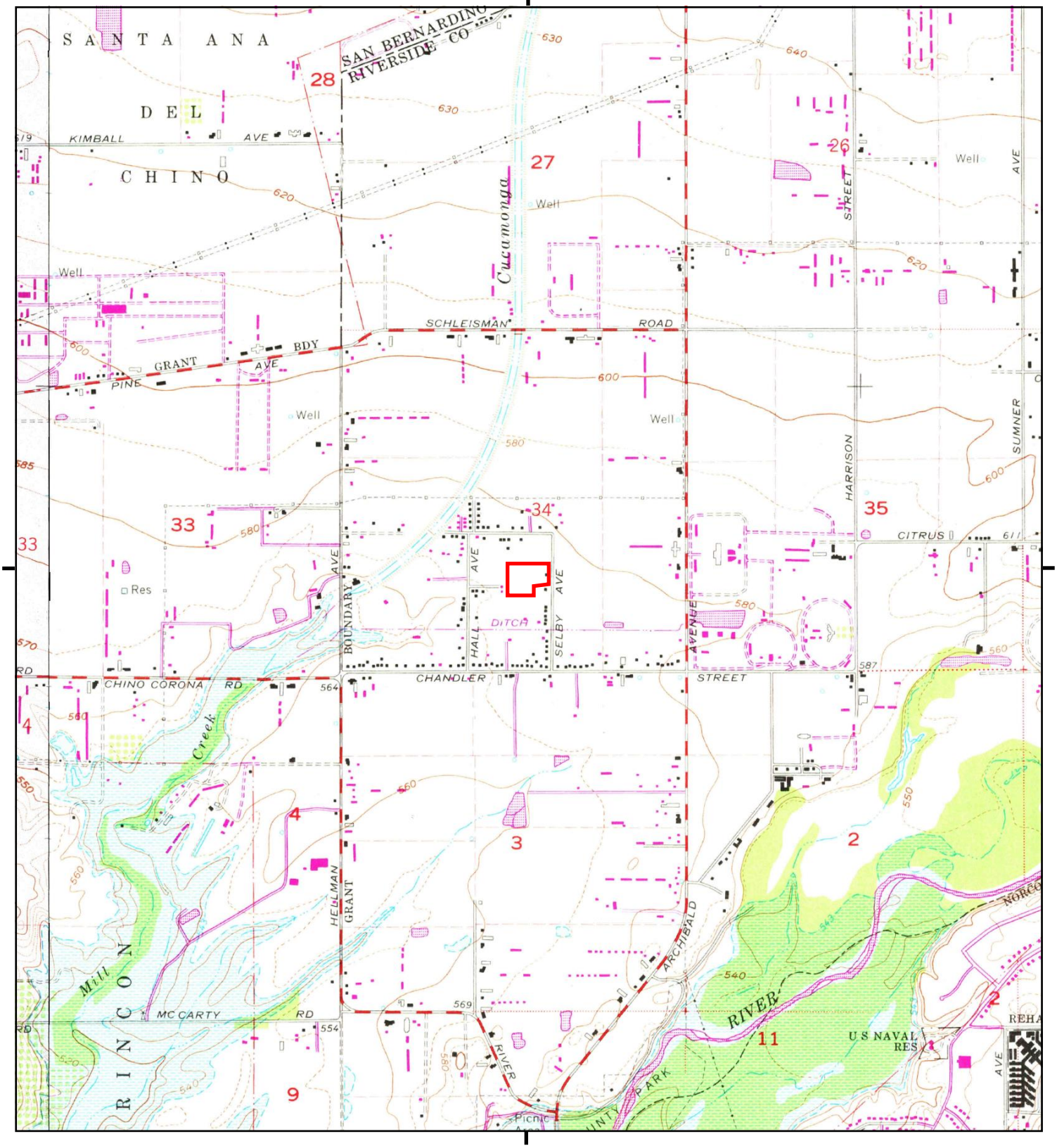
TP, Corona North, 2012, 7.5-minute
W, Prado Dam, 2012, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

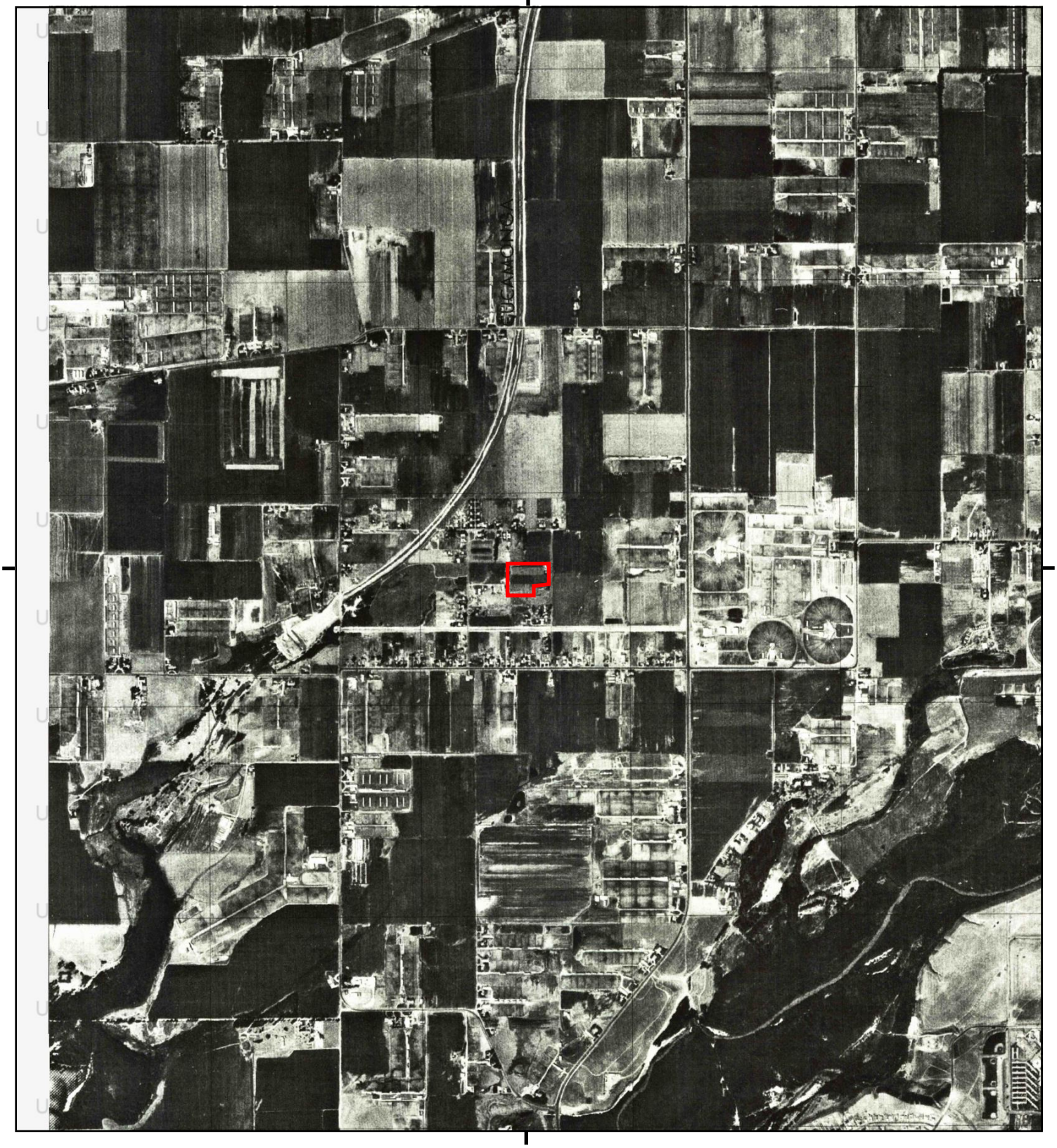
TP, Corona North, 1981, 7.5-minute
W, Prado Dam, 1981, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

1975



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

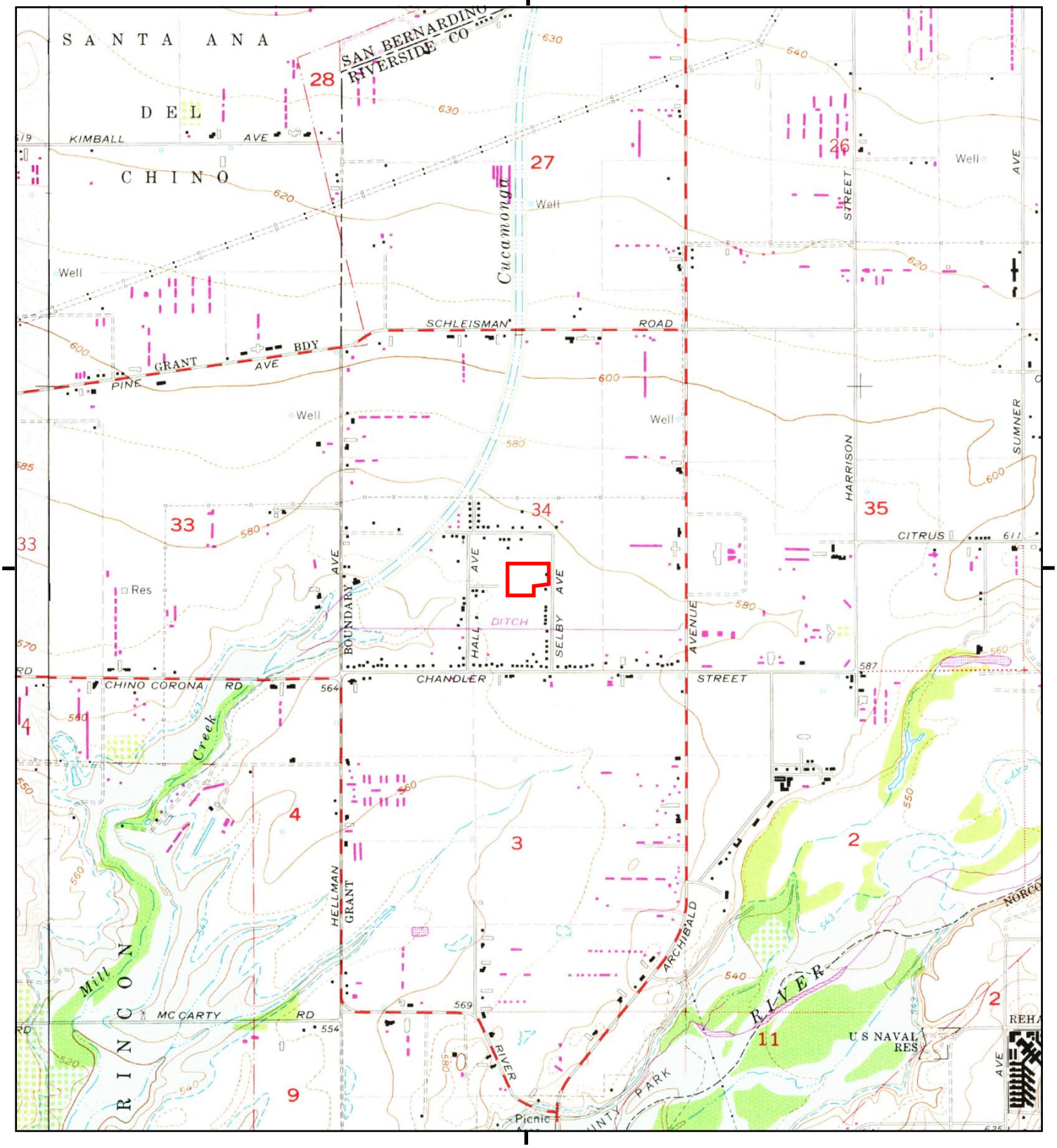
TP, Corona North, 1975, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

1973



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

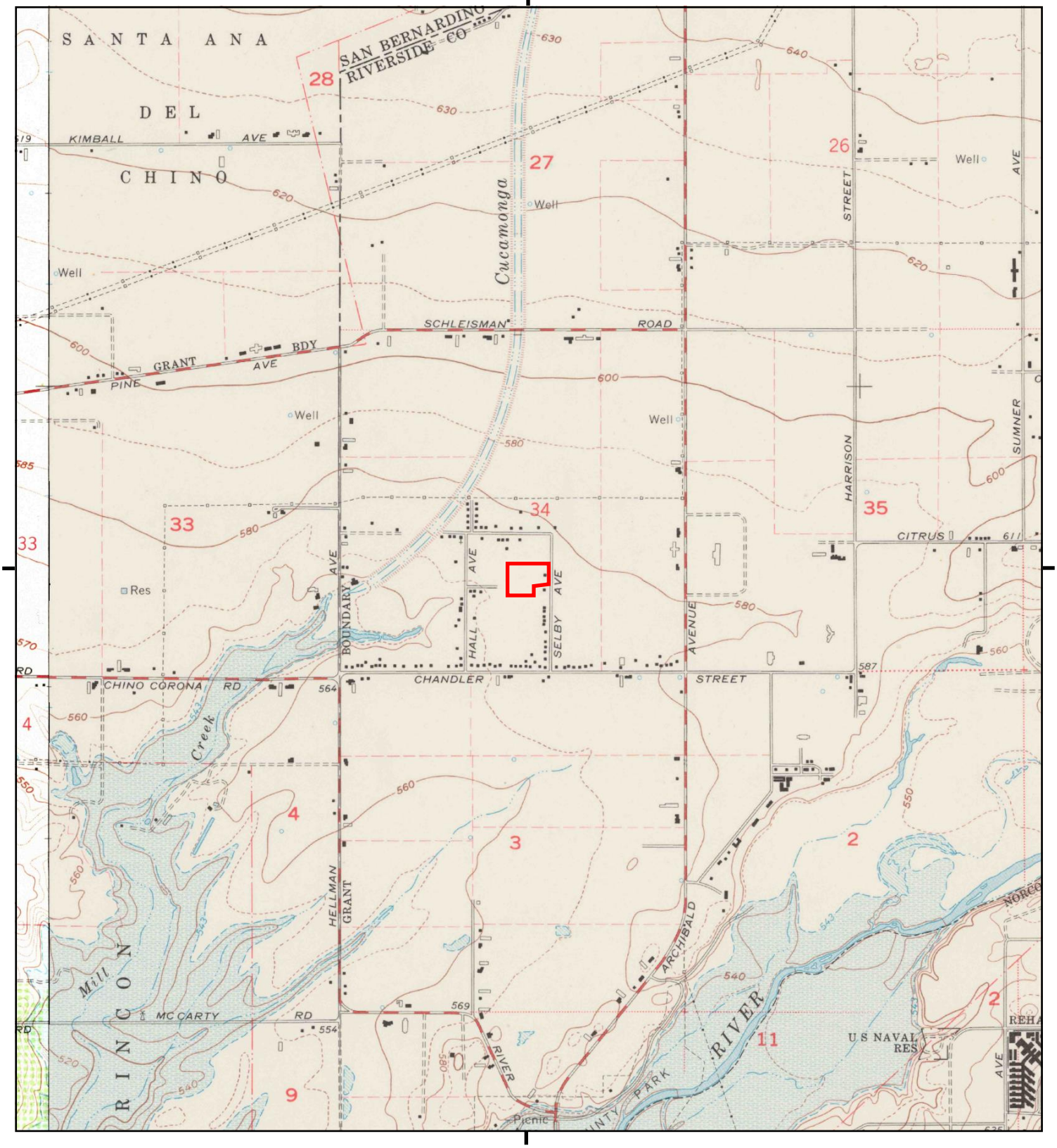
TP, Corona North, 1973, 7.5-minute
W, Prado Dam, 1973, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

1967



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

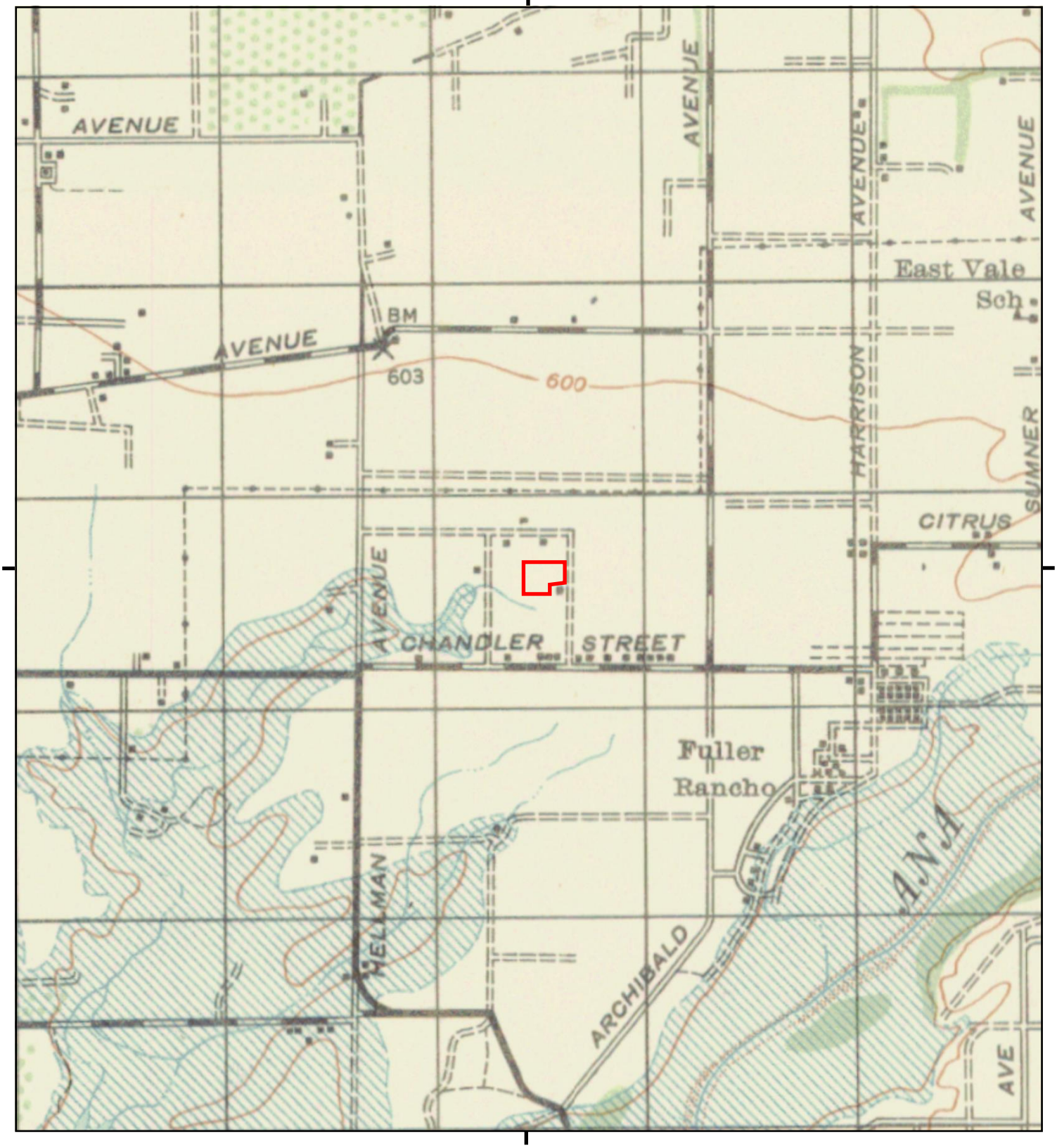
TP, Corona North, 1967, 7.5-minute
W, Prado Dam, 1967, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

1947



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

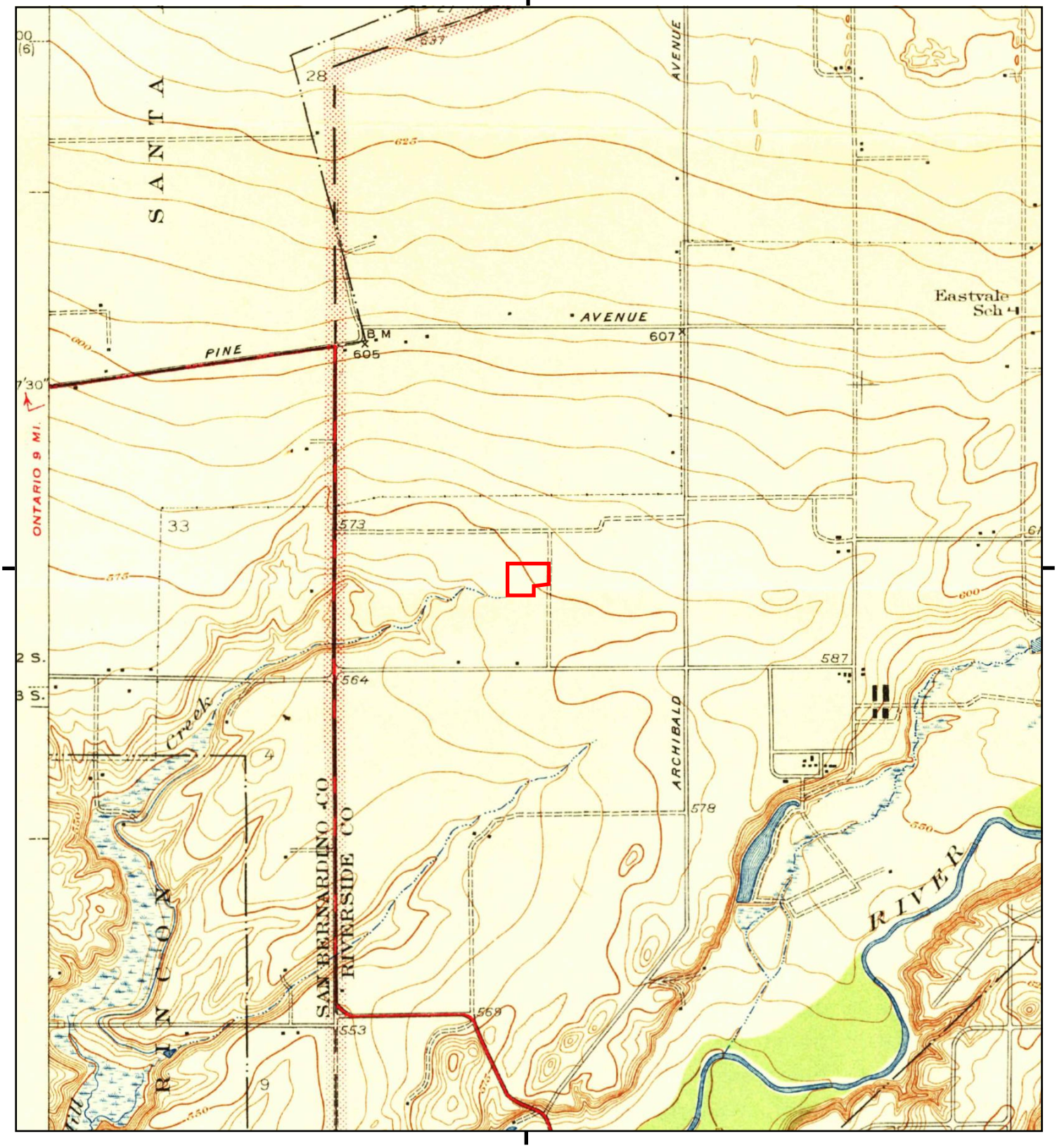
TP, CORONA, 1947, 15-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

1942



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

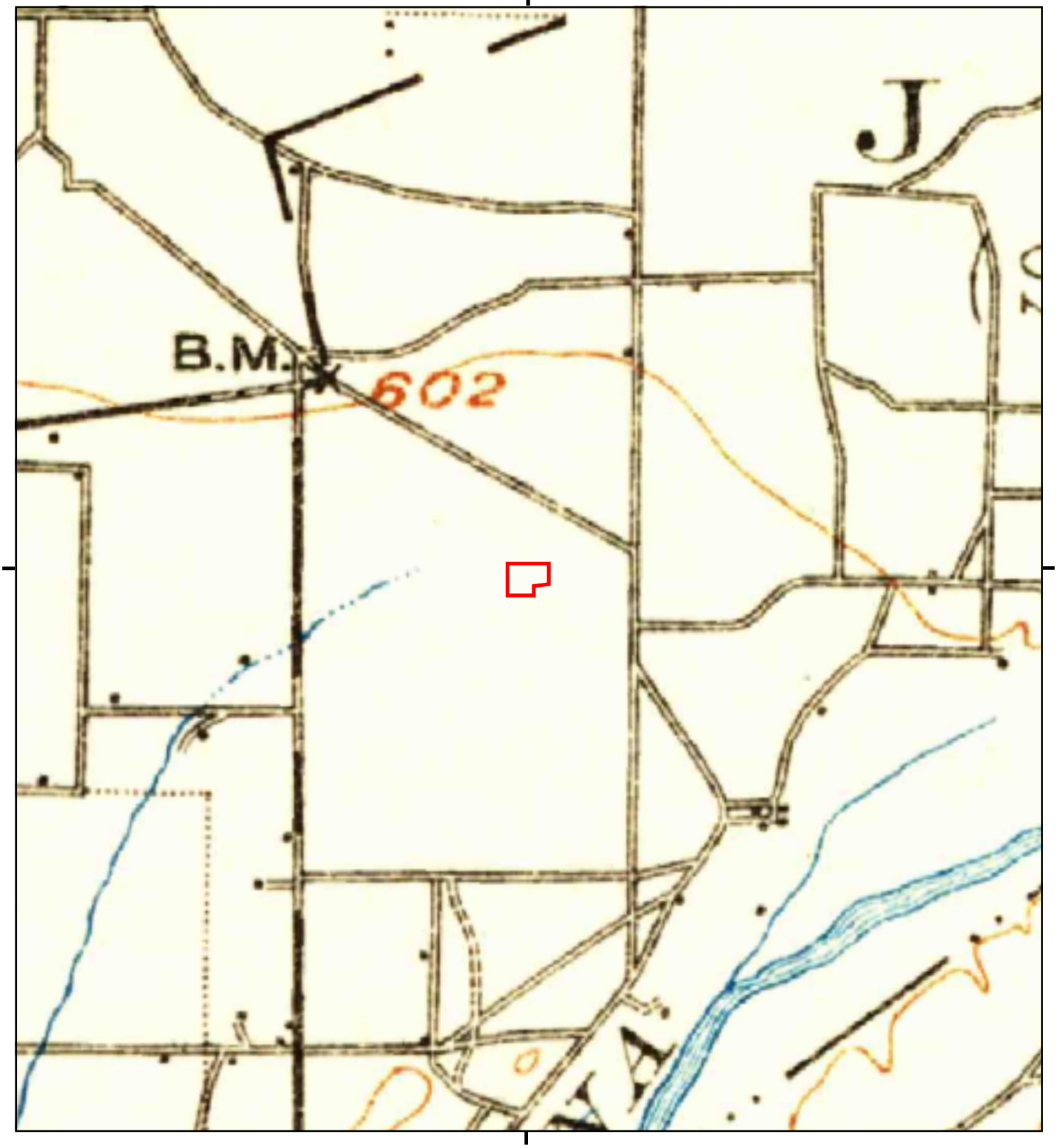
TP, Corona and Vicinity, 1942, 7.5-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N

Historical Topo Map

1902



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Corona, 1902, 30-minute

SITE NAME: Selby Avenue
ADDRESS: 7657 Selby Avenue
Corona, CA 92880
CLIENT: Engeo

N



DRAFT

APPENDIX D

ENVIRONMENTAL DATA RESOURCES, INC.

Aerial Photo Decade Package

Selby Avenue

7657 Selby Avenue

Corona, CA 92880

Inquiry Number: 7510806.8

December 01, 2023

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/01/23

Site Name:

Selby Avenue
7657 Selby Avenue
Corona, CA 92880
EDR Inquiry # 7510806.8

Client Name:

Engeo
6399 San Ignacio Avenue
San Jose, CA 95119
Contact: Miles Hawkins

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 03, 1989	USDA
1985	1"=500'	Flight Date: September 13, 1985	USDA
1975	1"=500'	Flight Date: August 01, 1975	USGS
1967	1"=500'	Flight Date: May 15, 1967	USDA
1959	1"=500'	Flight Date: November 06, 1959	USDA
1953	1"=500'	Flight Date: February 02, 1953	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: June 14, 1938	USDA
1931	1"=500'	Flight Date: September 18, 1931	FAIR

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT.

Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2023 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.



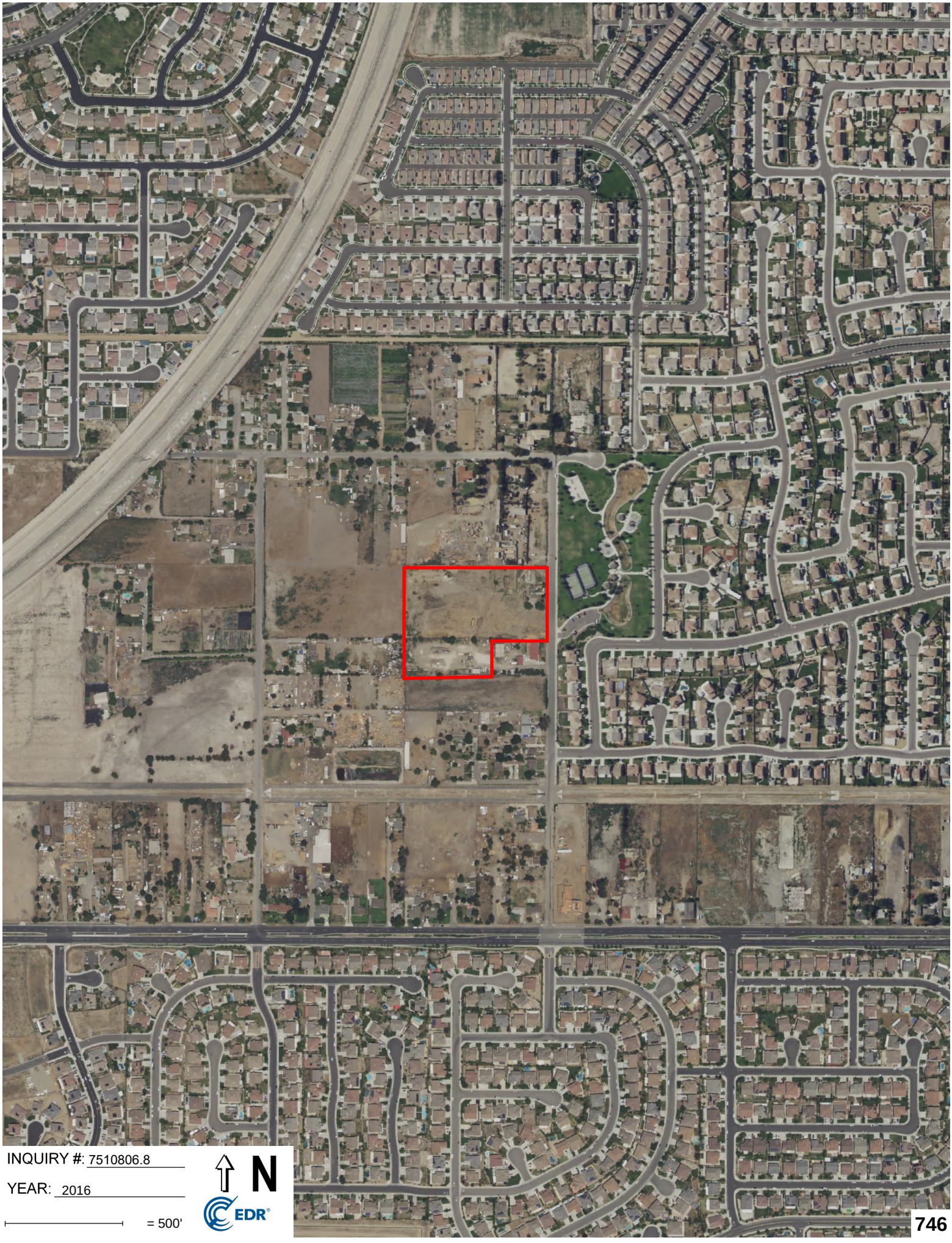
INQUIRY #: 7510806.8

YEAR: 2020

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 2016

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 2009

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 2006

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 2002

= 500'

N

EDR

750



INQUIRY #: 7510806.8

YEAR: 1994

= 500'

N

EDR

751



INQUIRY #: 7510806.8

YEAR: 1989

= 500'

N

EDR



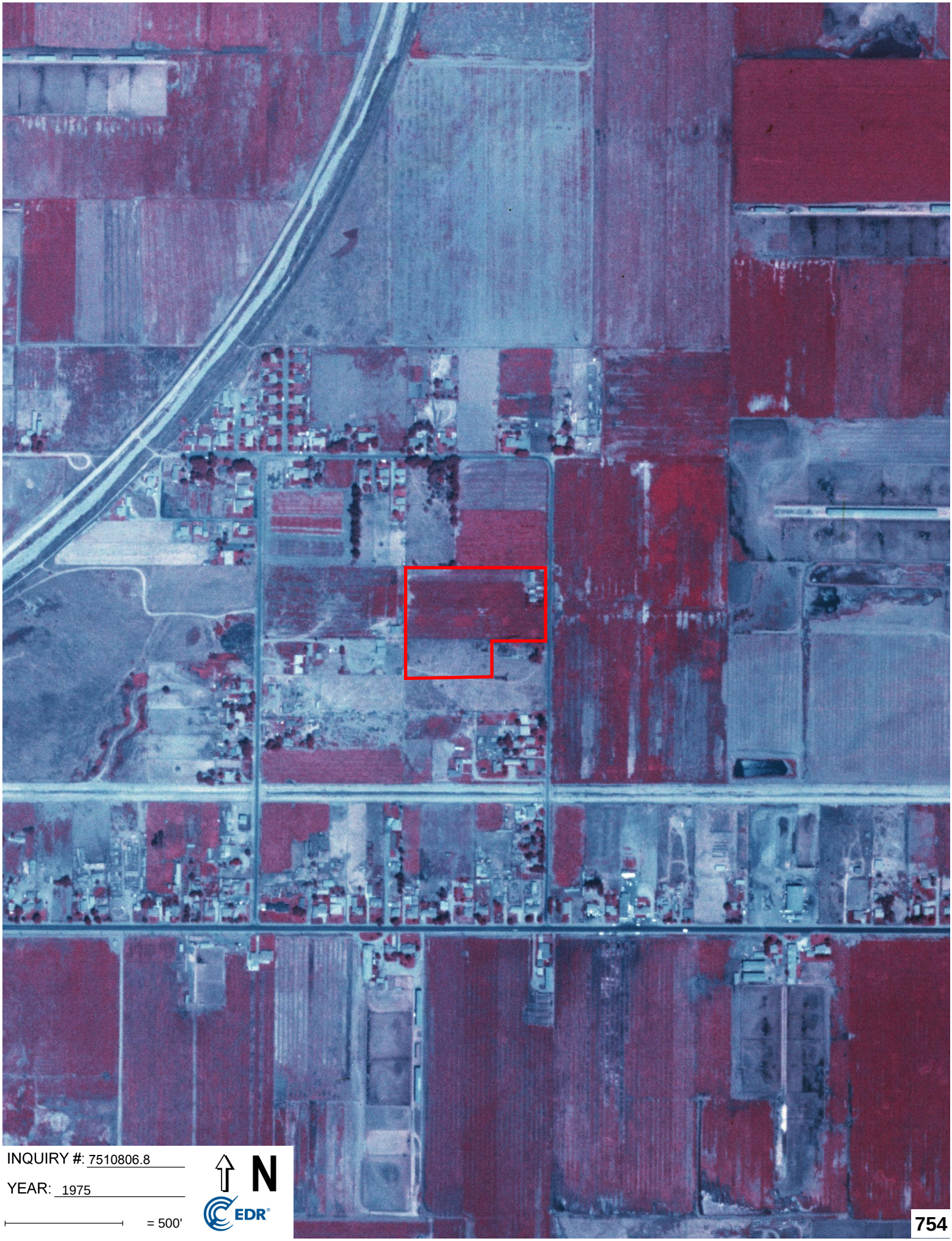
INQUIRY #: 7510806.8

YEAR: 1985

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 1975

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 1967

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 1959

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 1953

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 1948

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 1938

= 500'

N

EDR



INQUIRY #: 7510806.8

YEAR: 1931

= 500'

N

EDR

760



DRAFT

APPENDIX E

ENVIRONMENTAL DATA RESOURCES, INC.

Sanborn Map Report

Selby Avenue

7657 Selby Avenue

Corona, CA 92880

Inquiry Number: 7510806.3

December 01, 2023

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/01/23

Site Name:

Selby Avenue
7657 Selby Avenue
Corona, CA 92880
EDR Inquiry # 7510806.3

Client Name:

Engeo
6399 San Ignacio Avenue
San Jose, CA 95119
Contact: Miles Hawkins

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Engeo were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 44FC-4F8A-8242

PO # 24317.000.001

Project Selby Avenue

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 44FC-4F8A-8242

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Engeo (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT. Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2023 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.



DRAFT

APPENDIX F

ENVIRONMENTAL DATA RESOURCES, INC.

City Directory

Selby Avenue
7657 Selby Avenue
Corona, CA 92880

Inquiry Number: 7510806.5
December 01, 2023

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. **NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT.** Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2023 by Environmental Data Resources, LLC. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, LLC, or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at approximately five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1921 through current. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

Summary information obtained is provided in the text of this report.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2020	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2017	Cole Information	-	X	X	-
	Cole Information	X	X	X	-
2014	Cole Information	X	X	X	-
2010	Cole Information	X	X	X	-
2005	Cole Information	X	X	X	-
2002	SBC PACIFIC BELL	-	-	-	-
2001	Haines & Company, Inc.	X	X	X	-
2000	Cole Information	-	X	X	-
	Cole Information	X	X	X	-
1996	Pacific Bell	X	-	X	-
1995	Cole Information	-	-	X	-
	Cole Information	X	-	X	-
1993	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1992	Cole Information	-	-	X	-
	Cole Information	X	-	X	-
1990	Pacific Bell	X	X	X	-
1986	Pacific Bell Yellow Pages	-	-	-	-
1981	Pacific Telephone	X	X	X	-
1977	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	-	X	X	-
1967	Luskey Brothers & Co.	-	-	-	-
1966	Luskey Brothers & Company Inc.	-	-	-	-
1961	Luskey Brothers & Co.	-	-	-	-
1960	Luskeys Brothers & Co., Publishers	-	-	-	-
1956	Luskey Brothers & Co.	-	X	X	-
	Luskey Brothers & Co.	X	X	X	-
1955	Luskeys Brothers Co., Publishers	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	-	-	-
1946	Southern California Telephone Company	-	-	-	-
1945	Los Angeles Directory Co.	-	-	-	-
1941	Pacific Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1931	Southern California Telephone Co.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Kaasen Directory Co.	-	-	-	-
1921	Riverside Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
7681 Selby Avenue	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

7657 Selby Avenue
Corona, CA 92880

FINDINGS DETAIL

Target Property research detail.

SELBY AVE

7657 SELBY AVE

Year	Uses	Source
2014	RAVEN LOPEZ	Cole Information
2010	PEDRO CELAYA	Cole Information
2005	JOAQUIN SORARRAIN	Cole Information
2001	ISorarrain Joaquin	Haines & Company, Inc.
	OCELAYAEnrka	Haines & Company, Inc.
1996	Contreras Francisco	Pacific Bell
1990	Jensen Chris	Pacific Bell
1981	Jensen Chris	Pacific Telephone
1977	Jensen Chris	Pacific Telephone

7681 SELBY AVE

Year	Uses	Source
2020	LUCIANA CELAYA	EDR Digital Archive
2017	PEDRO CELAYA	Cole Information
2014	PEDRO CELAYA	Cole Information
2010	LEON CELAYA	Cole Information
	LOS TRES LEONES FARMS	Cole Information
2005	LEON CELAYA	Cole Information
2001	CELAYALuoian	Haines & Company, Inc.
	FARMS	Haines & Company, Inc.
	LCELAYAFARMS	Haines & Company, Inc.
	LOSTRESLEONES	Haines & Company, Inc.
2000	L CELAYA FARMS	Cole Information

FINDINGS

Year	Uses	Source
2000	LOS TRES LEONES FARMS	Cole Information
	LUCIANA CELAYA	Cole Information
1996	Celaya Luciana	Pacific Bell
1993	Celaya Luciana	Pacific Bell
	Celebrations In Style	Pacific Bell
	Celestin C	Pacific Bell
1992	CELAYA, LUCIANA	Cole Information
1990	Celaya Luciana	Pacific Bell
1956	Harrison Armstead	Luskey Brothers & Co.

Selby Avenue

7681 Selby Avenue

Year	Uses	Source

SELBY ST

7681 SELBY ST

Year	Uses	Source
1995	CELAYA, LUCIANA	Cole Information

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

7737 SELBY AVE

7733 7737 SELBY AVE

Year	Uses	Source
2005	JESUS OCEGUEDA	Cole Information

FAIRCHILD DR

14416 FAIRCHILD DR

Year	Uses	Source
2020	BENJAMIN TOVAR	EDR Digital Archive
	MOLLY TOVAR	EDR Digital Archive
2017	BENJAMIN TOVAR	Cole Information
2014	BENJAMIN TOVAR	Cole Information
2010	BENJAMIN TOVAR	Cole Information

14419 FAIRCHILD DR

Year	Uses	Source
2020	LINDA SCHWINN	EDR Digital Archive
	ARAM SCHWINN	EDR Digital Archive
2017	ARAM SCHWINN	Cole Information
2014	ARAM SCHWINN	Cole Information
2010	ARAM SCHWINN	Cole Information

14426 FAIRCHILD DR

Year	Uses	Source
2020	RONALD AUSTIN	EDR Digital Archive
	YASMINE AUSTIN	EDR Digital Archive
	ROB AUSTIN	EDR Digital Archive
2017	RONALD AUSTIN	Cole Information
2014	RONALD AUSTIN	Cole Information
2010	RONALD AUSTIN	Cole Information

FINDINGS

14429 FAIRCHILD DR

Year	Uses	Source
2020	MONICA GARNEFF	EDR Digital Archive
2017	JAIME VITERI	Cole Information
2014	MONICA GARNEFF	Cole Information
2010	MONICA GARNEFF	Cole Information

14433 FAIRCHILD DR

Year	Uses	Source
2014	MATTHEW TERRY	Cole Information

14439 FAIRCHILD DR

Year	Uses	Source
2020	ROBIN CARTER-ROSENBLO	EDR Digital Archive
	JUAN GALVAN	EDR Digital Archive
2017	JUAN GALVAN	Cole Information
2014	JUAN GALVAN	Cole Information
2010	SALVADOR VILLARREAL	Cole Information

14449 FAIRCHILD DR

Year	Uses	Source
2017	OSCAR STUART	Cole Information
2014	DALE JACKSON	Cole Information
2010	ROSEMARY LAWSON	Cole Information

14459 FAIRCHILD DR

Year	Uses	Source
2020	PARAMVEER SINGH	EDR Digital Archive
2017	PARAMVEER SINGH	Cole Information
2014	RICARDO RAMIREZ	Cole Information
2010	RICARDO RAMIREZ	Cole Information

14469 FAIRCHILD DR

Year	Uses	Source
2020	JUAN MEDRANO	EDR Digital Archive
2017	JUAN MEDRANO	Cole Information

Year	Uses	Source
2014	JOSEPHINE DESUYO	Cole Information
2010	JOHN DESUYO	Cole Information

GRAND RIVER CIR

7650 GRAND RIVER CIR

Year	Uses	Source
2020	FRANK RIVERA	EDR Digital Archive
	JENNIFER RIVERA	EDR Digital Archive
2017	FRANK RIVERA	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information

7660 GRAND RIVER CIR

Year	Uses	Source
2020	PABLO GOMEZ	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7663 GRAND RIVER CIR

Year	Uses	Source
2014	JOSE NAVARRO	Cole Information
2010	JOSE NAVARRO	Cole Information

7670 GRAND RIVER CIR

Year	Uses	Source
2020	CHEN CHONG	EDR Digital Archive
	JACK CHONG	EDR Digital Archive
	ANGELA CHONG	EDR Digital Archive
2017	CHEN CHONG	Cole Information
2014	CHEN CHONG	Cole Information
2010	CHEN CHONG	Cole Information

7673 GRAND RIVER CIR

Year	Uses	Source
2020	ROBERTO SANTOS	EDR Digital Archive
	HEATHER SANTOS	EDR Digital Archive

Year	Uses	Source
2017	ROBERTO SANTOS	Cole Information
2014	ROBERTO SANTOS	Cole Information
2010	ROBERTO SANTOS	Cole Information

7680 GRAND RIVER CIR

Year	Uses	Source
2020	TAYLOR MARQUEZ	EDR Digital Archive
2017	TAYLOR MARQUEZ	Cole Information
2014	JULIO VILLEGAS	Cole Information
2010	JULIO VILLEGAS	Cole Information

7683 GRAND RIVER CIR

Year	Uses	Source
2020	MELISSA WILLIAMS	EDR Digital Archive
2017	STEPHEN WILLIAMS	Cole Information
2014	STEPHEN WILLIAMS	Cole Information
2010	STEPHEN WILLIAMS	Cole Information

REDWOOD VALLEY RD

14413 REDWOOD VALLEY RD

Year	Uses	Source
2020	VICTORIA SALCIDO	EDR Digital Archive
	HUMBERTO SALCIDO	EDR Digital Archive
2017	HUMBERTO SALCIDO	Cole Information
2014	HUMBERTO SALCIDO	Cole Information
2010	HUMBERTO SALCIDO	Cole Information

14423 REDWOOD VALLEY RD

Year	Uses	Source
2017	CHRISTOPHER PINEZA	Cole Information
2014	CHRISTOPHER PINEZA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14433 REDWOOD VALLEY RD

Year	Uses	Source
2020	T LE	EDR Digital Archive
	KIM TRAN	EDR Digital Archive
2017	STEVEN TRAN	Cole Information
2014	STEVEN TRAN	Cole Information
2010	KIM TRAN	Cole Information

14443 REDWOOD VALLEY RD

Year	Uses	Source
2020	DIEGO MONTES	EDR Digital Archive
	ISAI MONTES	EDR Digital Archive
	ALEJANDRO MONTES	EDR Digital Archive
2014	ALEJANDRO MONTES	Cole Information
2010	ALEJANDRO MONTES	Cole Information

14453 REDWOOD VALLEY RD

Year	Uses	Source
2020	KENNETH ANDERSON	EDR Digital Archive
	JAMES ANDERSON	EDR Digital Archive
	CHRISTINA ANDERSON	EDR Digital Archive
2017	BRIAN ANDERSON	Cole Information
2014	KENNETH ANDERSON	Cole Information
2010	KENNETH ANDERSON	Cole Information

14463 REDWOOD VALLEY RD

Year	Uses	Source
2020	AUNG MYINT	EDR Digital Archive
	KHIN THI	EDR Digital Archive
	MERCEDITA RAMOS	EDR Digital Archive
2017	KHIN THI	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	KHIN THI	Cole Information

14473 REDWOOD VALLEY RD

Year	Uses	Source
2017	EMILY MANZO	Cole Information
2014	CHAN PARK	Cole Information
2010	CHAN PARK	Cole Information

14483 REDWOOD VALLEY RD

Year	Uses	Source
2020	JOSEPHINE MEDEIROS	EDR Digital Archive
	RAYMOND MEDEIROS	EDR Digital Archive
2017	RAYMOND MEDEIROS	Cole Information
2014	RAYMOND MEDEIROS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

SELBY

7725 SELBY

Year	Uses	Source
1970	Garcia John S	Pacific Telephone

7745 SELBY

Year	Uses	Source
1970	de Mello Antonio F	Pacific Telephone

SELBY AVE

7652 SELBY AVE

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
2001	PFAGUNDES Frank	Haines & Company, Inc.

7711 SELBY AVE

Year	Uses	Source
2020	JEREMY ESPARZA	EDR Digital Archive
	RANDY ESPARZA	EDR Digital Archive
	ROSIE ESPARZA	EDR Digital Archive
	ELIZABETH ESPARZA	EDR Digital Archive

FINDINGS

Year	Uses	Source
2017	RANDY H ESPARZA	Cole Information
2014	RANDY H ESPARZA	Cole Information
2010	JACQUELYN ABBOTT	Cole Information
2005	MIKE ESPARZA	Cole Information
2001	ESPARZA Mike	Haines & Company, Inc.
2000	MIKE ESPARZA	Cole Information
1956	Esparza M B	Luskey Brothers & Co.

7713 SELBY AVE

Year	Uses	Source
2020	MIGUEL ESPANA	EDR Digital Archive
	NAJIL AZZI	EDR Digital Archive
	ESTEFANIA MAYA	EDR Digital Archive
2017	NAJIL AZZI	Cole Information
2005	SEVEANDO MENDOZA	Cole Information
2001	VILLANUEVA P	Haines & Company, Inc.
2000	OCCUPANT UNKNOWN	Cole Information
1981	Castron Elia	Pacific Telephone
	Mendez Enrique Gonzalez	Pacific Telephone
1977	Mendez Enrique Gonzalez	Pacific Telephone

7715 SELBY AVE

Year	Uses	Source
2020	HECTOR RAMIREZ	EDR Digital Archive
	ROSIBELIA RAMIREZ	EDR Digital Archive
2017	HECTOR RAMIREZ	Cole Information
2010	ELSA DOUVILLE	Cole Information
2005	CATALINA PEREZ	Cole Information
2001	PEREZ Ca lalina	Haines & Company, Inc.
1990	Martinez Pablo	Pacific Bell
	Martinez Pablo	Pacific Bell
1981	Martinez Pablo	Pacific Telephone
1977	Martinez Pablo	Pacific Telephone
1956	Rocha A H	Luskey Brothers & Co.

FINDINGS

7725 SELBY AVE

Year	Uses	Source
2020	CARLOS JIMENEZ	EDR Digital Archive
2017	CARLOS JIMENEZ	Cole Information
2014	CARLOS JIMENEZ	Cole Information
2010	CARLOS JIMENEZ	Cole Information
2005	CARLOS JIMENEZ	Cole Information
2001	FERNANDEZ Eslher	Haines & Company, Inc.
	GARCIAOenirs J	Haines & Company, Inc.
2000	DENISE GARCIA	Cole Information
1956	Garcia J S	Luskey Brothers & Co.

7733 SELBY AVE

Year	Uses	Source
2020	JESUS GRAJEDA	EDR Digital Archive
	SONIA GRAJEDA	EDR Digital Archive
	EVA HERNANDEZ	EDR Digital Archive
	BERNARDO GRAJEDA	EDR Digital Archive
	RICARDO GRAJEDA	EDR Digital Archive
	DANIEL GRAJEDA	EDR Digital Archive
2017	JESUS GRAJEDA	Cole Information
2014	JESUS GRAJEDA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information
2005	HERNANDEZ LEON	Cole Information
2001	MARTINEZDainiel	Haines & Company, Inc.
2000	DANIEL MARTINEZ	Cole Information
1981	OMahony Mike & Janice	Pacific Telephone
1977	Ritchison Rod	Pacific Telephone

7735 SELBY AVE

Year	Uses	Source
1956	Alvarez Rufus	Luskey Brothers & Co.

FINDINGS

7737 SELBY AVE

Year	Uses	Source
2020	JOEL VILCHIS	EDR Digital Archive
	ROSA VILCHIS	EDR Digital Archive
	JOSHUA VILCHIS	EDR Digital Archive
2017	JOEL VILCHIS	Cole Information
2014	LUANNE FAIRBANKS	Cole Information
2010	LUANNE FAIRBANKS	Cole Information
2005	JOHN SILVA	Cole Information
2001	OCEGUEOAJesas	Haines & Company, Inc.
	SILVAJeon	Haines & Company, Inc.
2000	JOHN SILVA	Cole Information

7739 SELBY AVE

Year	Uses	Source
2017	CAROL RAMIREZ	Cole Information
2014	CLARA RAMIREZ	Cole Information
2010	JESUS OCEGUEDA	Cole Information
2001	XXXX	Haines & Company, Inc.
2000	JORGE GUTIERREZ	Cole Information
1993	Machen W	Pacific Bell
1981	Lovette Chester	Pacific Telephone
	Scott D	Pacific Telephone
1977	Lovette Chester	Pacific Telephone
	Sanders Terry	Pacific Telephone

7745 SELBY AVE

Year	Uses	Source
2020	HECTOR RAMIREZ	EDR Digital Archive
	EDUARDO RAMIREZ	EDR Digital Archive
	ROSIBELIA RAMIREZ	EDR Digital Archive
	JESUS RAMIREZ	EDR Digital Archive
2017	HECTOR RAMIREZ	Cole Information
2014	HECTOR RAMIREZ	Cole Information
2010	HECTOR RAMIREZ	Cole Information

Year	Uses	Source
2005	HECTOR RAMIREZ	Cole Information
2001	RAMIREZ Hector	Haines & Company, Inc.
2000	OCCUPANT UNKNOWN	Cole Information
1977	de Mello Antonio F	Pacific Telephone

SWAN CREEK DR

7635 SWAN CREEK DR

Year	Uses	Source
2020	GARY JACKSON	EDR Digital Archive
	LINDA JACKSON	EDR Digital Archive
2017	GARY JACKSON	Cole Information
2014	GARY JACKSON	Cole Information
2010	LINDA JACKSON	Cole Information

7645 SWAN CREEK DR

Year	Uses	Source
2020	HO PARK	EDR Digital Archive
	JOSEPH SHENOUDA	EDR Digital Archive
2017	JOSEPH SHENOUDA	Cole Information
2014	KRISTINA DELUCA	Cole Information
2010	STEPHEN BLACK	Cole Information

7652 SWAN CREEK DR

Year	Uses	Source
2017	JENNIFER FISCHER	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	CHRISTOPHER BROWN	Cole Information

7655 SWAN CREEK DR

Year	Uses	Source
2020	LETICIA HUANG	EDR Digital Archive
	LETICIA LEYHUANG	EDR Digital Archive
	CANA DUONG	EDR Digital Archive
2017	CANA DUONG	Cole Information

Year	Uses	Source
2014	LETICIA HUANG	Cole Information
2010	LETICIA HUANG	Cole Information

7662 SWAN CREEK DR

Year	Uses	Source
2014	WOO CHUNG	Cole Information
2010	MYO HUR	Cole Information

7665 SWAN CREEK DR

Year	Uses	Source
2017	KAR YU	Cole Information
2014	CHUN CHEN	Cole Information
2010	HSIN CHEN	Cole Information

7672 SWAN CREEK DR

Year	Uses	Source
2020	WENCHING CHIANG	EDR Digital Archive
	JANE HO	EDR Digital Archive
	SHARON CHIANG	EDR Digital Archive
2017	JANE HO	Cole Information
2014	JANE HO	Cole Information
2010	JANE HO	Cole Information

7675 SWAN CREEK DR

Year	Uses	Source
2017	DEON STOWERS	Cole Information
2014	EDUARDO CARRILLO	Cole Information
2010	EDUARDO CARRILLO	Cole Information

7682 SWAN CREEK DR

Year	Uses	Source
2020	THERESA MA	EDR Digital Archive
	LICERIO SINGSON	EDR Digital Archive
	MARIA SINGSON	EDR Digital Archive
	THERESA SINGSON	EDR Digital Archive
2017	LICERIO SINGSON	Cole Information

FINDINGS

Year	Uses	Source
2014	LICERIO SINGSON	Cole Information
2010	LICERIO SINGSON	Cole Information

7685 SWAN CREEK DR

Year	Uses	Source
2020	JOSIAH CASTELLANO	EDR Digital Archive
2017	JOSIAH CASTELLANO	Cole Information
2014	NICHOLAS HONNOLD	Cole Information

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
14413 REDWOOD VALLEY RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14413 REDWOOD VALLEY RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14413 REDWOOD VALLEY RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14413 REDWOOD VALLEY RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14416 FAIRCHILD DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14416 FAIRCHILD DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14416 FAIRCHILD DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14416 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14419 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14419 FAIRCHILD DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14419 FAIRCHILD DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14419 FAIRCHILD DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14423 REDWOOD VALLEY RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14423 REDWOOD VALLEY RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14423 REDWOOD VALLEY RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14426 FAIRCHILD DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14426 FAIRCHILD DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14426 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14426 FAIRCHILD DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14429 FAIRCHILD DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14429 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14429 FAIRCHILD DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14429 FAIRCHILD DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14433 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14433 REDWOOD VALLEY RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14433 REDWOOD VALLEY RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14433 REDWOOD VALLEY RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14433 REDWOOD VALLEY RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14439 FAIRCHILD DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14439 FAIRCHILD DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14439 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14439 FAIRCHILD DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14443 REDWOOD VALLEY RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14443 REDWOOD VALLEY RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14443 REDWOOD VALLEY RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14449 FAIRCHILD DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14449 FAIRCHILD DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14449 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14453 REDWOOD VALLEY RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14453 REDWOOD VALLEY RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14453 REDWOOD VALLEY RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14453 REDWOOD VALLEY RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14459 FAIRCHILD DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14459 FAIRCHILD DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14459 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14459 FAIRCHILD DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14463 REDWOOD VALLEY RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14463 REDWOOD VALLEY RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14463 REDWOOD VALLEY RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14463 REDWOOD VALLEY RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14469 FAIRCHILD DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14469 FAIRCHILD DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14469 FAIRCHILD DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14469 FAIRCHILD DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14473 REDWOOD VALLEY RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14473 REDWOOD VALLEY RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14473 REDWOOD VALLEY RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14483 REDWOOD VALLEY RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14483 REDWOOD VALLEY RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14483 REDWOOD VALLEY RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14483 REDWOOD VALLEY RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7635 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7635 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7635 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7635 SWAN CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7645 SWAN CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7645 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7645 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7645 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7650 GRAND RIVER CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7650 GRAND RIVER CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7650 GRAND RIVER CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7652 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7652 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7652 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7652 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7652 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7655 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7655 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7655 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7655 SWAN CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7660 GRAND RIVER CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7660 GRAND RIVER CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7660 GRAND RIVER CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7662 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7662 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7663 GRAND RIVER CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7663 GRAND RIVER CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7665 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7665 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7665 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7670 GRAND RIVER CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7670 GRAND RIVER CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7670 GRAND RIVER CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7670 GRAND RIVER CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7672 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7672 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7672 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7672 SWAN CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7673 GRAND RIVER CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7673 GRAND RIVER CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7673 GRAND RIVER CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7673 GRAND RIVER CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7675 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7675 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7675 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7680 GRAND RIVER CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7680 GRAND RIVER CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7680 GRAND RIVER CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7680 GRAND RIVER CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7682 SWAN CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7682 SWAN CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7682 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7682 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7683 GRAND RIVER CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7683 GRAND RIVER CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7683 GRAND RIVER CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7683 GRAND RIVER CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7685 SWAN CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7685 SWAN CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7685 SWAN CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7711 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7711 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7711 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7711 SELBY AVE	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7711 SELBY AVE	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7711 SELBY AVE	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7711 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7711 SELBY AVE	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7713 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7713 SELBY AVE	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7713 SELBY AVE	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7713 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7713 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7713 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7713 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7715 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7715 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7715 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7715 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7715 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7715 SELBY AVE	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7715 SELBY AVE	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7715 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7715 SELBY AVE	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY AVE	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY AVE	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY AVE	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7725 SELBY AVE	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 7737 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 SELBY AVE	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 SELBY AVE	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7733 SELBY AVE	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 SELBY AVE	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7733 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7735 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7737 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7737 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7737 SELBY AVE	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7737 SELBY AVE	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7737 SELBY AVE	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7737 SELBY AVE	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7737 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7739 SELBY AVE	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7739 SELBY AVE	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7739 SELBY AVE	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7739 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7739 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7739 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7739 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7739 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY AVE	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY AVE	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY AVE	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY AVE	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7745 SELBY AVE	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
7657 Selby Avenue	2002, 1986, 1970, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921



DRAFT

APPENDIX G

ENTHALPY ANALYTICAL

Laboratory Analytical Reports

Enthalpy Analytical
931 West Barkley Ave
Orange, CA 92868
(714) 771-6900

enthalpy.com

Lab Job Number:	497399
Report Level:	II
Report Date:	12/18/2023

Analytical Report *prepared for:*

Miles Hawkins
ENGEO
320 Goddard Way
Suite 100
Irvine, CA 92618

Location: 7657 Selby Avenue, 24317.000.001

Authorized for release by:



Diane Galvan, Project Manager
714-771-9928
diane.galvan@enthalpy.com

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the above signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

CA ELAP# 1338, NELAP# 4038, SCAQMD LAP# 18LA0518, LACSD ID# 10105

ENTHALPY ANALYTICAL

Sample Summary

Miles Hawkins
ENGEO
320 Goddard Way
Suite 100
Irvine, CA 92618

Lab Job #: 497399
Location: 7657 Selby Avenue, 24317.000.001
Date Received: 12/07/23

Sample ID	Lab ID	Collected	Matrix
SS-1	497399-001	12/07/23 08:18	Soil
SS-2	497399-002	12/07/23 08:24	Soil
SS-3	497399-003	12/07/23 08:26	Soil
SS-4	497399-004	12/07/23 08:30	Soil
4-PT COMPOSITE SS-1,2,3,4	497399-005	12/07/23 00:00	Soil
SS-5	497399-006	12/07/23 08:38	Soil
SS-6	497399-007	12/07/23 08:41	Soil
SS-7	497399-008	12/07/23 08:46	Soil
SS-8	497399-009	12/07/23 08:49	Soil
4-PT COMPOSITE SS-5,6,7,8	497399-010	12/07/23 00:00	Soil
SS-9	497399-011	12/07/23 08:52	Soil
SS-10	497399-012	12/07/23 09:00	Soil
SS-11	497399-013	12/07/23 09:02	Soil
SS-12	497399-014	12/07/23 09:07	Soil
4-PT COMPOSITE SS-9,10,11,12	497399-015	12/07/23 00:00	Soil
SS-13	497399-016	12/07/23 10:00	Soil
SS-14	497399-017	12/07/23 10:10	Soil
SS-15	497399-018	12/07/23 10:15	Soil
SS-16	497399-019	12/07/23 10:20	Soil
4-PT COMPOSITE SS-13,14,15,16	497399-020	12/07/23 00:00	Soil
SS-17	497399-021	12/07/23 09:52	Soil
SS-18	497399-022	12/07/23 09:57	Soil
SS-19	497399-023	12/07/23 10:08	Soil
SS-20	497399-024	12/07/23 09:55	Soil
SS-21	497399-025	12/07/23 08:14	Soil
SS-22	497399-026	12/07/23 08:17	Soil

ENTHALPY ANALYTICAL

Sample Summary

Miles Hawkins
ENGEO
320 Goddard Way
Suite 100
Irvine, CA 92618

Lab Job #: 497399
Location: 7657 Selby Avenue, 24317.000.001
Date Received: 12/07/23

Sample ID	Lab ID	Collected	Matrix
SS-23	497399-027	12/07/23 08:22	Soil
SS-24	497399-028	12/07/23 08:24	Soil
4-PT COMPOSITE SS-21,22,23,24	497399-029	12/07/23 00:00	Soil
SS-25	497399-030	12/07/23 08:30	Soil
SS-26	497399-031	12/07/23 08:40	Soil
SS-27	497399-032	12/07/23 08:43	Soil
SS-28	497399-033	12/07/23 08:45	Soil
4-PT COMPOSITE SS-25,26,27,28	497399-034	12/07/23 00:00	Soil
SS-29	497399-035	12/07/23 08:51	Soil
SS-30	497399-036	12/07/23 08:54	Soil
SS-31	497399-037	12/07/23 09:55	Soil
SS-32	497399-038	12/07/23 10:08	Soil
4-PT COMPOSITE S29-30,31,32	497399-039	12/07/23 00:00	Soil

ENTHALPY ANALYTICAL

Case Narrative

ENGEO 320 Goddard Way Suite 100 Irvine, CA 92618 Miles Hawkins	Lab Job Number:	497399
	Location:	7657 Selby Avenue, 24317.000.001
	Date Received:	12/07/23

This data package contains sample and QC results for eleven soil samples and seven four-point soil composites, requested for the above referenced project on 12/07/23. The samples were received cold and intact.

TPH-Extractables by GC (EPA 8015M):

- SS-17 (lab # 497399-021) and SS-19 (lab # 497399-023) were diluted due to the dark color of the sample extracts.
- No other analytical problems were encountered.

Pesticides (EPA 8081A):

- A number of samples were diluted due to the dark color of the sample extracts.
- 4-PT COMPOSITE SS-13,14,15,16 (lab # 497399-020), 4-PT COMPOSITE SS-21,22,23,24 (lab # 497399-029), and 4-PT COMPOSITE SS-25,26,27,28 (lab # 497399-034) were diluted due to the color of the sample extracts.
- No other analytical problems were encountered.

Metals (EPA 6010B, EPA 6020, and EPA 7471A):

- Low recoveries were observed for antimony in the MS/MSD for batch 327984; the parent sample was not a project sample, the LCS was within limits, and the associated RPD was within limits.
- No other analytical problems were encountered.

ENTHALPY ANALYTICAL

Detection Summary

Miles Hawkins
ENGEO
320 Goddard Way
Suite 100
Irvine, CA 92618

Lab Job #: 497399
Location: 7657 Selby Avenue, 24317.000.001
Date Received: 12/07/23

Sample ID: SS-1 **Lab ID: 497399-001** **Collected: 12/07/23 08:18**
Matrix: Soil

497399-001 Analyte	Result	Qual	Units	RL
Method: EPA 6020 Prep Method: EPA 3050B				
Arsenic	**3.3**		mg/Kg	1.0
Lead	**11**		mg/Kg	0.50

Sample ID: 4-PT COMPOSITE SS-1,2,3,4 **Lab ID: 497399-005** **Collected: 12/07/23**

No Detections

Sample ID: SS-5 **Lab ID: 497399-006** **Collected: 12/07/23 08:38**
Matrix: Soil

497399-006 Analyte	Result	Qual	Units	RL
Method: EPA 6020 Prep Method: EPA 3050B				
Arsenic	**6.7**		mg/Kg	1.0
Lead	**39**		mg/Kg	0.50

Sample ID: 4-PT COMPOSITE SS-5,6,7,8 **Lab ID: 497399-010** **Collected: 12/07/23**

No Detections

Sample ID: SS-9 **Lab ID: 497399-011** **Collected: 12/07/23 08:52**
Matrix: Soil

497399-011 Analyte	Result	Qual	Units	RL
Method: EPA 6020 Prep Method: EPA 3050B				
Arsenic	**4.9**		mg/Kg	0.95
Lead	**19**		mg/Kg	0.48

Sample ID: 4-PT COMPOSITE SS-9,10,11,12 **Lab ID: 497399-015** **Collected: 12/07/23**

No Detections

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Detection Summary

Sample ID: SS-13	Lab ID: 497399-016	Collected: 12/07/23 10:00
	Matrix: Soil	

497399-016 Analyte	Result	Qual	Units	RL
Method: EPA 6020 Prep Method: EPA 3050B				
Arsenic	**5.0**		mg/Kg	0.97
Lead	**18**		mg/Kg	0.49

Sample ID: 4-PT COMPOSITE SS-13,14,15,16	Lab ID: 497399-020	Collected: 12/07/23
	Matrix: Soil	

497399-020 Analyte	Result	Qual	Units	RL
Method: EPA 8081A Prep Method: EPA 3546				
4,4'-DDT	**0.021**		mg/Kg	0.0098

Sample ID: SS-17	Lab ID: 497399-021	Collected: 12/07/23 09:52
	Matrix: Soil	

497399-021 Analyte	Result	Qual	Units	RL
Method: EPA 6010B Prep Method: EPA 3050B				
Arsenic	**2.7**		mg/Kg	0.96
Barium	**91**		mg/Kg	0.96
Chromium	**17**		mg/Kg	0.96
Cobalt	**6.1**		mg/Kg	0.48
Copper	**22**		mg/Kg	0.96
Lead	**10**		mg/Kg	0.96
Nickel	**11**		mg/Kg	0.96
Vanadium	**35**		mg/Kg	0.96
Zinc	**78**		mg/Kg	4.8
Method: EPA 8015M Prep Method: EPA 3580M				
DRO C10-C28	**58**		mg/Kg	20
ORO C28-C44	**170**		mg/Kg	40

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Detection Summary

Sample ID: SS-18	Lab ID: 497399-022	Collected: 12/07/23 09:57
	Matrix: Soil	

497399-022 Analyte	Result	Qual	Units	RL
Method: EPA 6010B Prep Method: EPA 3050B				
Arsenic	**16**		mg/Kg	0.96
Barium	**84**		mg/Kg	0.96
Chromium	**21**		mg/Kg	0.96
Cobalt	**5.0**		mg/Kg	0.48
Copper	**17**		mg/Kg	0.96
Lead	**11**		mg/Kg	0.96
Molybdenum	**1.2**		mg/Kg	0.96
Nickel	**8.8**		mg/Kg	0.96
Vanadium	**32**		mg/Kg	0.96
Zinc	**65**		mg/Kg	4.8
Method: EPA 8015M Prep Method: EPA 3580M				
DRO C10-C28	**41**		mg/Kg	9.9
ORO C28-C44	**120**		mg/Kg	20

Sample ID: SS-19	Lab ID: 497399-023	Collected: 12/07/23 10:08
	Matrix: Soil	

497399-023 Analyte	Result	Qual	Units	RL
Method: EPA 6010B Prep Method: EPA 3050B				
Arsenic	**4.8**		mg/Kg	0.98
Barium	**71**		mg/Kg	0.98
Chromium	**18**		mg/Kg	0.98
Cobalt	**5.7**		mg/Kg	0.49
Copper	**19**		mg/Kg	0.98
Lead	**12**		mg/Kg	0.98
Nickel	**12**		mg/Kg	0.98
Vanadium	**34**		mg/Kg	0.98
Zinc	**62**		mg/Kg	4.9
Method: EPA 8015M Prep Method: EPA 3580M				
DRO C10-C28	**190**		mg/Kg	99
ORO C28-C44	**850**		mg/Kg	200

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Detection Summary

Sample ID: SS-20	Lab ID: 497399-024	Collected: 12/07/23 09:55
	Matrix: Soil	

497399-024 Analyte	Result	Qual	Units	RL
Method: EPA 6010B Prep Method: EPA 3050B				
Arsenic	**3.2**		mg/Kg	0.96
Barium	**150**		mg/Kg	0.96
Chromium	**22**		mg/Kg	0.96
Cobalt	**7.5**		mg/Kg	0.48
Copper	**28**		mg/Kg	0.96
Lead	**12**		mg/Kg	0.96
Nickel	**13**		mg/Kg	0.96
Vanadium	**40**		mg/Kg	0.96
Zinc	**130**		mg/Kg	4.8
Method: EPA 8015M Prep Method: EPA 3580M				
DRO C10-C28	**44**		mg/Kg	10
ORO C28-C44	**160**		mg/Kg	20

Sample ID: SS-21	Lab ID: 497399-025	Collected: 12/07/23 08:14
	Matrix: Soil	

497399-025 Analyte	Result	Qual	Units	RL
Method: EPA 6020 Prep Method: EPA 3050B				
Arsenic	**7.0**		mg/Kg	1.0
Lead	**7.2**		mg/Kg	0.50

Sample ID: 4-PT COMPOSITE SS-21,22,23,24	Lab ID: 497399-029	Collected: 12/07/23

No Detections

Sample ID: SS-25	Lab ID: 497399-030	Collected: 12/07/23 08:30
	Matrix: Soil	

497399-030 Analyte	Result	Qual	Units	RL
Method: EPA 6020 Prep Method: EPA 3050B				
Arsenic	**5.6**		mg/Kg	1.0
Lead	**8.5**		mg/Kg	0.50

Sample ID: 4-PT COMPOSITE SS-25,26,27,28	Lab ID: 497399-034	Collected: 12/07/23
	Matrix: Soil	

497399-034 Analyte	Result	Qual	Units	RL
Method: EPA 8081A Prep Method: EPA 3546				
4,4'-DDT	**0.012**		mg/Kg	0.010

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Detection Summary

Sample ID: SS-29	Lab ID: 497399-035	Collected: 12/07/23 08:51
	Matrix: Soil	

497399-035 Analyte	Result	Qual	Units	RL
Method: EPA 6020 Prep Method: EPA 3050B				
Arsenic	**3.7**		mg/Kg	0.95
Lead	**18**		mg/Kg	0.48

Sample ID: 4-PT COMPOSITE S29-30,31,32	Lab ID: 497399-039	Collected: 12/07/23

No Detections

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Chain of Custody Record

Lab No: 497399

Page: 1 of 4

Turn Around Time (rush by advanced notice only)

Standard:	x	5 Day:		3 Day:	
2 Day:		1 Day:		Custom TAT:	

Enthalpy Analytical - Orange

931 W. Barkley Avenue, Orange, CA 92868

Phone 714-771-6900

Matrix: A = Air S = Soil/Solid W = Water DW = Drinking Wate SD = Sediment PP = Pure Product SEA = Sea Water SW = Swab T = Tissue WP = Wipe O = Other

Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: 8.2°C (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:	ENGEO	Name:	7657 Selby Avenue
Report To:	Miles Hawkins	Number:	24317.000.001
Email:	mhawkins@engeo.com	P.O. #:	
Address:	27742 Hancock Parkway	Address:	7657 Selby Avenue
	Valencia, CA 91355		Eastvale, CA 92880
Phone:	(213) 255-8882	Global ID:	
Fax:	--	Sampled By:	Miles Hawkins, Randy Rettig

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	OCPs (EPA Method 8081)	Arsenic (EPA Method 6020)	Lead (EPA Method 6020)	TPH (EPA Method 8015)	VOCs (EPA Method 8260)	CAM-17 Metals (EPA Method 6010/7471)	Test Instructions / Comments
1	SS-1	12/07/23	0818	S	1 x 8oz. Jar			x	x				
2	SS-2	12/07/23	0824	S	1 x 8oz. Jar								
3	SS-3	12/07/23	0826	S	1 x 8oz. Jar		x						4-pt composite for OCPs
4	SS-4	12/07/23	0830	S	1 x 8oz. Jar								
5													
6	SS-5	12/07/23	0838	S	1 x 8oz. Jar			x	x				
7	SS-6	12/07/23	0841	S	1 x 8oz. Jar								
8	~~SS-7~~	~~12/07/23~~	~~0846~~	~~S~~	~~1 x 8oz. Jar~~		x						4-pt composite for OCPs
9	SS-8	12/07/23	0849	S	1 x 8oz. Jar								
10													

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Randall Rettig	Staff Engineer	12/07/23 / 1138
[1] Received By:			EA.	12/7/23 1138
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

ENTHALPY ANALYTICAL

Chain of Custody Record Lab No: 497399 Page: 2 of 4

Turn Around Time (rush by advanced notice only)

Standard:	x	5 Day:		3 Day:	
2 Day:		1 Day:		Custom TAT:	

Enthalpy Analytical - Orange
931 W. Barkley Avenue, Orange, CA 92868
Phone 714-771-6900

Matrix: A = Air S = Soil/Solid W = Water DW = Drinking Wate SD = Sediment PP = Pure Product SEA = Sea Water SW = Swab T = Tissue WP = Wipe O = Other

Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:	ENGEO	Name:	7657 Selby Avenue
Report To:	Miles Hawkins	Number:	24317.000.001
Email:	mhawkins@engeo.com	P.O. #:	
Address:	27742 Hancock Parkway	Address:	7657 Selby Avenue
	Valencia, CA 91355		Eastvale, CA 92880
Phone:	(213) 255-8882	Global ID:	
Fax:	--	Sampled By:	Miles Hawkins, Randy Rettig

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	OCPs (EPA Method 8081)	Arsenic (EPA Method 6020)	Lead (EPA Method 6020)	TPH (EPA Method 8015)	VOCs (EPA Method 8260)	CAM-17 Metals (EPA Method 6010/7471)	Test Instructions / Comments
1	SS-9	12/07/23	0852	S	1 x 8oz. Jar			x	x				
2	SS-10	12/07/23	0900	S	1 x 8oz. Jar								
3	SS-11	12/07/23	0902	S	1 x 8oz. Jar		x						4-pt composite for OCPs
4	SS-12	12/07/23	0907	S	1 x 8oz. Jar								
5													
6	SS-13	12/07/23	1000	S	1 x 8oz. Jar			x	x				
7	SS-14	12/07/23	1010	S	1 x 8oz. Jar								
8	~~SS-15~~	~~12/07/23~~	1015	S	1 x 8oz. Jar		x						4-pt composite for OCPs
9	SS-16	12/07/23	1020	S	1 x 8oz. Jar								
10													

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Randall Rettig	Staff Engineer	12/07/23 / 11:38
[1] Received By:		Geena Sylvestri	E.A.	12/7/23 11:38
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

ENTHALPY ANALYTICAL

Chain of Custody Record

Lab No: 497399

Page: 3 of 4

Turn Around Time (rush by advanced notice only)

Standard:	x	5 Day:		3 Day:	
2 Day:		1 Day:		Custom TAT:	

Enthalpy Analytical - Orange

931 W. Barkley Avenue, Orange, CA 92868

Phone 714-771-6900

Matrix: A = Air S = Soil/Solid W = Water DW = Drinking Wate SD = Sediment PP = Pure Product SEA = Sea Water SW = Swab T = Tissue WP = Wipe O = Other

Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:	ENGEO	Name:	7657 Selby Avenue
Report To:	Miles Hawkins	Number:	24317.000.001
Email:	mhawkins@engeo.com	P.O. #:	
Address:	27742 Hancock Parkway	Address:	7657 Selby Avenue
	Valencia, CA 91355		Eastvale, CA 92880
Phone:	(213) 255-8882	Global ID:	
Fax:	--	Sampled By:	Miles Hawkins, Randy Rettig

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	OCPs (EPA Method 8081)	Arsenic (EPA Method 6020)	Lead (EPA Method 6020)	TPH (EPA Method 8015)	VOCs (EPA Method 8260)	CAM-17 Metals (EPA Method 6010/7471)	Test Instructions / Comments
1	SS-17	12/07/23	0952	S	1 x 8oz. Jar					x	x	x	
2	SS-18	12/07/23	0957	S	1 x 8oz. Jar					x	x	x	
3	~~SS-19~~	~~12/07/23~~	1056	S	1 x 8oz. Jar					x	x	x	
4	SS-20	12/07/23	0955	S	1 x 8oz. Jar					x	x	x	
5													
6	SS-21	12/07/23	0814	S	1 x 8oz. Jar		x	x	x				
7	SS-22	12/07/23	0817	S	1 x 8oz. Jar								4-pt composite for OCPs
8	~~SS-23~~	~~12/07/23~~	0822	S	~~1 x 8oz. Jar~~								
9	SS-24	12/07/23	0824	S	1 x 8oz. Jar								
10													

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Randall Rettig	Staff Engineer	12/07/23 / 11:38
[1] Received By:			EA.	12/7/23 11:38
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

ENTHALPY ANALYTICAL

Chain of Custody Record

Lab No: 497394

Page: 4 of 4

Turn Around Time (rush by advanced notice only)

Standard:	x	5 Day:		3 Day:	
2 Day:		1 Day:		Custom TAT:	

Enthalpy Analytical - Orange
931 W. Barkley Avenue, Orange, CA 92868
Phone 714-771-6900

Matrix: A = Air S = Soil/Solid W = Water DW = Drinking Wate SD = Sediment PP = Pure Product SEA = Sea Water SW = Swab T = Tissue WP = Wipe O = Other

Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:	ENGEO	Name:	7657 Selby Avenue
Report To:	Miles Hawkins	Number:	24317.000.001
Email:	mhawkins@engeo.com	P.O. #:	
Address:	27742 Hancock Parkway	Address:	7657 Selby Avenue
	Valencia, CA 91355		Eastvale, CA 92880
Phone:	(213) 255-8882	Global ID:	
Fax:	--	Sampled By:	Miles Hawkins, Randy Rettig

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	OCPs (EPA Method 8081)	Arsenic (EPA Method 6020)	Lead (EPA Method 6020)	TPH (EPA Method 8015)	VOCs (EPA Method 8260)	CAM-17 Metals (EPA Method 6010/7471)	Test Instructions / Comments
1	SS-25	12/07/23	0830	S	1 x 8oz. Jar			x	x				
2	SS-26	12/07/23	0840	S	1 x 8oz. Jar		x						4-pt composite for OCPs
3	SS-27	12/07/23	0843	S	1 x 8oz. Jar								
4	SS-28	12/07/23	0845	S	1 x 8oz. Jar								
5													
6	SS-29	12/07/23	0851	S	1 x 8oz. Jar			x	x				
7	SS-30	12/07/23	0854	S	1 x 8oz. Jar		x						4-pt composite for OCPs
~~8~~	~~SS-31~~	~~12/07/23~~	~~0955~~	~~S~~	~~1 x 8oz. Jar~~								
9	SS-32	12/07/23	1058	S	1 x 8oz. Jar								
10													

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Randall Rettig	Staff Engineer	12/07/23 / 11:38
[1] Received By:		Geeng Sylvesti	EA.	12/7/23 11:38
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

ENTHALPY ANALYTICAL

SAMPLE ACCEPTANCE CHECKLIST

Section 1

Client: ENGEO Project: 7657 Selby Avenue

Date Received: 12/7/23 Sampler's Name Present: ☑ Yes ☐ No

Section 2

Sample(s) received in a cooler? ☑ Yes, How many? 1 ☐ No (skip section 2) Sample Temp (°C) (No Cooler): _____

Sample Temp (°C), One from each cooler: #1: 8.2 #2: _____ #3: _____ #4: _____

(Acceptance range is < 6°C but not frozen (for Microbiology samples, acceptance range is < 10°C but not frozen). It is acceptable for samples collected the same day as sample receipt to have a higher temperature as long as there is evidence that cooling has begun.)

Shipping Information: _____

Section 3

Was the cooler packed with: ☑ Ice ☐ Ice Packs ☐ Bubble Wrap ☐ Styrofoam ☐ Paper ☐ None ☐ Other _____

Cooler Temp (°C): #1: ice #2: _____ #3: _____ #4: _____

Section 4	YES	NO	N/A
Was a COC received?	✓		
Are sample IDs present?	✓		
Are sampling dates & times present?	✓		
Is a relinquished signature present?	✓		
Are the tests required clearly indicated on the COC?	✓		
Are custody seals present?		✓	
If custody seals are present, were they intact?			✓
Are all samples sealed in plastic bags? (Recommended for Microbiology samples)			✓
Did all samples arrive intact? If no, indicate in Section 4 below.	✓		
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were the samples collected in the correct containers for the required tests?	✓		
Are the containers labeled with the correct preservatives?			✓
Is there headspace in the VOA vials greater than 5-6 mm in diameter?			✓
Was a sufficient amount of sample submitted for the requested tests?	✓		

Section 5 Explanations/Comments

Section 6

For discrepancies, how was the Project Manager notified? ☐ Verbal PM Initials: _____ Date/Time _____ ☐ Email (email sent to/on): _____ / _____

Project Manager's response:

Completed By: _____ Date: DEC 07 2023

ENTHALPY ANALYTICAL

Analysis Results for 497399

Miles Hawkins
ENGEO
320 Goddard Way
Suite 100
Irvine, CA 92618

Lab Job #: 497399
Location: 7657 Selby Avenue, 24317.000.001
Date Received: 12/07/23

Sample ID: SS-1 **Lab ID: 497399-001** **Collected: 12/07/23 08:18**
Matrix: Soil

497399-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Arsenic	**3.3**		mg/Kg	1.0	1	327998	12/07/23	12/08/23	JCP
Lead	**11**		mg/Kg	0.50	1	327998	12/07/23	12/08/23	JCP

Sample ID: 4-PT COMPOSITE SS-1,2,3,4 **Lab ID: 497399-005** **Collected: 12/07/23**
Matrix: Soil

497399-005 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8081A Prep Method: EPA 3546									
alpha-BHC	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
beta-BHC	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
gamma-BHC	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
delta-BHC	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Heptachlor	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Aldrin	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Heptachlor epoxide	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endosulfan I	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Dieldrin	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
4,4'-DDE	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endrin	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endosulfan II	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endosulfan sulfate	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
4,4'-DDD	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endrin aldehyde	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endrin ketone	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
4,4'-DDT	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Methoxychlor	ND		mg/Kg	0.050	5	328137	12/11/23	12/11/23	TRN
Toxaphene	ND		mg/Kg	0.50	5	328137	12/11/23	12/11/23	TRN
Chlordane (Technical)	ND		mg/Kg	0.25	5	328137	12/11/23	12/11/23	TRN
Surrogates				**Limits**					
TCMX	83%		%REC	23-120	5	328137	12/11/23	12/11/23	TRN
Decachlorobiphenyl	56%		%REC	24-120	5	328137	12/11/23	12/11/23	TRN

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID: SS-5	Lab ID: 497399-006	Collected: 12/07/23 08:38
	Matrix: Soil	

497399-006 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Arsenic	**6.7**		mg/Kg	1.0	1	327998	12/07/23	12/08/23	JCP
Lead	**39**		mg/Kg	0.50	1	327998	12/07/23	12/08/23	JCP

Sample ID: 4-PT COMPOSITE SS-5,6,7,8	Lab ID: 497399-010	Collected: 12/07/23
	Matrix: Soil	

497399-010 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8081A Prep Method: EPA 3546									
alpha-BHC	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
beta-BHC	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
gamma-BHC	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
delta-BHC	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Heptachlor	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Aldrin	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Heptachlor epoxide	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endosulfan I	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Dieldrin	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
4,4'-DDE	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endrin	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endosulfan II	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endosulfan sulfate	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
4,4'-DDD	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endrin aldehyde	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Endrin ketone	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
4,4'-DDT	ND		mg/Kg	0.025	5	328137	12/11/23	12/11/23	TRN
Methoxychlor	ND		mg/Kg	0.050	5	328137	12/11/23	12/11/23	TRN
Toxaphene	ND		mg/Kg	0.50	5	328137	12/11/23	12/11/23	TRN
Chlordane (Technical)	ND		mg/Kg	0.25	5	328137	12/11/23	12/11/23	TRN
Surrogates				**Limits**					
TCMX	79%		%REC	23-120	5	328137	12/11/23	12/11/23	TRN
Decachlorobiphenyl	49%		%REC	24-120	5	328137	12/11/23	12/11/23	TRN

Sample ID: SS-9	Lab ID: 497399-011	Collected: 12/07/23 08:52
	Matrix: Soil	

497399-011 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Arsenic	**4.9**		mg/Kg	0.95	0.95	327998	12/07/23	12/08/23	JCP
Lead	**19**		mg/Kg	0.48	0.95	327998	12/07/23	12/08/23	JCP

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID:	Lab ID: 497399-015	Collected: 12/07/23
4-PT COMPOSITE SS-9,10,11,12	Matrix: Soil	

497399-015 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8081A Prep Method: EPA 3546									
alpha-BHC	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
beta-BHC	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
gamma-BHC	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
delta-BHC	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Heptachlor	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Aldrin	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Heptachlor epoxide	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Endosulfan I	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Dieldrin	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
4,4'-DDE	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Endrin	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Endosulfan II	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Endosulfan sulfate	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
4,4'-DDD	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Endrin aldehyde	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Endrin ketone	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
4,4'-DDT	ND		mg/Kg	0.025	5.1	328137	12/11/23	12/11/23	TRN
Methoxychlor	ND		mg/Kg	0.051	5.1	328137	12/11/23	12/11/23	TRN
Toxaphene	ND		mg/Kg	0.51	5.1	328137	12/11/23	12/11/23	TRN
Chlordane (Technical)	ND		mg/Kg	0.25	5.1	328137	12/11/23	12/11/23	TRN
Surrogates				**Limits**					
TCMX	76%		%REC	23-120	5.1	328137	12/11/23	12/11/23	TRN
Decachlorobiphenyl	40%		%REC	24-120	5.1	328137	12/11/23	12/11/23	TRN

Sample ID: SS-13	Lab ID: 497399-016	Collected: 12/07/23 10:00
	Matrix: Soil	

497399-016 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Arsenic	**5.0**		mg/Kg	0.97	0.97	327998	12/07/23	12/08/23	JCP
Lead	**18**		mg/Kg	0.49	0.97	327998	12/07/23	12/08/23	JCP

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID:	Lab ID: 497399-020	Collected: 12/07/23
4-PT COMPOSITE SS-13,14,15,16	Matrix: Soil	

497399-020 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8081A Prep Method: EPA 3546									
alpha-BHC	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
beta-BHC	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
gamma-BHC	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
delta-BHC	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Heptachlor	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Aldrin	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Heptachlor epoxide	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Endosulfan I	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Dieldrin	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
4,4'-DDE	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Endrin	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Endosulfan II	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Endosulfan sulfate	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
4,4'-DDD	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Endrin aldehyde	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Endrin ketone	ND		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
4,4'-DDT	**0.021**		mg/Kg	0.0098	2	328137	12/11/23	12/11/23	TRN
Methoxychlor	ND		mg/Kg	0.020	2	328137	12/11/23	12/11/23	TRN
Toxaphene	ND		mg/Kg	0.20	2	328137	12/11/23	12/11/23	TRN
Chlordane (Technical)	ND		mg/Kg	0.098	2	328137	12/11/23	12/11/23	TRN
Surrogates				**Limits**					
TCMX	77%		%REC	23-120	2	328137	12/11/23	12/11/23	TRN
Decachlorobiphenyl	58%		%REC	24-120	2	328137	12/11/23	12/11/23	TRN

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID: SS-17	Lab ID: 497399-021	Collected: 12/07/23 09:52
	Matrix: Soil	

497399-021 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Arsenic	**2.7**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Barium	**91**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Beryllium	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Cadmium	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Chromium	**17**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Cobalt	**6.1**		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Copper	**22**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Lead	**10**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Molybdenum	ND		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Nickel	**11**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Selenium	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Silver	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Thallium	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Vanadium	**35**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Zinc	**78**		mg/Kg	4.8	0.96	327984	12/07/23	12/08/23	JCP
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.1	328018	12/08/23	12/09/23	KAM
Method: EPA 8015M Prep Method: EPA 3580M									
GRO C8-C10	ND		mg/Kg	20	2	328062	12/08/23	12/10/23	SME
DRO C10-C28	**58**		mg/Kg	20	2	328062	12/08/23	12/10/23	SME
ORO C28-C44	**170**		mg/Kg	40	2	328062	12/08/23	12/10/23	SME
Surrogates				**Limits**					
n-Triacontane	87%		%REC	70-130	2	328062	12/08/23	12/10/23	SME
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Freon 12	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Vinyl Chloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromomethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Trichlorofluoromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Acetone	ND		mg/Kg	0.1	1	328101	12/10/23	12/10/23	YAH
Freon 113	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Methylene Chloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
MTBE	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,2-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2-Butanone	ND		mg/Kg	0.1	1	328101	12/10/23	12/10/23	YAH
cis-1,2-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2,2-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

497399-021 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Chloroform	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromochloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,1-Trichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Carbon Tetrachloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Benzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Trichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromodichloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Dibromomethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
4-Methyl-2-Pentanone	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
cis-1,3-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Toluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,3-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,2-Trichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Tetrachloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Dibromochloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dibromoethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,1,2-Tetrachloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Ethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
m,p-Xylenes	ND		mg/Kg	0.01	1	328101	12/10/23	12/10/23	YAH
o-Xylene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Styrene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromoform	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Isopropylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,2,2-Tetrachloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,3-Trichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Propylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3,5-Trimethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2-Chlorotoluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
4-Chlorotoluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
tert-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,4-Trimethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
sec-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
para-Isopropyl Toluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,4-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
n-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dibromo-3-Chloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,4-Trichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Hexachlorobutadiene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Naphthalene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,3-Trichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
cis-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Xylene (total)	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Surrogates				**Limits**					

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

497399-021 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Dibromofluoromethane	94%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloroethane-d4	90%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
Toluene-d8	98%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
Bromofluorobenzene	103%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID: SS-18	Lab ID: 497399-022	Collected: 12/07/23 09:57
	Matrix: Soil	

497399-022 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Arsenic	**16**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Barium	**84**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Beryllium	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Cadmium	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Chromium	**21**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Cobalt	**5.0**		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Copper	**17**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Lead	**11**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Molybdenum	**1.2**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Nickel	**8.8**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Selenium	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Silver	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Thallium	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Vanadium	**32**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Zinc	**65**		mg/Kg	4.8	0.96	327984	12/07/23	12/08/23	JCP
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.2	328018	12/08/23	12/09/23	KAM
Method: EPA 8015M Prep Method: EPA 3580M									
GRO C8-C10	ND		mg/Kg	9.9	0.99	328062	12/08/23	12/10/23	SME
DRO C10-C28	**41**		mg/Kg	9.9	0.99	328062	12/08/23	12/10/23	SME
ORO C28-C44	**120**		mg/Kg	20	0.99	328062	12/08/23	12/10/23	SME
Surrogates				**Limits**					
n-Triacontane	90%		%REC	70-130	0.99	328062	12/08/23	12/10/23	SME
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Freon 12	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Vinyl Chloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromomethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Trichlorofluoromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Acetone	ND		mg/Kg	0.1	1	328101	12/10/23	12/10/23	YAH
Freon 113	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Methylene Chloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
MTBE	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,2-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2-Butanone	ND		mg/Kg	0.1	1	328101	12/10/23	12/10/23	YAH
cis-1,2-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2,2-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

497399-022 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Chloroform	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromochloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,1-Trichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Carbon Tetrachloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Benzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Trichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromodichloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Dibromomethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
4-Methyl-2-Pentanone	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
cis-1,3-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Toluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,3-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,2-Trichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Tetrachloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Dibromochloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dibromoethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,1,2-Tetrachloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Ethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
m,p-Xylenes	ND		mg/Kg	0.01	1	328101	12/10/23	12/10/23	YAH
o-Xylene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Styrene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromoform	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Isopropylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,2,2-Tetrachloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,3-Trichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Propylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3,5-Trimethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2-Chlorotoluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
4-Chlorotoluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
tert-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,4-Trimethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
sec-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
para-Isopropyl Toluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,4-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
n-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dibromo-3-Chloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,4-Trichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Hexachlorobutadiene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Naphthalene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,3-Trichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
cis-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Xylene (total)	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Surrogates				**Limits**					

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

497399-022 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Dibromofluoromethane	100%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloroethane-d4	93%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
Toluene-d8	97%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
Bromofluorobenzene	103%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID: SS-19	Lab ID: 497399-023	Collected: 12/07/23 10:08
	Matrix: Soil	

497399-023 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.98	327984	12/07/23	12/08/23	JCP
Arsenic	**4.8**		mg/Kg	0.98	0.98	327984	12/07/23	12/08/23	JCP
Barium	**71**		mg/Kg	0.98	0.98	327984	12/07/23	12/08/23	JCP
Beryllium	ND		mg/Kg	0.49	0.98	327984	12/07/23	12/08/23	JCP
Cadmium	ND		mg/Kg	0.49	0.98	327984	12/07/23	12/08/23	JCP
Chromium	**18**		mg/Kg	0.98	0.98	327984	12/07/23	12/08/23	JCP
Cobalt	**5.7**		mg/Kg	0.49	0.98	327984	12/07/23	12/08/23	JCP
Copper	**19**		mg/Kg	0.98	0.98	327984	12/07/23	12/08/23	JCP
Lead	**12**		mg/Kg	0.98	0.98	327984	12/07/23	12/08/23	JCP
Molybdenum	ND		mg/Kg	0.98	0.98	327984	12/07/23	12/08/23	JCP
Nickel	**12**		mg/Kg	0.98	0.98	327984	12/07/23	12/08/23	JCP
Selenium	ND		mg/Kg	2.9	0.98	327984	12/07/23	12/08/23	JCP
Silver	ND		mg/Kg	0.49	0.98	327984	12/07/23	12/08/23	JCP
Thallium	ND		mg/Kg	2.9	0.98	327984	12/07/23	12/08/23	JCP
Vanadium	**34**		mg/Kg	0.98	0.98	327984	12/07/23	12/08/23	JCP
Zinc	**62**		mg/Kg	4.9	0.98	327984	12/07/23	12/08/23	JCP
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.15	1.1	328018	12/08/23	12/09/23	KAM
Method: EPA 8015M Prep Method: EPA 3580M									
GRO C8-C10	ND		mg/Kg	99	9.9	328062	12/08/23	12/10/23	SME
DRO C10-C28	**190**		mg/Kg	99	9.9	328062	12/08/23	12/10/23	SME
ORO C28-C44	**850**		mg/Kg	200	9.9	328062	12/08/23	12/10/23	SME
Surrogates				**Limits**					
n-Triacontane	90%		%REC	70-130	9.9	328062	12/08/23	12/10/23	SME
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Freon 12	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Vinyl Chloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromomethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Trichlorofluoromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Acetone	ND		mg/Kg	0.1	1	328101	12/10/23	12/10/23	YAH
Freon 113	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Methylene Chloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
MTBE	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,2-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2-Butanone	ND		mg/Kg	0.1	1	328101	12/10/23	12/10/23	YAH
cis-1,2-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2,2-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

497399-023 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Chloroform	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromochloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,1-Trichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Carbon Tetrachloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Benzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Trichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromodichloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Dibromomethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
4-Methyl-2-Pentanone	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
cis-1,3-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Toluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,3-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,2-Trichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Tetrachloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Dibromochloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dibromoethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,1,2-Tetrachloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Ethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
m,p-Xylenes	ND		mg/Kg	0.01	1	328101	12/10/23	12/10/23	YAH
o-Xylene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Styrene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromoform	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Isopropylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,2,2-Tetrachloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,3-Trichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Propylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3,5-Trimethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2-Chlorotoluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
4-Chlorotoluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
tert-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,4-Trimethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
sec-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
para-Isopropyl Toluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,4-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
n-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dibromo-3-Chloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,4-Trichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Hexachlorobutadiene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Naphthalene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,3-Trichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
cis-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Xylene (total)	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Surrogates				**Limits**					

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

497399-023 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Dibromofluoromethane	97%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloroethane-d4	91%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
Toluene-d8	98%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
Bromofluorobenzene	103%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID: SS-20	Lab ID: 497399-024	Collected: 12/07/23 09:55
	Matrix: Soil	

497399-024 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Arsenic	**3.2**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Barium	**150**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Beryllium	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Cadmium	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Chromium	**22**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Cobalt	**7.5**		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Copper	**28**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Lead	**12**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Molybdenum	ND		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Nickel	**13**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Selenium	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Silver	ND		mg/Kg	0.48	0.96	327984	12/07/23	12/08/23	JCP
Thallium	ND		mg/Kg	2.9	0.96	327984	12/07/23	12/08/23	JCP
Vanadium	**40**		mg/Kg	0.96	0.96	327984	12/07/23	12/08/23	JCP
Zinc	**130**		mg/Kg	4.8	0.96	327984	12/07/23	12/08/23	JCP
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.15	1.1	328018	12/08/23	12/09/23	KAM
Method: EPA 8015M Prep Method: EPA 3580M									
GRO C8-C10	ND		mg/Kg	10	1	328062	12/08/23	12/10/23	SME
DRO C10-C28	**44**		mg/Kg	10	1	328062	12/08/23	12/10/23	SME
ORO C28-C44	**160**		mg/Kg	20	1	328062	12/08/23	12/10/23	SME
Surrogates				**Limits**					
n-Triacontane	74%		%REC	70-130	1	328062	12/08/23	12/10/23	SME
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Freon 12	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Vinyl Chloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromomethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Trichlorofluoromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Acetone	ND		mg/Kg	0.1	1	328101	12/10/23	12/10/23	YAH
Freon 113	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Methylene Chloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
MTBE	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,2-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2-Butanone	ND		mg/Kg	0.1	1	328101	12/10/23	12/10/23	YAH
cis-1,2-Dichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2,2-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

497399-024 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Chloroform	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromochloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,1-Trichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Carbon Tetrachloride	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Benzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Trichloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromodichloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Dibromomethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
4-Methyl-2-Pentanone	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
cis-1,3-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Toluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,3-Dichloropropene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,2-Trichloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3-Dichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Tetrachloroethene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Dibromochloromethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dibromoethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Chlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,1,2-Tetrachloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Ethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
m,p-Xylenes	ND		mg/Kg	0.01	1	328101	12/10/23	12/10/23	YAH
o-Xylene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Styrene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromoform	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Isopropylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,1,2,2-Tetrachloroethane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,3-Trichloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Propylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Bromobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3,5-Trimethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
2-Chlorotoluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
4-Chlorotoluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
tert-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,4-Trimethylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
sec-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
para-Isopropyl Toluene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,3-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,4-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
n-Butylbenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2-Dibromo-3-Chloropropane	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,4-Trichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Hexachlorobutadiene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Naphthalene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
1,2,3-Trichlorobenzene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
cis-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
trans-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Xylene (total)	ND		mg/Kg	0.005	1	328101	12/10/23	12/10/23	YAH
Surrogates				**Limits**					

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

497399-024 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Dibromofluoromethane	102%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
1,2-Dichloroethane-d4	92%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
Toluene-d8	97%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH
Bromofluorobenzene	105%		%REC	70-145	1	328101	12/10/23	12/10/23	YAH

Sample ID: SS-21 **Lab ID: 497399-025** **Collected: 12/07/23 08:14**
Matrix: Soil

497399-025 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Arsenic	**7.0**		mg/Kg	1.0	1	327998	12/07/23	12/08/23	JCP
Lead	**7.2**		mg/Kg	0.50	1	327998	12/07/23	12/08/23	JCP

Sample ID: 4-PT COMPOSITE SS-21,22,23,24 **Lab ID: 497399-029** **Collected: 12/07/23**
Matrix: Soil

497399-029 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8081A Prep Method: EPA 3546									
alpha-BHC	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
beta-BHC	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
gamma-BHC	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
delta-BHC	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Heptachlor	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Aldrin	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Heptachlor epoxide	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Endosulfan I	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Dieldrin	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
4,4'-DDE	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Endrin	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Endosulfan II	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Endosulfan sulfate	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
4,4'-DDD	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Endrin aldehyde	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Endrin ketone	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
4,4'-DDT	ND		mg/Kg	0.0099	2	328137	12/11/23	12/11/23	TRN
Methoxychlor	ND		mg/Kg	0.020	2	328137	12/11/23	12/11/23	TRN
Toxaphene	ND		mg/Kg	0.20	2	328137	12/11/23	12/11/23	TRN
Chlordane (Technical)	ND		mg/Kg	0.099	2	328137	12/11/23	12/11/23	TRN
Surrogates				**Limits**					
TCMX	76%		%REC	23-120	2	328137	12/11/23	12/11/23	TRN
Decachlorobiphenyl	52%		%REC	24-120	2	328137	12/11/23	12/11/23	TRN

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID: SS-25	Lab ID: 497399-030	Collected: 12/07/23 08:30
	Matrix: Soil	

497399-030 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Arsenic	**5.6**		mg/Kg	1.0	1	327998	12/07/23	12/08/23	JCP
Lead	**8.5**		mg/Kg	0.50	1	327998	12/07/23	12/08/23	JCP

Sample ID: 4-PT COMPOSITE SS-25,26,27,28	Lab ID: 497399-034	Collected: 12/07/23
	Matrix: Soil	

497399-034 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8081A Prep Method: EPA 3546									
alpha-BHC	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
beta-BHC	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
gamma-BHC	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
delta-BHC	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Heptachlor	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Aldrin	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Heptachlor epoxide	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Endosulfan I	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Dieldrin	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
4,4'-DDE	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Endrin	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Endosulfan II	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Endosulfan sulfate	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
4,4'-DDD	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Endrin aldehyde	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Endrin ketone	ND		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
4,4'-DDT	**0.012**		mg/Kg	0.010	2	328137	12/11/23	12/11/23	TRN
Methoxychlor	ND		mg/Kg	0.020	2	328137	12/11/23	12/11/23	TRN
Toxaphene	ND		mg/Kg	0.20	2	328137	12/11/23	12/11/23	TRN
Chlordane (Technical)	ND		mg/Kg	0.10	2	328137	12/11/23	12/11/23	TRN
Surrogates				**Limits**					
TCMX	88%		%REC	23-120	2	328137	12/11/23	12/11/23	TRN
Decachlorobiphenyl	55%		%REC	24-120	2	328137	12/11/23	12/11/23	TRN

Sample ID: SS-29	Lab ID: 497399-035	Collected: 12/07/23 08:51
	Matrix: Soil	

497399-035 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Arsenic	**3.7**		mg/Kg	0.95	0.95	327998	12/07/23	12/08/23	JCP
Lead	**18**		mg/Kg	0.48	0.95	327998	12/07/23	12/08/23	JCP

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 497399

Sample ID:	Lab ID: 497399-039	Collected: 12/07/23
4-PT COMPOSITE S29-30,31,32	Matrix: Soil	

497399-039 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8081A Prep Method: EPA 3546									
alpha-BHC	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
beta-BHC	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
gamma-BHC	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
delta-BHC	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Heptachlor	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Aldrin	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Heptachlor epoxide	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Endosulfan I	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Dieldrin	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
4,4'-DDE	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Endrin	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Endosulfan II	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Endosulfan sulfate	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
4,4'-DDD	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Endrin aldehyde	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Endrin ketone	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
4,4'-DDT	ND		mg/Kg	0.051	10	328137	12/11/23	12/11/23	TRN
Methoxychlor	ND		mg/Kg	0.10	10	328137	12/11/23	12/11/23	TRN
Toxaphene	ND		mg/Kg	1.0	10	328137	12/11/23	12/11/23	TRN
Chlordane (Technical)	ND		mg/Kg	0.51	10	328137	12/11/23	12/11/23	TRN
Surrogates				**Limits**					
TCMX		DO	%REC	23-120	10	328137	12/11/23	12/11/23	TRN
Decachlorobiphenyl		DO	%REC	24-120	10	328137	12/11/23	12/11/23	TRN

DO Diluted Out
ND Not Detected

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Batch QC

Type:	**Blank**	**Lab ID:**	**QC1111954**	**Batch:**	**327984**
Matrix:	**Soil**	**Method:**	**EPA 6010B**	**Prep Method:**	**EPA 3050B**

QC1111954 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Antimony	ND		mg/Kg	3.0	12/07/23	12/08/23
Arsenic	ND		mg/Kg	1.0	12/07/23	12/08/23
Barium	ND		mg/Kg	1.0	12/07/23	12/08/23
Beryllium	ND		mg/Kg	0.50	12/07/23	12/08/23
Cadmium	ND		mg/Kg	0.50	12/07/23	12/08/23
Chromium	ND		mg/Kg	1.0	12/07/23	12/08/23
Cobalt	ND		mg/Kg	0.50	12/07/23	12/08/23
Copper	ND		mg/Kg	1.0	12/07/23	12/08/23
Lead	ND		mg/Kg	1.0	12/07/23	12/08/23
Molybdenum	ND		mg/Kg	1.0	12/07/23	12/08/23
Nickel	ND		mg/Kg	1.0	12/07/23	12/08/23
Selenium	ND		mg/Kg	3.0	12/07/23	12/08/23
Silver	ND		mg/Kg	0.50	12/07/23	12/08/23
Thallium	ND		mg/Kg	3.0	12/07/23	12/08/23
Vanadium	ND		mg/Kg	1.0	12/07/23	12/08/23
Zinc	ND		mg/Kg	5.0	12/07/23	12/08/23

Type:	**Lab Control Sample**	**Lab ID:**	**QC1111955**	**Batch:**	**327984**
Matrix:	**Soil**	**Method:**	**EPA 6010B**	**Prep Method:**	**EPA 3050B**

QC1111955 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Antimony	95.87	100.0	mg/Kg	96%		80-120
Arsenic	97.59	100.0	mg/Kg	98%		80-120
Barium	106.5	100.0	mg/Kg	106%		80-120
Beryllium	99.90	100.0	mg/Kg	100%		80-120
Cadmium	100.1	100.0	mg/Kg	100%		80-120
Chromium	105.6	100.0	mg/Kg	106%		80-120
Cobalt	109.2	100.0	mg/Kg	109%		80-120
Copper	98.16	100.0	mg/Kg	98%		80-120
Lead	109.1	100.0	mg/Kg	109%		80-120
Molybdenum	96.98	100.0	mg/Kg	97%		80-120
Nickel	107.8	100.0	mg/Kg	108%		80-120
Selenium	89.91	100.0	mg/Kg	90%		80-120
Silver	49.15	50.00	mg/Kg	98%		80-120
Thallium	109.1	100.0	mg/Kg	109%		80-120
Vanadium	96.26	100.0	mg/Kg	96%		80-120
Zinc	111.2	100.0	mg/Kg	111%		80-120

ENTHALPY ANALYTICAL

Batch QC

Type:	Matrix Spike	Lab ID:	QC1111956	Batch:	327984
Matrix (Source ID):	Soil (497373-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1111956 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	26.14	ND	95.24	mg/Kg	27%	*	75-125	0.95
Arsenic	97.73	5.122	95.24	mg/Kg	97%		75-125	0.95
Barium	221.8	131.1	95.24	mg/Kg	95%		75-125	0.95
Beryllium	93.18	0.8328	95.24	mg/Kg	97%		75-125	0.95
Cadmium	96.01	0.1288	95.24	mg/Kg	101%		75-125	0.95
Chromium	128.3	31.17	95.24	mg/Kg	102%		75-125	0.95
Cobalt	108.5	10.18	95.24	mg/Kg	103%		75-125	0.95
Copper	125.6	30.55	95.24	mg/Kg	100%		75-125	0.95
Lead	163.0	62.13	95.24	mg/Kg	106%		75-125	0.95
Molybdenum	88.63	ND	95.24	mg/Kg	93%		75-125	0.95
Nickel	114.6	18.09	95.24	mg/Kg	101%		75-125	0.95
Selenium	85.57	ND	95.24	mg/Kg	90%		75-125	0.95
Silver	45.36	ND	47.62	mg/Kg	95%		75-125	0.95
Thallium	100.3	2.453	95.24	mg/Kg	103%		75-125	0.95
Vanadium	135.9	44.41	95.24	mg/Kg	96%		75-125	0.95
Zinc	641.3	527.6	95.24	mg/Kg	119%	NM	75-125	0.95

Type:	Matrix Spike Duplicate	Lab ID:	QC1111957	Batch:	327984
Matrix (Source ID):	Soil (497373-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1111957 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Antimony	25.92	ND	95.24	mg/Kg	27%	*	75-125	1	41	0.95
Arsenic	96.77	5.122	95.24	mg/Kg	96%		75-125	1	35	0.95
Barium	220.9	131.1	95.24	mg/Kg	94%		75-125	0	20	0.95
Beryllium	92.14	0.8328	95.24	mg/Kg	96%		75-125	1	20	0.95
Cadmium	94.60	0.1288	95.24	mg/Kg	99%		75-125	1	20	0.95
Chromium	127.1	31.17	95.24	mg/Kg	101%		75-125	1	20	0.95
Cobalt	107.2	10.18	95.24	mg/Kg	102%		75-125	1	20	0.95
Copper	123.1	30.55	95.24	mg/Kg	97%		75-125	2	20	0.95
Lead	161.6	62.13	95.24	mg/Kg	104%		75-125	1	20	0.95
Molybdenum	87.35	ND	95.24	mg/Kg	92%		75-125	1	20	0.95
Nickel	113.3	18.09	95.24	mg/Kg	100%		75-125	1	20	0.95
Selenium	84.39	ND	95.24	mg/Kg	89%		75-125	1	20	0.95
Silver	44.22	ND	47.62	mg/Kg	93%		75-125	3	20	0.95
Thallium	98.85	2.453	95.24	mg/Kg	101%		75-125	1	20	0.95
Vanadium	133.4	44.41	95.24	mg/Kg	93%		75-125	2	20	0.95
Zinc	686.8	527.6	95.24	mg/Kg	167%	NM	75-125	7	20	0.95

ENTHALPY ANALYTICAL

Batch QC

Type:	Post Digest Spike	Lab ID:	QC1111958	Batch:	327984
Matrix (Source ID):	Soil (497373-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1111958 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	98.96	ND	98.04	mg/Kg	101%		75-125	0.98
Arsenic	104.4	5.122	98.04	mg/Kg	101%		75-125	0.98
Barium	218.9	131.1	98.04	mg/Kg	90%		75-125	0.98
Beryllium	97.81	0.8328	98.04	mg/Kg	99%		75-125	0.98
Cadmium	100.5	0.1288	98.04	mg/Kg	102%		75-125	0.98
Chromium	133.2	31.17	98.04	mg/Kg	104%		75-125	0.98
Cobalt	113.0	10.18	98.04	mg/Kg	105%		75-125	0.98
Copper	128.9	30.55	98.04	mg/Kg	100%		75-125	0.98
Lead	161.4	62.13	98.04	mg/Kg	101%		75-125	0.98
Molybdenum	99.14	ND	98.04	mg/Kg	101%		75-125	0.98
Nickel	118.7	18.09	98.04	mg/Kg	103%		75-125	0.98
Selenium	92.71	ND	98.04	mg/Kg	95%		75-125	0.98
Silver	48.55	ND	49.02	mg/Kg	99%		75-125	0.98
Thallium	105.3	2.453	98.04	mg/Kg	105%		75-125	0.98
Vanadium	136.9	44.41	98.04	mg/Kg	94%		75-125	0.98
Zinc	610.9	527.6	98.04	mg/Kg	85%	NM	75-125	0.98

Type:	Blank	Lab ID:	QC1111991	Batch:	327998
Matrix:	Soil	Method:	EPA 6020	Prep Method:	EPA 3050B

QC1111991 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Arsenic	ND		mg/Kg	1.0	12/07/23	12/08/23
Lead	ND		mg/Kg	0.50	12/07/23	12/08/23

Type:	Lab Control Sample	Lab ID:	QC1111992	Batch:	327998
Matrix:	Soil	Method:	EPA 6020	Prep Method:	EPA 3050B

QC1111992 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Arsenic	96.26	100.0	mg/Kg	96%		80-120
Lead	98.28	100.0	mg/Kg	98%		80-120

Type:	Matrix Spike	Lab ID:	QC1111995	Batch:	327998
Matrix (Source ID):	Soil (497399-001)	Method:	EPA 6020	Prep Method:	EPA 3050B

QC1111995 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Arsenic	99.71	3.328	100.0	mg/Kg	96%		75-125	1
Lead	108.7	11.11	100.0	mg/Kg	98%		75-125	1

ENTHALPY ANALYTICAL

Batch QC

Type:	Matrix Spike Duplicate	Lab ID:	QC1111996	Batch:	327998
Matrix (Source ID):	Soil (497399-001)	Method:	EPA 6020	Prep Method:	EPA 3050B

QC1111996 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Arsenic	95.73	3.328	96.15	mg/Kg	96%		75-125	0	20	0.96
Lead	102.4	11.11	96.15	mg/Kg	95%		75-125	2	20	0.96

Type:	Post Digest Spike	Lab ID:	QC1111999	Batch:	327998
Matrix (Source ID):	Soil (497399-001)	Method:	EPA 6020	Prep Method:	EPA 3050B

QC1111999 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Arsenic	97.26	3.328	100.0	mg/Kg	94%		75-125	1
Lead	106.0	11.11	100.0	mg/Kg	95%		75-125	1

Type:	Blank	Lab ID:	QC1112086	Batch:	328018
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	METHOD

QC1112086 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Mercury	ND		mg/Kg	0.14	12/08/23	12/09/23

Type:	Lab Control Sample	Lab ID:	QC1112087	Batch:	328018
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	METHOD

QC1112087 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Mercury	0.8941	0.8333	mg/Kg	107%		80-120

Type:	Matrix Spike	Lab ID:	QC1112088	Batch:	328018
Matrix (Source ID):	Soil (497389-001)	Method:	EPA 7471A	Prep Method:	METHOD

QC1112088 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Mercury	1.122	0.1830	0.9259	mg/Kg	101%		75-125	1.1

Type:	Matrix Spike Duplicate	Lab ID:	QC1112089	Batch:	328018
Matrix (Source ID):	Soil (497389-001)	Method:	EPA 7471A	Prep Method:	METHOD

QC1112089 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Mercury	1.298	0.1830	0.9434	mg/Kg	118%		75-125	13	20	1.1

ENTHALPY ANALYTICAL

Batch QC

Type: Blank	Lab ID: QC1112218	Batch: 328062
Matrix: Soil	Method: EPA 8015M	Prep Method: EPA 3580M

QC1112218 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
GRO C8-C10	ND		mg/Kg	10	12/08/23	12/10/23
DRO C10-C28	ND		mg/Kg	10	12/08/23	12/10/23
ORO C28-C44	ND		mg/Kg	20	12/08/23	12/10/23
Surrogates				**Limits**		
n-Triacontane	81%		%REC	70-130	12/08/23	12/10/23

Type: Lab Control Sample	Lab ID: QC1112219	Batch: 328062
Matrix: Soil	Method: EPA 8015M	Prep Method: EPA 3580M

QC1112219 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Diesel C10-C28	242.7	250.0	mg/Kg	97%		76-122
Surrogates						
n-Triacontane	7.946	10.00	mg/Kg	79%		70-130

Type: Matrix Spike	Lab ID: QC1112220	Batch: 328062
Matrix (Source ID): Soil (497360-001)	Method: EPA 8015M	Prep Method: EPA 3580M

QC1112220 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Diesel C10-C28	276.7	13.96	248.6	mg/Kg	106%		62-126	0.99
Surrogates								
n-Triacontane	8.474		9.945	mg/Kg	85%		70-130	0.99

Type: Matrix Spike Duplicate	Lab ID: QC1112221	Batch: 328062
Matrix (Source ID): Soil (497360-001)	Method: EPA 8015M	Prep Method: EPA 3580M

QC1112221 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Diesel C10-C28	290.2	13.96	249.0	mg/Kg	111%		62-126	5	35	1
Surrogates										
n-Triacontane	8.700		9.960	mg/Kg	87%		70-130			1

ENTHALPY ANALYTICAL

Batch QC

Type:	**Blank**	**Lab ID:**	**QC1112473**	**Batch:**	**328137**
Matrix:	**Soil**	**Method:**	**EPA 8081A**	**Prep Method:**	**EPA 3546**

QC1112473 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
alpha-BHC	ND		mg/Kg	0.0050	12/11/23	12/11/23
beta-BHC	ND		mg/Kg	0.0050	12/11/23	12/11/23
gamma-BHC	ND		mg/Kg	0.0050	12/11/23	12/11/23
delta-BHC	ND		mg/Kg	0.0050	12/11/23	12/11/23
Heptachlor	ND		mg/Kg	0.0050	12/11/23	12/11/23
Aldrin	ND		mg/Kg	0.0050	12/11/23	12/11/23
Heptachlor epoxide	ND		mg/Kg	0.0050	12/11/23	12/11/23
Endosulfan I	ND		mg/Kg	0.0050	12/11/23	12/11/23
Dieldrin	ND		mg/Kg	0.0050	12/11/23	12/11/23
4,4'-DDE	ND		mg/Kg	0.0050	12/11/23	12/11/23
Endrin	ND		mg/Kg	0.0050	12/11/23	12/11/23
Endosulfan II	ND		mg/Kg	0.0050	12/11/23	12/11/23
Endosulfan sulfate	ND		mg/Kg	0.0050	12/11/23	12/11/23
4,4'-DDD	ND		mg/Kg	0.0050	12/11/23	12/11/23
Endrin aldehyde	ND		mg/Kg	0.0050	12/11/23	12/11/23
Endrin ketone	ND		mg/Kg	0.0050	12/11/23	12/11/23
4,4'-DDT	ND		mg/Kg	0.0050	12/11/23	12/11/23
Methoxychlor	ND		mg/Kg	0.0099	12/11/23	12/11/23
Toxaphene	ND		mg/Kg	0.099	12/11/23	12/11/23
Chlordane (Technical)	ND		mg/Kg	0.050	12/11/23	12/11/23
Surrogates				**Limits**		
TCMX	86%		%REC	23-120	12/11/23	12/11/23
Decachlorobiphenyl	67%		%REC	24-120	12/11/23	12/11/23

ENTHALPY ANALYTICAL

Batch QC

Type:	**Lab Control Sample**	**Lab ID:**	**QC1112474**	**Batch:**	**328137**
Matrix:	**Soil**	**Method:**	**EPA 8081A**	**Prep Method:**	**EPA 3546**

QC1112474 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
alpha-BHC	0.04002	0.04902	mg/Kg	82%		22-129
beta-BHC	0.03995	0.04902	mg/Kg	82%		28-125
gamma-BHC	0.04082	0.04902	mg/Kg	83%		22-128
delta-BHC	0.04477	0.04902	mg/Kg	91%		24-131
Heptachlor	0.03691	0.04902	mg/Kg	75%		18-124
Aldrin	0.03589	0.04902	mg/Kg	73%		23-120
Heptachlor epoxide	0.03876	0.04902	mg/Kg	79%		26-120
Endosulfan I	0.03840	0.04902	mg/Kg	78%		25-126
Dieldrin	0.04048	0.04902	mg/Kg	83%		23-124
4,4'-DDE	0.04136	0.04902	mg/Kg	84%		28-121
Endrin	0.04242	0.04902	mg/Kg	87%		25-127
Endosulfan II	0.04289	0.04902	mg/Kg	87%		29-121
Endosulfan sulfate	0.04197	0.04902	mg/Kg	86%		30-121
4,4'-DDD	0.04163	0.04902	mg/Kg	85%		26-120
Endrin aldehyde	0.02804	0.04902	mg/Kg	57%		10-120
Endrin ketone	0.04711	0.04902	mg/Kg	96%		28-125
4,4'-DDT	0.04002	0.04902	mg/Kg	82%		22-125
Methoxychlor	0.04881	0.04902	mg/Kg	100%		28-130
Surrogates						
TCMX	0.03493	0.04902	mg/Kg	71%		23-120
Decachlorobiphenyl	0.03347	0.04902	mg/Kg	68%		24-120

ENTHALPY ANALYTICAL

Batch QC

Type:	**Matrix Spike**	**Lab ID:**	**QC1112475**	**Batch:**	**328137**
Matrix (Source ID):	**Soil (497554-001)**	**Method:**	**EPA 8081A**	**Prep Method:**	**EPA 3546**

QC1112475 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
alpha-BHC	0.03524	ND	0.04950	mg/Kg	71%		46-120	0.99
beta-BHC	0.04082	ND	0.04950	mg/Kg	82%		41-120	0.99
gamma-BHC	0.03586	ND	0.04950	mg/Kg	72%		41-120	0.99
delta-BHC	0.03883	ND	0.04950	mg/Kg	78%		38-123	0.99
Heptachlor	0.03526	ND	0.04950	mg/Kg	71%		39-120	0.99
Aldrin	0.03178	ND	0.04950	mg/Kg	64%		34-120	0.99
Heptachlor epoxide	0.03202	ND	0.04950	mg/Kg	65%		43-120	0.99
Endosulfan I	0.03327	ND	0.04950	mg/Kg	67%		45-120	0.99
Dieldrin	0.03403	0.002306	0.04950	mg/Kg	65%		45-120	0.99
4,4'-DDE	0.03683	0.001885	0.04950	mg/Kg	71%		34-120	0.99
Endrin	0.03580	ND	0.04950	mg/Kg	72%		40-120	0.99
Endosulfan II	0.03771	ND	0.04950	mg/Kg	76%		41-120	0.99
Endosulfan sulfate	0.03530	ND	0.04950	mg/Kg	71%		42-120	0.99
4,4'-DDD	0.03235	ND	0.04950	mg/Kg	65%		41-120	0.99
Endrin aldehyde	0.02811	ND	0.04950	mg/Kg	57%		30-120	0.99
Endrin ketone	0.03771	ND	0.04950	mg/Kg	76%		45-120	0.99
4,4'-DDT	0.03500	0.001958	0.04950	mg/Kg	71%		35-127	0.99
Methoxychlor	0.03874	ND	0.04950	mg/Kg	78%		42-136	0.99
Surrogates								
TCMX	0.03822		0.04950	mg/Kg	77%		23-120	0.99
Decachlorobiphenyl	0.02655		0.04950	mg/Kg	54%		24-120	0.99

ENTHALPY ANALYTICAL

Batch QC

Type:	**Matrix Spike Duplicate**	**Lab ID:**	**QC1112476**	**Batch:**	**328137**
Matrix (Source ID):	**Soil (497554-001)**	**Method:**	**EPA 8081A**	**Prep Method:**	**EPA 3546**

QC1112476 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
alpha-BHC	0.03766	ND	0.04902	mg/Kg	77%		46-120	8	30	0.98
beta-BHC	0.04281	ND	0.04902	mg/Kg	87%		41-120	6	30	0.98
gamma-BHC	0.03861	ND	0.04902	mg/Kg	79%		41-120	8	30	0.98
delta-BHC	0.04267	ND	0.04902	mg/Kg	87%		38-123	10	30	0.98
Heptachlor	0.03864	ND	0.04902	mg/Kg	79%		39-120	10	30	0.98
Aldrin	0.03494	ND	0.04902	mg/Kg	71%		34-120	10	30	0.98
Heptachlor epoxide	0.03344	ND	0.04902	mg/Kg	68%		43-120	5	30	0.98
Endosulfan I	0.03572	ND	0.04902	mg/Kg	73%		45-120	8	30	0.98
Dieldrin	0.03903	0.002306	0.04902	mg/Kg	76%		45-120	15	30	0.98
4,4'-DDE	0.03952	0.001885	0.04902	mg/Kg	77%		34-120	8	30	0.98
Endrin	0.03936	ND	0.04902	mg/Kg	80%		40-120	10	30	0.98
Endosulfan II	0.03987	ND	0.04902	mg/Kg	81%		41-120	7	30	0.98
Endosulfan sulfate	0.03567	ND	0.04902	mg/Kg	73%		42-120	2	30	0.98
4,4'-DDD	0.03668	ND	0.04902	mg/Kg	75%		41-120	14	30	0.98
Endrin aldehyde	0.03091	ND	0.04902	mg/Kg	63%		30-120	10	30	0.98
Endrin ketone	0.04155	ND	0.04902	mg/Kg	85%		45-120	11	30	0.98
4,4'-DDT	0.03877	0.001958	0.04902	mg/Kg	79%		35-127	11	30	0.98
Methoxychlor	0.04230	ND	0.04902	mg/Kg	86%		42-136	10	30	0.98
Surrogates										
TCMX	0.03868		0.04902	mg/Kg	79%		23-120			0.98
Decachlorobiphenyl	0.02760		0.04902	mg/Kg	56%		24-120			0.98

Type:	**Lab Control Sample**	**Lab ID:**	**QC1112356**	**Batch:**	**328101**
Matrix:	**Soil**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5030B**

QC1112356 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
1,1-Dichloroethene	0.04287	0.05000	mg/Kg	86%		70-131
MTBE	0.04677	0.05000	mg/Kg	94%		69-130
Benzene	0.04650	0.05000	mg/Kg	93%		70-130
Trichloroethene	0.04726	0.05000	mg/Kg	95%		70-130
Toluene	0.04587	0.05000	mg/Kg	92%		70-130
Chlorobenzene	0.04646	0.05000	mg/Kg	93%		70-130
Surrogates						
Dibromofluoromethane	0.04763	0.05000	mg/Kg	95%		70-130
1,2-Dichloroethane-d4	0.04549	0.05000	mg/Kg	91%		70-145
Toluene-d8	0.04996	0.05000	mg/Kg	100%		70-145
Bromofluorobenzene	0.05168	0.05000	mg/Kg	103%		70-145

ENTHALPY ANALYTICAL

Batch QC

Type:	**Lab Control Sample Duplicate**	**Lab ID:**	**QC1112357**	**Batch:**	**328101**
Matrix:	**Soil**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5030B**

QC1112357 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim
1,1-Dichloroethene	0.04717	0.05000	mg/Kg	94%		70-131	10	33
MTBE	0.05489	0.05000	mg/Kg	110%		69-130	16	30
Benzene	0.05220	0.05000	mg/Kg	104%		70-130	12	30
Trichloroethene	0.05385	0.05000	mg/Kg	108%		70-130	13	30
Toluene	0.05102	0.05000	mg/Kg	102%		70-130	11	30
Chlorobenzene	0.05159	0.05000	mg/Kg	103%		70-130	10	30
Surrogates								
Dibromofluoromethane	0.04815	0.05000	mg/Kg	96%		70-130		
1,2-Dichloroethane-d4	0.04501	0.05000	mg/Kg	90%		70-145		
Toluene-d8	0.04941	0.05000	mg/Kg	99%		70-145		
Bromofluorobenzene	0.05207	0.05000	mg/Kg	104%		70-145		

ENTHALPY ANALYTICAL

Batch QC

Type: Blank	Lab ID: QC1112362	Batch: 328101
Matrix: Soil	Method: EPA 8260B	Prep Method: EPA 5030B

QC1112362 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
3-Chloropropene	ND		mg/Kg	0.005	12/10/23	12/10/23
Freon 12	ND		mg/Kg	0.005	12/10/23	12/10/23
Chloromethane	ND		mg/Kg	0.005	12/10/23	12/10/23
Vinyl Chloride	ND		mg/Kg	0.005	12/10/23	12/10/23
Bromomethane	ND		mg/Kg	0.005	12/10/23	12/10/23
Chloroethane	ND		mg/Kg	0.005	12/10/23	12/10/23
Trichlorofluoromethane	ND		mg/Kg	0.005	12/10/23	12/10/23
Acetone	ND		mg/Kg	0.1	12/10/23	12/10/23
Freon 113	ND		mg/Kg	0.005	12/10/23	12/10/23
1,1-Dichloroethene	ND		mg/Kg	0.005	12/10/23	12/10/23
Methylene Chloride	ND		mg/Kg	0.005	12/10/23	12/10/23
MTBE	ND		mg/Kg	0.005	12/10/23	12/10/23
trans-1,2-Dichloroethene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,1-Dichloroethane	ND		mg/Kg	0.005	12/10/23	12/10/23
2-Butanone	ND		mg/Kg	0.1	12/10/23	12/10/23
cis-1,2-Dichloroethene	ND		mg/Kg	0.005	12/10/23	12/10/23
2,2-Dichloropropane	ND		mg/Kg	0.005	12/10/23	12/10/23
Chloroform	ND		mg/Kg	0.005	12/10/23	12/10/23
Bromochloromethane	ND		mg/Kg	0.005	12/10/23	12/10/23
1,1,1-Trichloroethane	ND		mg/Kg	0.005	12/10/23	12/10/23
1,1-Dichloropropene	ND		mg/Kg	0.005	12/10/23	12/10/23
Carbon Tetrachloride	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2-Dichloroethane	ND		mg/Kg	0.005	12/10/23	12/10/23
Benzene	ND		mg/Kg	0.005	12/10/23	12/10/23
Trichloroethene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2-Dichloropropane	ND		mg/Kg	0.005	12/10/23	12/10/23
Bromodichloromethane	ND		mg/Kg	0.005	12/10/23	12/10/23
Dibromomethane	ND		mg/Kg	0.005	12/10/23	12/10/23
4-Methyl-2-Pentanone	ND		mg/Kg	0.005	12/10/23	12/10/23
cis-1,3-Dichloropropene	ND		mg/Kg	0.005	12/10/23	12/10/23
Toluene	ND		mg/Kg	0.005	12/10/23	12/10/23
trans-1,3-Dichloropropene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,1,2-Trichloroethane	ND		mg/Kg	0.005	12/10/23	12/10/23
1,3-Dichloropropane	ND		mg/Kg	0.005	12/10/23	12/10/23
Tetrachloroethene	ND		mg/Kg	0.005	12/10/23	12/10/23
Dibromochloromethane	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2-Dibromoethane	ND		mg/Kg	0.005	12/10/23	12/10/23
Chlorobenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,1,1,2-Tetrachloroethane	ND		mg/Kg	0.005	12/10/23	12/10/23
Ethylbenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
m,p-Xylenes	ND		mg/Kg	0.01	12/10/23	12/10/23
o-Xylene	ND		mg/Kg	0.005	12/10/23	12/10/23
Styrene	ND		mg/Kg	0.005	12/10/23	12/10/23
Bromoform	ND		mg/Kg	0.005	12/10/23	12/10/23
Isopropylbenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,1,2,2-Tetrachloroethane	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2,3-Trichloropropane	ND		mg/Kg	0.005	12/10/23	12/10/23

ENTHALPY ANALYTICAL

Batch QC

QC1112362 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Propylbenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
Bromobenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,3,5-Trimethylbenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
2-Chlorotoluene	ND		mg/Kg	0.005	12/10/23	12/10/23
4-Chlorotoluene	ND		mg/Kg	0.005	12/10/23	12/10/23
tert-Butylbenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2,4-Trimethylbenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
sec-Butylbenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
para-Isopropyl Toluene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,3-Dichlorobenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,4-Dichlorobenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
n-Butylbenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2-Dichlorobenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2-Dibromo-3-Chloropropane	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2,4-Trichlorobenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
Hexachlorobutadiene	ND		mg/Kg	0.005	12/10/23	12/10/23
Naphthalene	ND		mg/Kg	0.005	12/10/23	12/10/23
1,2,3-Trichlorobenzene	ND		mg/Kg	0.005	12/10/23	12/10/23
cis-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	12/10/23	12/10/23
trans-1,4-Dichloro-2-butene	ND		mg/Kg	0.005	12/10/23	12/10/23
Xylene (total)	ND		mg/Kg	0.005	12/10/23	12/10/23
Surrogates				**Limits**		
Dibromofluoromethane	95%		%REC	70-130	12/10/23	12/10/23
1,2-Dichloroethane-d4	90%		%REC	70-145	12/10/23	12/10/23
Toluene-d8	97%		%REC	70-145	12/10/23	12/10/23
Bromofluorobenzene	101%		%REC	70-145	12/10/23	12/10/23

* Value is outside QC limits
ND Not Detected
NM Not Meaningful



DRAFT

APPENDIX H

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

SHAWN MUNGER, CHG
Principal

EDUCATION
BS Geology University of California, Davis 1985

EXPERIENCE
Years with ENGEO: 36

REGISTRATIONS & CERTIFICATIONS
Certified Hydrogeologist, CA 413

Professional Geologist, CA 5810

HAZWOPER 40 Hour Training, CA 100830513934

HAZWOPER 8 Hour Training, CA 180720576014

SPECIALIZATIONS
- Environmental Assessments and Remediation
- Environmental Restoration
- Water Quality Studies
- Water Wells/Hydrogeology

Since 1985, Shawn has been managing groundwater supply evaluations, hydrogeologic studies, chemical assessments, Phase I and II Site Assessments, UST site investigations, risk-based corrective action (RBCA), VOC remediation, and agricultural impact evaluations. He serves as Principal-in-Charge or Project Manager with extensive expertise in environmental and hazardous materials projects involving groundwater, hydrology, contaminant fate and transport, and complex remediation programs. A renowned expert in his field, Shawn has successfully solved many difficult environmental challenges to achieve desired project outcomes.

SELECT PROJECT EXPERIENCE

Heritage Fields, Great Park Neighborhoods—Irvine, CA
Principal in Charge. Shawn provided principal oversight of the preparation of over 50 phase I and Phase II Environmental Site Assessments for the former El Toro Marine Corps Air Station (MCAS). The site is currently under development as a large-scale mixed-use development including several schools, residential subdivisions, recreational facilities and commercial development. Shawn also provided consultation regarding environmental site characterization and remediation at the site.

Hanover Cannery Park Project No. 14-473—San Jose, CA
Principal in Charge. Shawn provided principal oversight and review of the Phase I ESA, and soil, groundwater, and soil gas sampling. The historical use of the site resulted in chlorinated solvent impacts to groundwater and soil gas. Results were communicated to the client as well as the oversight regulatory agency to come with the proposed remediation. The project consists of redeveloping an approximately 9-acre commercial/industrial property listed on the California Regional Water Quality Control Board's GeoTracker database as an open site assessment cleanup program site. Elevated concentrations of VOCs (specifically PCE and TCE) have been previously detected in soil, groundwater, and soil gas at the property.

Mission Village—Valencia, CA
Principal in Charge. Shawn provided principal oversight of multiple phase I/II environmental site assessments and site remediation. The project site consists of a large scale, residential and mixed-use subdivision, which was a former oil/gas production field, with more than 40 abandoned oil/gas wells.

Vita Pakt—Covina, CA
Principal in Charge. Shawn provided principal oversight of phase I/II environmental site assessments and risk evaluations. The approximately 5.9-acre site formerly operated as fruit processing and dehydration business (ceased operation by 2016) and is planned to be redeveloped into residential housing. Subsurface soil gas impacts were identified in association with past operations.

Innovation at Warm Springs—Fremont, CA
Principal in Charge. Shawn provided oversight of the preparation of Phase I and II ESAs, along with a Preliminary Endangerment Assessment (PEA) for a new elementary school site. The approximately 109-acre site is currently occupied by a parking lot, warehouse buildings, agricultural fields, and UPRR railroad tracks. The southern portion of the Property was a part of the former auto manufacturing and distribution facility jointly owned by Toyota and General Motors. The northern portion of the Property has been used for agricultural purposes since at least the late 1930s. Additionally, railroad tracks are present along the eastern boundary of the Property.

Former gasoline ASTs existed on the Property, along with a pump station and fuel dispensers, which were removed in 2010. The former car wash area also had a wastewater recovery system, which included oil/water separators, clarifiers, and interceptor tanks. One UST was located in the southeast portion of the agricultural fields, which was removed in 2004. Four 10,000-gallon diesel and gasoline USTs were formerly located in the southwestern portion of the Property in the haul-away parking lot area. Mixed-use redevelopment is planned for the Property. A phase II ESA was recommended for the Site, including soil and groundwater sampling.

277 Fairchild 228/236 Evandale Ave—Mountain View, CA
Principal in Charge. Shawn provided oversight of soil, groundwater and soil gas characterizations, risk evaluations and Response Action Plan preparation under USEPA oversight. The site is within the Middlefield-Ellis-Whisman (MEW) Superfund site, contaminated with chlorinated solvents from legacy semiconductor plant operations. On-going remedial activities included soil vapor extraction, groundwater treatment using bioaugmentation, and groundwater/soil gas monitoring. The proposed site development consists of detached single-family homes and townhomes.

The Rivers—West Sacramento, CA
Principal in Charge. Shawn provided oversight of during the preparation of a Removal Action Workplan (RAW) in coordination with CAL-EPA DTSC. The property is a proposed charter school site. ENGEO performed environmental site characterization work to address residual pesticide contamination die to historic termiticide applications. A Removal Action Workplan was developed under the oversight of CAL-EPA to excavate and remove the pesticide impacted soils. Remedial activities were completed in 2018 and DTSC issued a “no further action” letter.

Sparklizing Cleaners and Laundry—Fremont, CA
Group Leader, Principal in Charge, Project Manager. Shawn provided principal review and data analysis for this former dry cleaning facility, which had released tetrachloroethylene (PCE) to site soil and groundwater.

The project site consists of a dry-cleaning facility located within a commercial/retail center. Dry-cleaning operations have been conducted at the facility since 1974 and have resulted in chlorinated solvent impacts to soil and groundwater beneath the site. As a result, the CRWQCB opened a Spills, Leaks, Investigations, and Cleanups (SLIC) case and the site was referred to the Alameda County Water District (ACWD) for lead agency oversight. A series of soil and

groundwater investigations identified a source area beneath the drycleaner suite and an adjoining retail suite. ENGEO prepared a Corrective Action Plan (CAP) and coordinated the in-situ chemical oxidation program, which consisted of injecting 35,000 gallons of potassium permanganate to the subsurface to oxidize chlorinated solvents. The project is currently in the post remediation monitoring phase.

Pleasant Hill BART Station—Walnut Creek, CA
Principal in Charge. Shawn provided oversight, data analysis and consultation during the preparation of a Phase II Environmental Site Assessment. The property is an existing BART station that encompasses 20 acres, including the platform/station area, electrical facilities, a parking garage and additional paved parking areas.

Westshore—Richmond, CA
Project Manager. Shawn conducted Phase I and II Site Assessments, risk evaluations and prepared a soil management plan. The property was a former automotive manufacturing plant proposed for a multi-unit condominium development, including a 6-story podium structure to include five residential floors with 269 units and one parking floor.

Rancho Miramonte—Chino, CA
Principal in Charge. Shawn performed Principal review of ENGEO's environmental documents for this large former dairy facility, proposed for a large-scale detached single-family residential subdivision. Issues with the site included former leaking USTs, nitrate impacts from manure disposal, and surface water impairments. The project was approved for development by the County Environmental Health Department.

Hercules Property—Hercules, CA
Project Manager. Shawn provided oversight of a Phase I Environmental Site Assessment, site asbestos survey, site characterization, and demolition observation/contaminant assessment. The project area consists of ±167 acres located near and along the southeastern shore of San Pablo Bay in Hercules. The property was once a portion of a 1300-acre manufacturing facility that was operated by DuPont from 1879 to 1913 and Hercules Incorporated from 1913 to 1979. The planned development includes single/multi-family residential development with some commercial components.

Highlands Ranch—Pittsburgh, CA
Principal in Charge. Shawn provided oversight, data analysis, and collaboration with RWQCB personnel. The project site consists of a 140-acre portion of the former Chevron Los Medanos Tank Farm located in Pittsburg, California. The site was historically occupied by 24 crude oil tanks and four wax ponds. Remediation of the crude oil tank and wax pond locations was conducted according to a remedial action plan (RAP) and oversight was provided by the CRWQCB. Remediation was performed over a period of four months and consisted of excavating approximately 110,000 cubic yards of impacted soil and placing the material in windrows for ex-situ bioremediation.



DRAFT

ENGEO
Expect Excellence

Appendix E: Parking Assessment

Kimley»Horn

MEMORANDUM

To: Clarke Campion
Development Manager
BCT Development

From: Jason Melchor, P.E.
Kimley-Horn and Associates, Inc.

Date: May 9, 2025

Subject: ***Parking Assessment for the Proposed 7657 Selby Avenue Residential Project in the City of Eastvale***

The purpose of this memorandum is to provide a parking assessment for the proposed 7657 Selby Avenue Residential project to demonstrate that the proposed parking supply will satisfy the parking operation for the proposed project in the City of Eastvale. This memorandum will provide an evaluation of parking requirements, based on the City of Eastvale Municipal Code, as well as anticipated parking operation for the proposed project. A project vicinity map is provided on **Figure 1**.

PROJECT DESCRIPTION

The project consists of the construction of 115 single-family dwelling units as follows:

- Primary Residence - 39 units
- Attached Accessory Dwelling Units - 38 units
- Detached Accessory Dwelling Units - 38 units

The project site is currently vacant. A copy of the project site plan is provided on **Figure 2**. Vehicular access for the project site would be via one full-movement driveway on Selby Avenue at the southeast corner of the project site.

PARKING ASSESSMENT

Parking Requirements - City of Eastvale

The City of Eastvale Municipal Code has established regulations regarding minimum parking requirements for all development sites, based on the type of land use. The City's parking requirements for the land uses onsite, as indicated in Sections 120.04.010 and 120.05.060 of the City of Eastvale Municipal Code, are as follows:

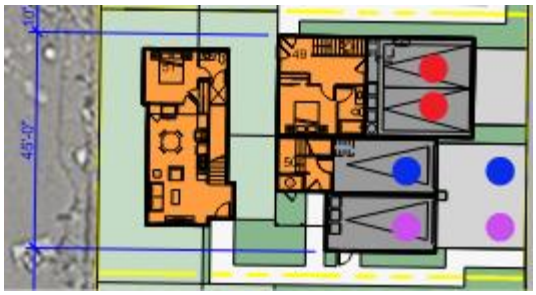
- 2.0 parking space per each primary dwelling unit
- 1.0 parking space per each attached accessory dwelling unit (ADU)
- 1.0 parking space per each detached accessory dwelling unit (ADU)

A summary of the City's parking requirements for the proposed project is provided on **Table 1**. Per the City's Municipal Code, the proposed project would have a parking requirement of 154 parking spaces. The Project would provide 243 parking spaces, which include 154 parking spaces within garages, 75 parking spaces within driveways (2 of which are compact in size), and 14 traditional parking spaces for guest parking. This proposed parking supply would result in a surplus of 89 parking spaces (or 58% above the City's parking requirements), compared to City code.

PROPOSED PARKING OPERATIONS

Each lot within the proposed project would primarily consist of a primary residence, an attached accessory dwelling unit (ADU), and a detached ADU. Each of these units would have two parking spaces, as shown in **Figure 3** below. Garages will be used for parking only, not storage (except in designated areas). Regular garage checks will be conducted by property management to ensure this is adhered to. It should be noted that for the attached and detached ADUs, each will have tandem parking spaces where one vehicle is able to park in the parking space closest to the building and another vehicle for the respective ADU can park behind the vehicle closest to the building. As such, each unit for each lot will have unrestricted access for vehicle parking and would not impede vehicles from other units to leave or enter their respective parking spaces. Additionally, guest parking stalls shall be designated as temporary for guest use only, with towing signs indicating temporary parking only. As a result, it is not expected that vehicles for a unit would park in guest parking spaces or park off-site on public right-of-way. Therefore, the proposed parking supply for the project site would be able to accommodate the peak parking demand for the project, consistent with the parking requirements in the City of Eastvale Municipal Code.

Figure 3: Parking Zones by Unit



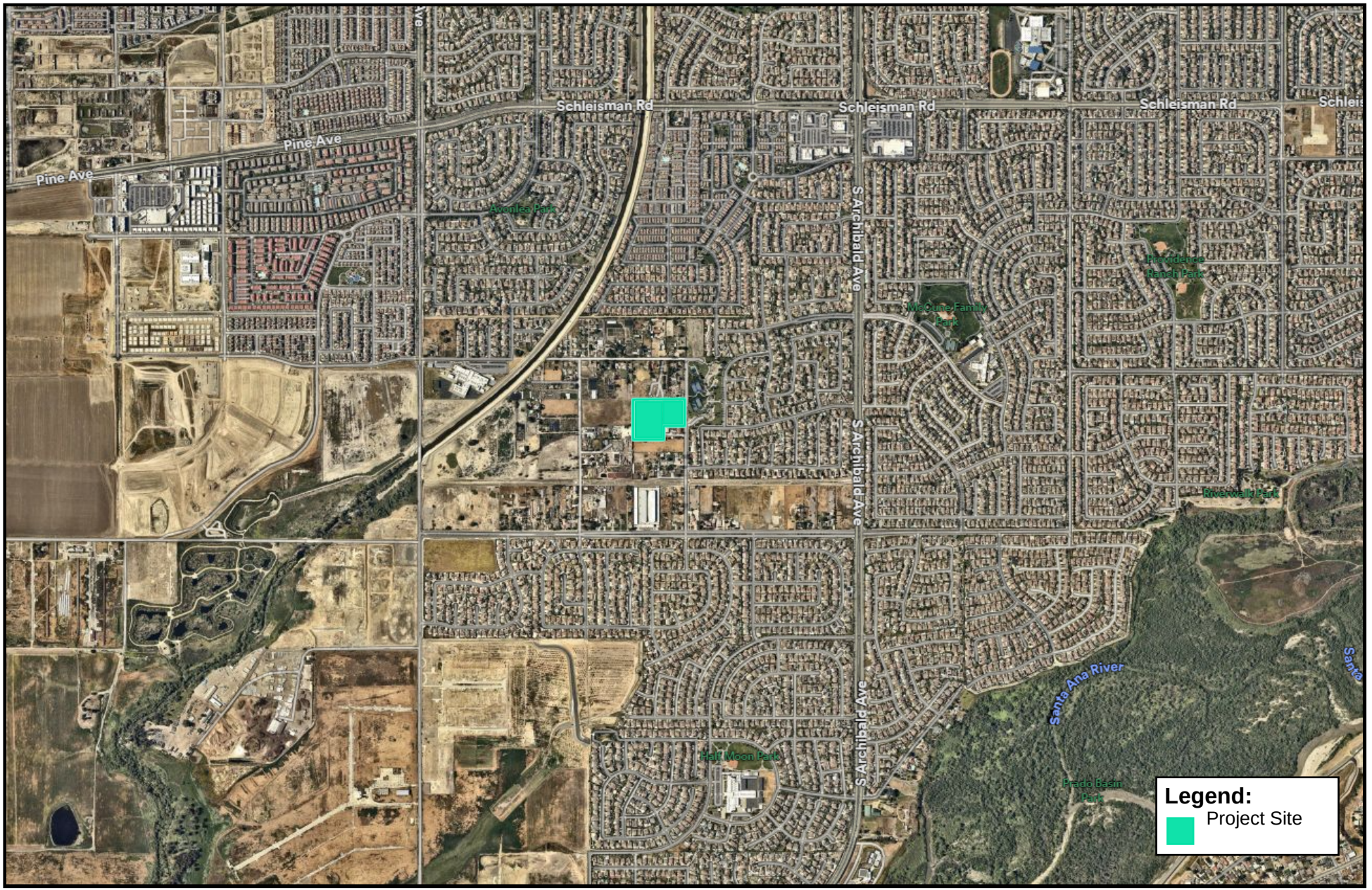
Primary Residence Parking (Zone 1)

Attached ADU Parking (Zone 2)

Detached ADU Parking (Zone 3)

FINDINGS AND CONCLUSIONS

Based on the City of Eastvale Municipal Code, the proposed project would require a parking supply of 154 spaces. The proposed project site plan shows a proposed parking supply of 243 parking spaces, resulting in a surplus of 89 parking spaces. Based on the parking assessment, the proposed parking supply would adequately accommodate the forecasted parking demand of the proposed project.



Source: Nearmap, 2024

FIGURE 1: Project Vicinity Map
7657 Selby Avenue Residential Project, City of Eastvale

Not to scale



Source: BCT Development, 2025

FIGURE 2: Conceptual Site Plan
Selby Avenue Residential Project, City of Eastvale

Not to scale

TABLE 1
SUMMARY OF PARKING REQUIREMENTS
EASTVALE SELBY RESIDENTIAL PROJECT

Building / Use	Unit	Quantity	Parking Code[1,2]	Required Parking
Single-family Residential	DU	39	2.00	78
Attached Accessory Dwelling Unit	DU	38	1.00	38
Detached Accessory Dwelling Unit	DU	38	1.00	38
			TOTAL Parking Required	154
			TOTAL Parking Provided	243
			Parking Surplus (Deficit)	89

[1] Source: City of Eastvale Municipal Code, Section 120.05.060

[2] Source: City of Eastvale Municipal Code, Section 120.04.010

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 39264 TO SUBDIVIDE A 6.17 ACRE NET ACRES INTO 39 SINGLE FAMILY RESIDENTIAL LOTS, ONE (1) RECREATION CENTER LOT, AND SIX (6) LETTER LOTS AND THE MASTER BUILDING ARCHITECTURE AND SITE PLANNING OF THE NEW CHERRY TREE RESIDENTIAL COMMUNITY ON REAL PROPERTY LOCATED NORTH OF CHANDLER STREET, SOUTH OF WALTERS STREET, EAST OF HALL AVENUE, AND WEST OF SELBY AVENUE, ASSESSOR'S PARCEL NUMBERS 144-110-028 THROUGH -30.

WHEREAS, the applicant, BCT Dev Acquisition Co., LLC filed an application for Vesting Tentative Tract Map No. 39264 as part of Project No. PLN24-20092, to subdivide 6.17 net acres of land into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots for the purposes of private streets and common open space, along with the master building and site planning of the new 39 unit residential community located north of Chandler Street, South of Walters Street, East of Hall Avenue, and West of Selby Avenue, Assessor's Parcel Number 144-110-028 through -30; and

WHEREAS, the proposed application (Project No. PLN24-20092) is considered a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in a Section 15183 Exemption Report and the General Plan Environmental Impact Report (State Clearinghouse No.2022080090), because the implementation of the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is necessary; however, a Notice of Exemption will be filed following any action taken on the project; and

WHEREAS, the Housing Accountability Act (HAA) provides that "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan." In such cases, the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning district that is consistent with the general plan; and

WHEREAS, the R-3 (General Residential) zoning designation is consistent with the general plan land use designation for the property of Chandler Policy Area and the objective standards and criteria applicable within the R-3 district will apply to the project; and

WHEREAS, in accordance with state law, on June 8, 2025, the City of Eastvale Planning Department published a legal notice in compliance with state law concerning Project No. PLN24-20092 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on June 18, 2025. In addition, June 5, 2025, a public hearing notice was mailed to each property owner and commercial tenant within a 600-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission meeting for Project No. PLN24-20092; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on June 18, 2025, at which public testimony was received concerning Project No. PLN24-20092, and at which time the Commission considered proposed Project No. PLN24-20092.

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

SECTION 1. FINDINGS FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the California Environmental Quality Act, including Public Resources Code Sections 21080(e) and 21082.2, and based on the record and/or as provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (SCH # 2022080090), no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project. A Section 15183 Exemption Report was prepared for the project supporting this conclusion, a copy of which is included in the record for this project and incorporated herein by reference. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15183.

SECTION 2. FINDINGS FOR VESTING TENTATIVE TRACT MAP NO. 39264

Pursuant to Eastvale Subdivision Ordinance No. 460, the staff report dated June 18, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: Vesting Tentative Tract Map No. 39264 is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed project and its design and improvements will be consistent with the Chandler Policy Area designation of the General Plan and are otherwise consistent with all other elements of the General Plan and any applicable specific plans. The proposed subdivision of land will create 39 single family residential lots, one (1) recreational lot, and six (6) letter lots for private street and open space purposes consistent with the various provisions of the General Plan. The Chandler Policy Area allows for the development of single-family residential development with a maximum density of eight (8) dwelling units per acre. Therefore, the proposed project would be consistent with the General Plan designation for the site with the application of State Density Bonus Law and will further the objectives of the General Plan. Finally, the proposed project would be consistent with the surrounding area and is consistent with the General Plan and Zoning to the extent permittable under the provisions of the HAA and State Density Bonus Law.

Finding 2: The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed project is designed to meet all City standards applicable to residential development within the Chandler Policy Area land use designation and R-3 zoning district, except where a waiver is being granted pursuant to the State Density Bonus law, including street widths, drainage, utilities, lot size and configuration, grading, required dedications and providing satisfactory pedestrian and vehicular circulation, emergency vehicle access and on- and off-site public improvements.

Finding 3: The site is physically suitable for the type and proposed density of development.

Evidence: The site is physically suitable for the type and density of the proposed development. The proposed site consists of approximately 6.17-acres of land and is physically suitable for the proposed development, where access to the site will be from Selby Avenue. The current General Plan land use designation of the project site is Chandler Policy Area, which applies to residential areas characterized by single-family housing. The General Plan density would allow up to 8 dwelling units per acres (du/ac). The proposed density is 6.3 du/ac, which would be permitted. The applicant has submitted a conceptual development plan which illustrates that single-family dwelling units can be constructed on this 6.17-acre site without adversely affecting the health, safety, or welfare of anyone who will live within the development or anyone living within the surrounding community. Further, the infrastructure and utilities either already serve the site or can be readily expanded to serve the site, and there are no intractable topographical peculiarities associated with the physical character of the property

that may prevent the development of thirty-nine (39) lots with single family dwellings, one (1) recreational lot, and six (6) letter lots for private street and open space purposes.

Finding 4: The design of the subdivision or proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: A Biological Resources assessment dated May 2025 and Western Riverside County MSHCP Consistency Determination dated April 11, 2025, were prepared for the proposed project. In said documents no native plant communities or natural communities of special concern were observed on or adjacent to the project site. Further no burrowing owls or signs were observed. No special-status wildlife species were observed on-site during the field investigation. However, site development conditions such as biological resource monitoring, preconstruction nesting bird surveys, preconstruction Burrowing Owl surveys, Kangaroo Rat Mitigation Fees, and implementing best management practices were identified and conditioned on the project to avoid or mitigate any potential significant effects on the environment to a point below the threshold of significance. As conditioned, the project will not have a significant effect on the environment or substantially and avoidably injure fish or wildlife or their habitat.

Finding 5: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance to the extent permitted under the HAA. Accordingly, the subdivision and improvements will comply with all applicable local, state, and federal laws to ensure the public's general health, safety, and welfare.

Finding 6: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Evidence: The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. Upon review of the project by the Engineering Division, there is no, known conflict with any easements, or right-of-ways an all in-tract streets are to be private streets with access easements for emergency personnel only.

SECTION 3. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN24-20053

The criteria and required findings for a Major Development Review are outlined in Section 120.02.010 "Development Review." The Planning Commission may approve a Major Development Review, with or without conditions, only after first making specific findings. The required findings and an analysis of the merits of the Major Development Review application are listed below:

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

Evidence: The General Plan land use designation of the proposed site is Chandler Policy Area. The Chandler Policy Area land use designation allows for the development of single-family residential development with a maximum density of eight (8) dwelling units to the acre. The proposed project would be consistent with the surrounding area and is consistent with the General Plan designation and Zoning to the extent permittable under the provisions of Senate Bill 330.

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

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and has been designed to satisfy the General Plan design policies. The project has been designed with high-quality urban design, architecture, and landscaping, that includes common open space, as well as landscaping along the proposed streets and common areas. Finally, the project has been designed to meet the requirements and development standards of the Eastvale Zoning Code to the extent permitted under the provisions of Senate Bill SB 330.

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

Evidence: The architectural theme of the proposed single-family residential units are consistent with the surrounding neighborhoods in terms of character, scale, and quality. These standards focus on high quality design and articulation to provide visual interest and variety (both vertically and horizontally). The building includes window shutters, window metal details, ornamental tiles, wood siding, pronounced windowsills and shelves, arch details, rafter tails,

wooden corbels and posts, and metal awnings as examples of the variation of materials designed to complement the exterior plaster and building finishes. Thus, the proposed design is consistent with the Eastvale Zoning Code and the General Plan.

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

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal. As conditioned, the project will include sidewalks and pedestrian connections that will not create conflicts with motorized vehicles.

Finding 5: If the project is located within the Chino Airport influence area, the proposed project is consistent with the most recently adopted version of the airport land use compatibility plan.

Evidence: The project is not located within the Chino Airport Influence Area.

SECTION 4. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Finding: The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP).

Evidence: The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 4 above, the Planning Commission of the City of Eastvale hereby approves PLN24-20092 Vesting Tentative Tract Map 39264 and Major Development Review, subject to the attached conditions of approval and directs the Community Development Director to file a Notice of Determination with the County of Riverside Clerk's Office within five (5) days of the approval date.

PASSED, APPROVED AND ADOPTED this 18th day of June 2025**.**

_____

Josh Lee
Chair

APPROVED AS TO FORM:

_____

Chad Herrington
Assistant City Attorney

ATTEST:

_____

Jessica Cooper
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 18th day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jessica Cooper
Senior Management Analyst

CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. 24-20092 – Vesting Tentative Tract Map (VTTM) No. 39264 to subdivide 6.17 acres into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots for private streets and common area purposes. The project site is located at 144-110-028 through -30, located at the northwest corner of Selby Avenue and Redwood Valley Road.				
Assessor's Parcel Number: 144-110-028 through -30				
Planning Commission Approval Date:				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or	Ongoing	Planning Division	

	approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Any approval shall not be final until and unless the applicant's deposit account with Planning has a balance of at least **$5,000** at the time that the applicant signs these conditions of approval (per **Condition No. 1**) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the **City of Eastvale** and include **Project No. PLN24-20092** on the check. Applicant shall provide payment to cover staff time toward any environmental review or the California Environmental Quality Act (CEQA) review for PLN24-20092.	Ongoing	Planning Division	
4.	In compliance with Section 15075 of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Determination (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The NOE shall include the required California	Five (5) days from project approval	Planning Division	

	Department of Fish and Wildlife (CDFW) (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee.			
5.	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least **$10,000** to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Ongoing	Public Works Department	
6.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Vesting Tentative Tract Map permit.	Ongoing	Planning Division	
7.	Vesting Tentative Tract Map 39264 is granted for a period of two (2) years, until **June 18, 2027**, at which time said Map shall expire unless prior to the expiration date, either the final map has recorded or a written request for time extension, accompanied by the appropriate fee, is received by the	Ongoing	Planning Division	
8.	Development shall occur substantially as shown on the plans approved by the City Council and on file with the Community Development Department. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	Ongoing	Planning Division	
9.	All applicable Major Development Review conditions of approval (PLN24-20092) shall be incorporated herein by reference.	Ongoing	Planning Division	

10.	Final lot configurations shall be reviewed and approved by the Community Development Director and City Engineer prior to recordation of any portion of Vesting Tentative Tract Map 39264.	Ongoing	Planning and Public Works Divisions	
11.	The project shall conform to the requirements of Senate Bill (SB) 330 Housing Crisis Act of 2019.	Ongoing	Planning Division/City Attorney's Office	
12.	Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.	Ongoing	Planning, Public Works, and Building Divisions	
Prior to Map Recordation				
13.	**VTTM No. 39264** is approved as shown on the Vesting Tentative Map submitted to the Planning Division and as approved by the APPROVING AUTHORITY, subject to conditions of approval and the City of Eastvale Municipal Code, as applicable.	Prior to Map Recordation	Planning Division	
14.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval	Prior to Map Recordation	Public Works Department	
15.	Dedicate City Engineer approved additional right-of-way along the entire frontage is to be required to provide a property line at ultimate right-of-way in accordance with the City General Plan, any applicable Specific Plan and/or as requested by the City Engineer.	Prior to Map Recordation	Public Works Department	
16.	A Tract Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel	Prior to Map Recordation	Public Works Department	

	Map to the Engineering Division as part of the review of the Map. **The Parcel Map shall be approved by the City Council prior to issuance of building permits.**			
17.	Monumentation bond shall be posted with the City	Prior to Map Recordation	Public Works Department	
Notes on Grading and Construction Plans to be Implemented During Construction				
18.	To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	To be Implemented by the Applicant During Construction	Planning Division	
Prior to Issuance of Grading Permit				
19.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to Issuance of Grading Permit	Public Works Department	
20.	Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer including but not limited to MSCHP fees and grading permit fees	Prior to Issuance of Grading Permit	Public Works Department	
21.	Grading in excess of 199 cubic yards will require performance security to be posted with the City	Prior to Issuance of Grading Permit	Public Works Department	
22.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Issuance of Grading Permit	Public Works Department	
23.	Submit a California civil engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is	Prior to Issuance of Grading Permit	Public Works Department	

DRAFT

	required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.			
24.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Eastvale, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading/Paving Plan.	Prior to Issuance of Grading Permit	Public Works Department	
25.	Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6-foot-high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"	Prior to Issuance of Grading Permit	Public Works Department	
26.	A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification	Prior to Issuance of Grading Permit	Public Works Department	

	(WDID) number shall be provided to the City Engineer. The General Construction Permit requires the developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction			
27.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading/paving plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading/Paving Plan.	Prior to Issuance of Grading Permit	Public Works Department	
28.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention, or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.	Prior to Issuance of Grading Permit	Public Works Department	

DRAFT

29.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.	Prior to Issuance of Grading Permit	Public Works Department	
30.	**SDC BIO-1:** Migratory Bird Treaty Act and Fish and Game Code Compliance. Vegetation within and surrounding the project site has the potential to provide refuge cover from predators, perching sites and favorable conditions for avian nesting that could be impacted by construction activities associated with the project. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey should be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. Consequently, if avian nesting behaviors are disrupted, such as nest abandonment and/or loss of reproductive effort, it is considered "take" and is potentially punishable by fines and/or imprisonment. If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-	Prior to Grading Permit Issuance and During Construction	Planning Division	

DRAFT

	construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.			
31.	**SDC BIO-2**: Burrowing Owl Pre-Construction Clearance Survey. A 30-day pre-construction burrowing owl survey shall be conducted prior to any ground disturbing activities to avoid direct take of burrowing owls, in accordance Objectives 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).	Prior to Issuance of Grading Permit	Planning Division	
32.	**SDC CUL-1:** In the event that cultural resources (archaeological or historical) are inadvertently unearthed or encountered during excavation and grading activities, all work within 60 ft of the find shall cease and an archaeologist that meets Secretary of Interior professional qualifications in archaeology and the consulting Tribes, if any, shall be contacted. The archaeologist shall record the and evaluate the resource for potential significance. The lead agency shall consult with the consulting Tribes, if any, regarding	Prior to Issuance of Grading Permit and During Construction	Planning Division	

	the significance of the resource and its potential as a Tribal Cultural Resource (TCR) under CEQA. Should the archaeologist and/or consulting Tribes have concerns that the find is potentially significant, the archaeologist shall prepare a mitigation plan for review and approval by the lead agency and any consulting Tribes. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to State CEQA Guidelines Section 15064.5 shall be followed.			
33.	**SDC CUL-2:** If human remains are encountered during the undertaking, California State Health and Safety Code Section 7050.5 states that excavation shall stop and no further disturbance shall occur within 100 feet of the discovery until the County Coroner has made a determination of origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery within 48 hours of notification. If the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the landowner or his/her authorized representative rejects the recommendation, the human remains and associated items will be interred on the property with appropriate dignity in a location that will not be subject to future disturbance.	Prior to Grading Permit Issuance and During Construction	Planning Division	
34.	**SDC HAZ-1:** Prior to the demolition of any structures on the Property, a lead-based paint and asbestos survey should be	Prior to Grading Permit Issuance and Prior to	Planning Division	

DRAFT

	performed on the existing structures. If the observed water well is not to be retained for a future beneficial purpose, it should be decommissioned in conformance with local and state regulations. The empty tanks, drums, stockpiles, and debris should be removed from the Property prior to development.	Demolition of Any Structures		
35.	Prior to the issuance of a grading permit, the project applicant shall prepare and submit a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis report to the City of Eastvale to document the project's consistency with the goals, objectives, and requirements of the MSHCP.	Prior to Issuance of Grading Permit	Planning Division	Complete (Letter Dated April 11, 2025)
36.	The developer shall pay the appropriate drainage impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to the Issuance of Grading Permit	Public Works Department	
37.	The developer shall obtain coverage under the appropriate NPDES General Construction Permit for storm water discharges associated with construction activities. Order No. 99-08-DWQ, NPDES No. CAS000002.	Prior to the Issuance of Grading Permit	Public Works Department	
38.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day, and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.	Prior to the Issuance of Grading Permit	Public Works Department	
39.	Street names shall be approved by the Community Development Director prior to issuance of grading permit. Suggested street names and alternatives shall be submitted in writing to the	Prior to Issuance of Grading Permit	Planning Division	

	Community Development Director for approval. Phonic similarity with existing street names should be avoided.			
40.	The applicant shall be responsible for creating a proposed addressing list and exhibit for review and approval by the Community Development Director, prior to issuance of grading permit. Addresses shall be suggested for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Issuance of Grading Permit	Planning Division	
Prior to Issuance of Encroachment Permit				
41.	The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. The pavement section may be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to Issuance of Encroachment Permit	Public Works Department	
42.	Traffic Control Plan prepared by a licensed civil/traffic engineer shall be submitted to the City Engineer for review and approval	Prior to Issuance of Encroachment Permit	Public Works Department	
Prior to Issuance of Building Permit				
43.	Major Development Review shall be accomplished for development of Vesting Tentative Tract Map 39264.	Prior to issuance of Building Permits	Planning Division	
44.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), ADP, Road Bridges Benefit District (RBBD) Fees, MSHCP, Quimby (parkland in-lieu) Fee, and City Development Impact Fees as consistent with the Government Code.	Prior to issuance of Building Permits	Planning, Public Works, and Building Division	

45.	Building permits shall not be issued until final map has been recorded with the Riverside County Recorder's Office Prior to Issuance of Building Permit Building and Planning	Prior to issuance of Building Permits	Planning and Building Division	
46.	The project applicant is required to pay school impact fees. California Government Code Section 65996 indicates that payment of school impact fees is considered full mitigation for project impacts to a school district. Note: A Certificate of Compliance is provided to the City to show proof of compliance of owner/building for project.	Prior to issuance of Building Permits	Corona Norco Unified School District and Building Divisions	
47.	The project applicant will be required to comply with the recommendations of the Riverside County Waste Management Department and all federal, State, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991.	Prior to issuance of Building Permits	Waste Management	
48.	The project applicant, developer, or successor in interest shall provide written verification that the Jurupa Community Services District can and will provide potable water service to the project.	Prior to issuance of Building Permits	Building Divisions	
49.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.	Prior to issuance of Building Permits	Building Division	
50.	Submit California registered civil engineer prepared street improvement plans to the Engineering Division for review and approval. Unless otherwise approved, the street improvement plans	Prior to issuance of Building Permits	Public Works Department	

	shall be approved concurrently with any streetlight, landscape and irrigation, and traffic signal plans. Street plans shall include: a. Right-of-way dedication consistent with the Riverside County Standard 107 improvements including curb, gutter, sidewalk, landscaping, drive approaches, and curb ramps in compliance with ADA requirements and Riverside County Standard Plans and Specs. b. Any necessary power pole undergrounding. c. Utility Improvements. d. Striping and signage plan. e. Storm drain improvement plan.			
51.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to issuance of Building Permits	Public Works Department	
52.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.	Prior to issuance of Building Permits	Public Works Department	
53.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be	Prior to issuance of Building Permits	Public Works Department	

DRAFT

	Public Works Staff recorded at the San Bernardino County Recorder's Office prior to issuance of a Certificate of Occupancy.			
54.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to construction of any building foundation.	Prior to issuance of Building Permits	Public Works Department	
55.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD	Prior to issuance of Building Permits	Public Works Department	
56.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD approved prior to issuance of any building permits.	Prior to issuance of Building Permits	Public Works Department	
57.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to issuance of Building Permits	Public Works Department	
58.	The developer is required to pay Traffic Impact Analysis (TIA) Project Fair Share Contribution fees.	Prior to issuance of Building Permits	Public Works Department	
59.	This project will be subject to compliance with district rules, regulations, conditions, and requirements and payment of appropriate fees, including park fees for multi-family residential projects and water and sewer capacity charges for the future accessory dwelling units.	Prior to issuance of Building Permits	Jurupa Community Services District	
60.	The proposed project will require a water study, including a computer hydraulic analysis, to determine the most effective way to serve the project. The study shall provide connection options and provide facility requirements to serve the development. Based upon the results of the study, the developer will be required to construct the required improvements delineated in the study. The applicant	Prior to issuance of Building Permits	Jurupa Community Services District	

	must provide the District with fire flow requirements from the Riverside County Fire Department to determine the adequacy of the existing water system. The District will require a second point of connection for this project. The project also requires the implementation of JCSD's new AMI meter technology and program. Sewer service is available from an existing 12-inch diameter VCP sewer line in Selby Avenue. According to atlas maps and current planning documents, the sewer line is fronting the property. Gravity flow to the existing sewer line is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of wastewater generated by the project. The proposed project will be required to participate in the final adopted program to provide a recycled water supply source and related infrastructure improvements for parks and greenbelt areas.			
61.	A Final Site Plan of Development shall be approved prior to the issuance of any building permits. The Final Site Plan of Development shall include but is not limited to the following: a. Master home plans and elevations. b. Dimensioned site plan showing, but not limited to, the following: o Setbacks o Attractive, walkways and/or design features at paseos o Location of mailboxes o Pet waste disposal stations c. Final grading plan	Prior to Issuance of Building Permit	Planning Division	

DRAFT

	d. Landscape and irrigation plans for private, common, and public areas e. Wall and fence plans f. Photometric Lighting Plan to ensure proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting			
62.	Submit photometric of street lighting. All lights shall be Edison LS-3 tariff and utilize General Electric Evolve LED luminaires per City Specifications. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters early in the process to avoid delays. The developer must pay for the electrical service of new meter pedestals installed until such time the improvements have been accepted and the underlying property is annexed into LMD/CFD.	Prior to Issuance of Building Permits	Public Works Department	
63.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board, submitted as part of this application and as approved by the Planning Commission.	Prior to Issuance of Building Permits	Planning Division	
64.	Any future modification to the building colors or architectural style approved by the Planning Commission shall be subject to review and approval by the Community Development Director. At the Community Development Director's discretion, proposed color or architectural style modifications may be referred to the Planning Commission for Major Development Review approval.	Prior to Issuance of Building Permits	Planning Division	
65.	Final plotting of homes on lots within Major Development Review (PLN24-20092) shall be subject to review and approval by the Planning Division.	Prior to Issuance of Building Permits	Planning Division	

66.	Any future entry monumentation into the development of Vesting Tentative Tract Map 39264 shall be subject to review and approval by the Community Development Director and the City Traffic Engineer prior to issuance of a building permit.	Prior to Issuance of Building Permits	Planning Division	
Prior to Issuance of Certificate of Occupancy				
67.	As a For-Rent project, rental rule disclosures shall be provided to the Community Development Director and City Engineer for review and approval. In the event the property is sold to individual owners: A copy of the covenants, conditions, and restrictions (CC&R's) shall be prepared and submitted to the Community Development Director and City Engineer for review and approval, prior to CC&R execution and sale of properties. Provisions requiring the following parking management practices shall be incorporated into the final, recorded CC&Rs or applicable site rental disclosures. These parking management practices shall be applicable throughout the life of the project: • Requiring onsite parking permits (such as stickers or hangtags) for any parking in the surface guest parking spaces; • Policies for maximum times vehicles may be parked in the surface guest spaces; • Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parked in surface guest parking without a sticker, hangtag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed;	Prior to Issuance of Certificate of Occupancy	Planning Division	

DRAFT

	• Policies prohibiting the parking, storage, or driving of commercial vehicle, RV, boat, trailer, ATV, golf cart, or similar vehicle on-site, • Policies requiring all garages be used for the sole purpose of housing parked vehicles (i.e., not for storage purposes); and • Policies authorizing routine garage inspections to ensure garages are available for vehicle parking.			
68.	Applicant shall include notification within the CC& R's as well as within the project sales office informing potential homeowners that landscaping within City or H.O.A.-maintained areas is not to be modified in any way by the homeowner, without express authorization by the entity (either the City or H.O.A) responsible for maintain said landscape.	Prior to Issuance of Certificate of Occupancy	Planning Division	
69.	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one (1) year landscape maintenance period.	Prior to issuance of Certificate of Occupancy	Public Works Department	
70.	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to issuance of Certificate of Occupancy	Public Works Department	
71.	All existing overhead utility lines shall be undergrounded within the project frontage(s). Utility undergrounding shall extend to the nearest off-site power pole. Unless City Engineer approved, no new power poles shall be installed. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Precise Grading/Paving Plan, informing the City that they have been notified of the City's utility undergrounding	Prior to issuance of Certificate of Occupancy	Public Works Department	

	requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.			
72.	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to issuance of Certificate of Occupancy	Public Works Department	
73.	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to issuance of Certificate of Occupancy	Public Works Department	
74.	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to issuance of Certificate of Occupancy	Public Works Department	
75.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to issuance of Certificate of Occupancy	Public Works Department	
76.	Remove existing, and construct new pavement with along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to issuance of Certificate of Occupancy	Public Works Department	
77.	Construct an Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with	Prior to issuance of Certificate of Occupancy	Public Works Department	

DRAFT

	the General Plan, any Specific Plan, the City of Eastvale Standard Drawings, subject to the approval of the City Engineer.			
78.	Construct a City Engineer approved commercial driveway approach for the main entrance on Selby in accordance with City of Eastvale Standard Drawings. The emergency vehicle access driveway approach on Selby shall be constructed as a limited access curb to discourage use, the top of "X" shall be a minimum 5 feet from the property line. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.	Prior to issuance of Certificate of Occupancy	Public Works Department	
79.	Construct a commercial drive approach that meets current California State Accessibility standards and county standard 207A. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.	Prior to issuance of Certificate of Occupancy	Public Works Department	
80.	Install conduit for fiber optic along the Selby frontage per City's standard	Prior to issuance of Certificate of Occupancy	Public Works Department	
81.	The developer shall be responsible for coordinating with Riverside Transit Authority (RTA) regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest RTA bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the RTA Shelters. The developer shall submit to Public Works verification from RTA acknowledging concurrence with the existing, proposed,	Prior to issuance of Certificate of Occupancy	Public Works Department	

	and future bus stop improvements in conformance with the Premium Shelter design guidelines.			
82.	A site directory and map which outlines each unit and unit number should be installed at each ingress / egress location.	Prior to Issuance of Certificate of Occupancy	Riverside County Sheriff Department	
Ongoing/ General Conditions				
83.	The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)	Ongoing	Building Division	
84.	All construction shall comply with the most recently adopted City and State building codes: 2022 California Building Code 2022 California Residential Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Fire Code 2022 California Green Code	Ongoing	Building Division	
85.	Special Inspections- As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704. Please contact the Building Division at the time of plan submittal to obtain an application for special inspections.	Ongoing	Building Division	

DRAFT

86.	No obstruction shall be placed on any existing easement. An approval document from easement holders shall be required for any easement encroachment.	Ongoing	Public Works Department	
87.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
88.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
89.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
90.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accord by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.	Ongoing	Public Works Department	
91.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
92.	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance	Ongoing	Public Works Department	

	with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.			
93.	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the latest California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.	Ongoing	Public Works Department	
94.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	Ongoing	Public Works Department	
95.	Project runoff shall be directed to a safe point of discharge. Any additional easement that may be necessary to accomplish such shall be obtained prior to issuance of grading permit. The applicant shall submit a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the Riverside County Flood Control District. All storm water quality treatment devices shall be located outside of the ultimate public right-of-way. The applicant	Ongoing	Public Works Department	

	shall design the storm water quality treatment devices to accommodate all project runoff, ensuring post-construction flow rate, volumes, velocity, and duration do not exceed pre-construction levels, in accordance with City of Eastvale's Hydrology Manual, Storm water Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These best management practices shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.			
96.	All connection to flood control facilities shall be reviewed and permitted by the Riverside County Flood Control and Water Conservation District, and shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.	Ongoing	Public Works Department	
97.	The developer shall prepare and submit to the City for review and approval all required development plans including but not limited to Grading (Rough and/or Precise), Street Improvement, Street Light, Storm Drain, Traffic Signal, and Striping and Signing. All applicable processing and review fees and/or deposits shall be submitted with the first plan submittal.	Ongoing	Public Works Department	
98.	No grading shall be performed without prior issuance of a grading permit by the City.	Ongoing	Public Works Department	
99.	All grading shall conform to the California Building Code and to all other relevant laws, rules, and regulations governing grading in the City of Eastvale. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Public Works/Engineering Department.	Ongoing	Public Works Department	
100	All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer.	Ongoing	Public Works Department	

DRAFT

101	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	Ongoing	Public Works Department	
102	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded accordingly. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	Ongoing	Public Works Department	
103	If soil is encountered during site development that is suspected of being contaminated by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to the County of Riverside Department of Environmental Health, and the appropriate response/remedial measures will be implemented, as directed by County of Riverside Department of Environmental Health, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a "no-further-action" status is attained. Fill material imported from other areas shall be tested to assess that it is suitable to be used as fill, including testing for unsafe levels of hazardous materials, prior to placement on-site.	Ongoing	Public Works Department	
104	Outdoor furniture and amenities must at all times be properly secured and confined within Lot 40 of Vesting Tentative Tract Map 39264 and shall not impact the safety of other users or obstruct pedestrian or vehicular circulation.	Ongoing	Code Enforcement Division	

DRAFT

105	Lot 40 and common areas of Vesting Tentative Tract Map 39264 shall be maintained in sound and aesthetically acceptable conditions, to the satisfaction of the Community Development Director. Landscaping shall remain in a healthy and thriving condition at all times and all amenities provided shall be free of graffiti, safe to use, and in good working order at all times. Further, the area shall be kept tidy and free of all debris.	Ongoing	Code Enforcement Division	

DRAFT

CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PLN24-20092 – Major Development Review for the construction of 39 single family detached residential units and a recreational lot on Vesting Tentative Tract Map 39264.				
Assessor's Parcel Number: 144-110-028 through -30				
Planning Commission Approval Date:				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. _____ Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities	Ongoing	Planning Division	

	thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Any approval shall not be final until and unless the applicant's deposit account with Planning has a balance of at least **$5,000** at the time that the applicant signs these conditions of approval (per **Condition No. 1**) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the **City of Eastvale** and include **Project No. PLN24-20092** on the check. Applicant shall provide payment to cover staff time toward any environmental review or the California Environmental Quality Act (CEQA) review for PLN24-20092.	Ongoing	Planning Division	
4.	In compliance with Section 15075 of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Determination (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The NOE shall include the required California Department of Fish and Wildlife (CDFW) (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee.	Five (5) days from project approval	Planning Division	

5.	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least **$10,000** to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Ongoing	Public Works Department	
6.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Major Development Review permit.	Ongoing	Planning Division	
7.	Approval of Major Development Review (PLN24-20092) shall lapse and become void as of June 18, 2027, unless building permits have been issued and construction is commenced and diligently pursued towards completion on the structures that are the subject of Major Development Review (PLN24-20092), or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
8.	Approval of Major Development Review (PLN24-20092) is contingent upon approval of Vesting Tentative Tract Map 39264. Failure to approve Tentative Tract Map 39264 shall render any approval of Major Development Review (PLN24-20092) null and void.	Ongoing	Planning Division	
9.	All applicable Vesting Tentative Tract Map 39264 conditions of approval (PLN24-20092) shall be incorporated herein by reference.	Ongoing	Building, Planning, and Public Works Department	
10.	Major Development Review (PLN24-20092) is for the site planning and architecture of 39 single-family residential dwellings within Tract 39264 along with one (1) recreation center lot, and six (6) letter lots (A through F) for the purposes of private streets and common areas.	Ongoing	Planning Division	

11.	The project shall conform to the requirements of Senate Bill (SB) 330 Housing Crisis Act of 2019.	Ongoing	Planning Division/City Attorney's Office	
Prior to Map Recordation				
12.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval	Prior to Map Recordation	Public Works Department	
13.	Dedicate City Engineer approved additional right-of-way along the entire frontage is to be required to provide a property line at ultimate right-of-way in accordance with the City General Plan, any applicable Specific Plan and/or as requested by the City Engineer.	Prior to Map Recordation	Public Works Department	
14.	A Tract Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.	Prior to Map Recordation	Public Works Department	
15.	Monumentation bond shall be posted with the City	Prior to Map Recordation	Public Works Department	
Notes on Grading and Construction Plans to be Implemented During Construction				
16.	The cover sheet of the building construction drawings shall include a blue line print of the City's conditions of approval and shall be attached to each set of plans submitted for City approval	On Going	Planning Division	

DRAFT

17.	The Title Sheet of the plans shall include: Occupancy Group Occupant Load Description of use Type of Construction Height of Building Floor area of buildings(s) and/or occupancy group(s)	On Going	Building Division	
18.	Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan.	On Going	Building, Planning, and Public Works Department	
19.	All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.	On Going	Building, Planning, and Public Works Department	
20.	The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictions for toilets, low consumptions light fixtures, and insulation, and shall use to the extent feasible drought tolerant landscaping.	On Going	Building Divisions	
21.	A design professional will be required at the time of construction drawings, to prepare plans for proposed improvements per the Building and Professions Code.	On Going	Building Divisions	
22.	A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose,	To be Implemented by the Applicant	Building and Public Works Department	

DRAFT

	health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	During Construction		
23.	All clearing, grading, earthmoving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
24.	The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project site are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
25.	The contractor shall ensure that traffic speeds on unpaved roads and in project site areas are reduced to 15 mph or less.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
26.	In order to limit the volatile organic compound (VOC) content of architectural coatings used in the SCAB, architectural coatings shall be no more than a low VOC default level of 50 grams per liter (g/L) unless otherwise specified in the SCAQMD Table of Standards.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
27.	The project shall comply with the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, as well as with the 2022 California Building Code (CBC), which includes specific design measures intended to maximize structural stability in the event of an earthquake. Construction of the project shall also be required to comply with current seismic design parameters and all other	To be Implemented by the Applicant During Construction	Building Division	

DRAFT

	recommendations as contained in the Geotechnical Evaluation to ensure structural integrity in the event of an earthquake.			
28.	The project shall comply with the California Building Code and the City of Eastvale's grading requirements in Eastvale Municipal Code Section 130.08.040, *Street Grades*, and subject to the approval of the City Engineer.	To be Implemented by the Applicant During Construction	Building Division	
29.	The project shall comply with all recommendations contained in the project-specific Geotechnical Evaluation.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
30.	The project will be subject to the general sound level standards and regulations of Eastvale Municipal Code Chapter 8.52, *Noise Regulations*	To be Implemented by the Applicant During Construction	Planning and Code Enforcement Divisions	
31.	As an infill development site, construction will be occurring within a noise-sensitive environment. In accordance with Municipal Code requirements, any construction or maintenance activity on real property which may disturb the peace and comfort of inhabitants of the neighborhood or comfortable enjoyment of life and property is prohibited between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. and 7:00 a.m. during the months of October through May, unless said work is of an emergency nature or a prior permit has been obtained from the Community Development Director.	To be Implemented by the Applicant During Construction	Planning and Code Enforcement Division	
32.	To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	To be Implemented by the Applicant	Planning Division	

DRAFT

		During Construction		
Prior to Issuance of Grading Permit				
33.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to Issuance of Grading Permit	Public Works Department	
34.	Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer including but not limited to MSCHP fees and grading permit fees	Prior to Issuance of Grading Permit	Public Works Department	
35.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	Prior to Issuance of Grading Permit	Public Works Department	
36.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Issuance of Grading Permit	Public Works Department	
37.	Submit a California civil engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.	Prior to Issuance of Grading Permit	Public Works Department	
38.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Eastvale, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site	Prior to Issuance of Grading Permit	Public Works Department	

	Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading/Paving Plan.			
39.	Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6-foot-high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"	Prior to Issuance of Grading Permit	Public Works Department	
40.	A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer. The General Construction Permit requires the developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction	Prior to Issuance of Grading Permit	Public Works Department	
41.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading/paving plan for the proposed development. A copy of the Geotechnical/Soils Report shall be	Prior to Issuance of Grading Permit	Public Works Department	

	submitted to the Engineering Division with the first submittal of the Precise Grading/Paving Plan.			
42.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention, or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.	Prior to Issuance of Grading Permit	Public Works Department	
43.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.	Prior to Issuance of Grading Permit	Public Works Department	
44.	**SDC BIO-1:** Migratory Bird Treaty Act and Fish and Game Code Compliance. Vegetation within and surrounding the project site has the potential to provide refuge cover from predators, perching sites and favorable conditions for avian nesting that could be impacted by construction activities associated with the project. Nesting birds	Prior to Grading Permit Issuance and During Construction	Planning Division	

DRAFT

	are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey should be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. Consequently, if avian nesting behaviors are disrupted, such as nest abandonment and/or loss of reproductive effort, it is considered "take" and is potentially punishable by fines and/or imprisonment. If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the			

	construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.			
45.	**SDC BIO-2**: Burrowing Owl Pre-Construction Clearance Survey. A 30-day pre-construction burrowing owl survey shall be conducted prior to any ground disturbing activities to avoid direct take of burrowing owls, in accordance Objectives 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).	Prior to Issuance of Grading Permit	Planning Division	
46.	**SDC CUL-1:** In the event that cultural resources (archaeological or historical) are inadvertently unearthed or encountered during excavation and grading activities, all work within 60 ft of the find shall cease and an archaeologist that meets Secretary of Interior professional qualifications in archaeology and the consulting Tribes, if any, shall be contacted. The archaeologist shall record the and evaluate the resource for potential significance. The lead agency shall consult with the consulting Tribes, if any, regarding the significance of the resource and its potential as a Tribal Cultural Resource (TCR) under CEQA. Should the archaeologist and/or consulting Tribes have concerns that the find is potentially significant, the archaeologist shall prepare a mitigation plan for review and approval by the lead agency and any consulting Tribes. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to State CEQA Guidelines Section 15064.5 shall be followed.	Prior to Issuance of Grading Permit and During Construction	Planning Division	
47.	**SDC CUL-2:** If human remains are encountered during the undertaking, California State Health and Safety Code Section 7050.5 states that excavation shall stop and no further disturbance shall occur within 100 feet of the discovery until the County	Prior to Grading Permit Issuance	Planning Division	

	Coroner has made a determination of origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery within 48 hours of notification. If the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the landowner or his/her authorized representative rejects the recommendation, the human remains and associated items will be interred on the property with appropriate dignity in a location that will not be subject to future disturbance.	and During Construction		
48.	**SDC HAZ-1:** Prior to the demolition of any structures on the Property, a lead-based paint and asbestos survey should be performed on the existing structures. If the observed water well is not to be retained for a future beneficial purpose, it should be decommissioned in conformance with local and state regulations. The empty tanks, drums, stockpiles, and debris should be removed from the Property prior to development.	Prior to Grading Permit Issuance and Prior to Demolition of Any Structures	Planning Division	
49.	Prior to the issuance of a grading permit, the project applicant shall prepare and submit a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis report to the City of Eastvale to document the project's consistency with the goals, objectives, and requirements of the MSHCP.	Prior to Issuance of Grading Permit	Planning Division	Complete (Letter Dated April 11, 2025)

DRAFT

50.	The developer shall pay the appropriate drainage impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to the Issuance of Grading Permit	Public Works Department	
51.	The developer shall obtain coverage under the appropriate NPDES General Construction Permit for storm water discharges associated with construction activities. Order No. 99-08-DWQ, NPDES No. CAS000002.	Prior to the Issuance of Grading Permit	Public Works Department	
52.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day, and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.	Prior to the Issuance of Grading Permit	Public Works Department	
53.	Street names shall be approved by the Community Development Director prior to issuance of grading permit. Suggested street names and alternatives shall be submitted in writing to the Community Development Director for approval. Phonic similarity with existing street names should be avoided.	Prior to Issuance of Grading Permit	Planning Division	
54.	The applicant shall be responsible for creating a proposed addressing list and exhibit for review and approval by the Community Development Director, prior to issuance of grading permit. Addresses shall be suggested for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Issuance of Grading Permit	Planning Division	
55.	Curbs shall be designed to be painted red within 15 feet of all community mailboxes. "No Parking" shall also be painted on the red curbs. Reference municipal code Section 10.20.090. - Community mailboxes.	Prior to Issuance of Grading Permit	Planning Division and Code Enforcement	
Prior to Issuance of Encroachment Permit				

DRAFT

56.	The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. The pavement section may be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to Issuance of Encroachment Permit	Public Works Department	
57.	Traffic Control Plan prepared by a licensed civil/traffic engineer shall be submitted to the City Engineer for review and approval	Prior to Issuance of Encroachment Permit	Public Works Department	
Prior to Issuance of Building Permit				
58.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), ADP, Road Bridges Benefit District (RBBD) Fees, MSHCP, Quimby (parkland in-lieu) Fee, and City Development Impact Fees as consistent with the Government Code.	Prior to issuance of Building Permits	Planning, Public Works, and Building Division	
59.	Building permits shall not be issued until final map has been recorded with the Riverside County Recorder's Office Prior to Issuance of Building Permit Building and Planning	Prior to issuance of Building Permits	Planning and Building Division	
60.	The project applicant is required to pay school impact fees. California Government Code Section 65996 indicates that payment of school impact fees is considered full mitigation for project impacts to a school district. Note: A Certificate of Compliance is provided to the City to show proof of compliance of owner/building for project.	Prior to issuance of Building Permits	Corona Norco Unified School District and Building Divisions	

DRAFT

61.	The project applicant will be required to comply with the recommendations of the Riverside County Waste Management Department and all federal, State, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991.	Prior to issuance of Building Permits	Waste Management	
62.	The project applicant, developer, or successor in interest shall provide written verification that the Jurupa Community Services District can and will provide potable water service to the project.	Prior to issuance of Building Permits	Building Divisions	
63.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.	Prior to issuance of Building Permits	Building Division	
64.	Submit California registered civil engineer prepared street improvement plans to the Engineering Division for review and approval. Unless otherwise approved, the street improvement plans shall be approved concurrently with any streetlight, landscape and irrigation, and traffic signal plans. Street plans shall include: a. Right-of-way dedication consistent with the Riverside County Standard 107 improvements including curb, gutter, sidewalk, landscaping, drive approaches, and curb ramps in compliance with ADA requirements and Riverside County Standard Plans and Specs. b. Any necessary power pole undergrounding. c. Utility Improvements.	Prior to issuance of Building Permits	Public Works Department	

DRAFT

	d. Striping and signage plan. e. Storm drain improvement plan.			
65.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to issuance of Building Permits	Public Works Department	
66.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.	Prior to issuance of Building Permits	Public Works Department	
67.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be Public Works Staff recorded at the San Bernardino County Recorder's Office prior to issuance of a Certificate of Occupancy.	Prior to issuance of Building Permits	Public Works Department	
68.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to construction of any building foundation.	Prior to issuance of Building Permits	Public Works Department	
69.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD	Prior to issuance of Building Permits	Public Works Department	

DRAFT

70.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD approved prior to issuance of any building permits.	Prior to issuance of Building Permits	Public Works Department	
71.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to issuance of Building Permits	Public Works Department	
72.	The developer is required to pay Traffic Impact Analysis (TIA) Project Fair Share Contribution fees.	Prior to issuance of Building Permits	Public Works Department	
73.	This project will be subject to compliance with district rules, regulations, conditions, and requirements and payment of appropriate fees, including park fees for multi-family residential projects and water and sewer capacity charges for the future accessory dwelling units.	Prior to issuance of Building Permits	Jurupa Community Services District	
74.	The proposed project will require a water study, including a computer hydraulic analysis, to determine the most effective way to serve the project. The study shall provide connection options and provide facility requirements to serve the development. Based upon the results of the study, the developer will be required to construct the required improvements delineated in the study. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department to determine the adequacy of the existing water system. The District will require a second point of connection for this project. The project also requires the implementation of JCSD's new AMI meter technology and program. Sewer service is available from an existing 12-inch diameter VCP sewer line in Selby Avenue. According to atlas maps and current planning documents, the sewer line is fronting the property. Gravity	Prior to issuance of Building Permits	Jurupa Community Services District	

DRAFT

	flow to the existing sewer line is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of wastewater generated by the project. The proposed project will be required to participate in the final adopted program to provide a recycled water supply source and related infrastructure improvements for parks and greenbelt areas.			
75.	A Final Site Plan of Development shall be approved prior to the issuance of any building permits. The Final Site Plan of Development shall include but is not limited to the following: a. Master home plans and elevations. b. Dimensioned site plan showing, but not limited to, the following: o Setbacks o Attractive, walkways and/or design features at paseos o Location of mailboxes o Pet waste disposal stations c. Final grading plan d. Landscape and irrigation plans for private, common, and public areas e. Wall and fence plans f. Photometric Lighting Plan to ensure proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting	Prior to Issuance of Building Permit	Planning Division	
76.	Submit photometric of street lighting. All lights shall be Edison LS-3 tariff and utilize General Electric Evolve LED luminaires per City Specifications. The developer shall be responsible for applying with	Prior to Issuance of Building Permits	Public Works Department	

DRAFT

	Southern California Edison ("SCE") for all appropriate service points and electrical meters early in the process to avoid delays. The developer must pay for the electrical service of new meter pedestals installed until such time the improvements have been accepted and the underlying property is annexed into LMD/CFD.			
77.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board, submitted as part of this application and as approved by the Planning Commission.	Prior to Issuance of Building Permits	Planning Division	
78.	Any future modification to the building colors or architectural style approved by the Planning Commission shall be subject to review and approval by the Community Development Director. At the Community Development Director's discretion, proposed color or architectural style modifications may be referred to the Planning Commission for Major Development Review approval.	Prior to Issuance of Building Permits	Planning Division	
79.	Final plotting of homes on lots within Major Development Review (PLN24-20092) shall be subject to review and approval by the Planning Division.	Prior to Issuance of Building Permits	Planning Division	
80.	An even mix of exterior façade treatments, colors, and roof tile colors shall be used on the homes approved per this Major Development Review to the satisfaction of the Community Development Director. Applicant shall provide a tabulation of proposed architectural styles and colors schemes to be implemented on lots for review and approval by the Planning Division prior to issuance of building permits.	Prior to Issuance of Building Permits	Planning Division	
81.	Mailboxes shall be designed, installed and located by the developer to the satisfaction of the Community Development Director and United States Postal Service (USPS).	Prior to Issuance of Building Permits	Planning Division	

DRAFT

82.	Outdoor furniture and amenities provided in the Lot 40 of Vesting Tentative Tract Map 39264 shall be safe, comfortable, of sturdy construction, hygienic and designed for outdoor use.	Prior to Issuance of Building Permits	Planning Division	
83.	Any future entry monumentation into the development of Vesting Tentative Tract Map 39264 shall be subject to review and approval by the Community Development Director and the City Traffic Engineer prior to issuance of a building permit.	Prior to Issuance of Building Permits	Planning Division	
84.	The Master Conceptual Wall and Fence Plan approved by the Planning Commission as part of Major Development Review (PLN24-20092) shall serve as the master plan of development for community walls and fences within Major Development Review (PLN24-20092). The final design and location of project walls shall be subject to review and approval by the Community Development Director prior to issuance of building permits.	Prior to Issuance of Building Permits	Planning Division	
85.	All mechanical equipment, including but not limited to HVAC units, shall be screened from public view and sound buffered from adjacent properties to the satisfaction of the Community Development Director and Building Official	Prior to Issuance of Building Permits	Planning and Building Divisions	
86.	Two sets of construction landscape plans as well as a digital copy shall be submitted to the Planning Division for review and approval. The plan shall be certified by a licensed landscape architect as required, taking into account approved preliminary landscape plan (if any), adopted plant alette guides, applicable scenic and specific plan requirements, and water conservation measures. **This submittal shall be made to the Planning Division with the appropriate Application and fee.**	Prior to Issuance of Building Permits	Planning Division	
87.	The above-described plans shall be in substantial conformance with the conceptual landscape plans as approved by the City Landscape Architect, City Administrative staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.	Prior to Issuance of Building Permits (Landscape)	Planning Division	

DRAFT

88.	Plant materials shall be installed from container sizes consistent with direction from the Planning division with 5-gallon shrubs being the minimum with the only exception being some ground cover species may be allowed to be installed at 1 gallon size.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
89.	Concrete mow curbs shall be required at edges defining maintenance responsibility such as property boundaries in frontage areas and for separating turf or groundcover from shrub areas.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
90.	Applicant shall include a mix of larger tree sizes with the minimum size being 24" box for 50% of total trees provided, 36" box for 30% of total, and 48" box for 20% of total. Applicant shall include an overall chart breaking down quantities of trees versus sizes for verification.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
91.	Planting shall offer horizontal and vertical variation in form, texture, and scale and shall include multiple species to prevent against loss of a monoculture of a single species from species specific pest or other cause.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
92.	A minimum of three different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, which shall vary species and flowering or interest seasons to offer year-round performance and avoid seasons or large swaths of planting in dormancy or in need of severe pruning.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
93.	Canopy shade trees fully surrounded by hardscape shall be, based on the direction of the City Landscape Architect required to have special planting techniques including, specialized soil mixes, geotechnical support structures, or other instruments for maintaining uncompacted and healthy soil root zones for the trees	Prior to Issuance of Building Permits (Landscape)	Planning Division	

DRAFT

	needs based on species or size required and site-specific characteristics.			
94.	No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number	Prior to Issuance of Building Permits (Landscape)	Planning Division	
95.	The Applicant shall submit a set of development plans, including a lighting plan, to the Eastvale Police Department for review and approval for appropriate safety measures including, but not limited to, the following: PROPERTY GATES AND KNOX BOX ENTRY a. The installation of the Knox Rapid Entry System if property gates are installed. This system permits law enforcement, fire, and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9225. ADDRESS NUMBERING: b. Prominently displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be	Prior to Issuance of Building Permit	Building and Police Departments	

DRAFT

	visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping). SECURITY AND LIGHTING PLAN c. Adequate crime prevention measures to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional security measures should be added during that time frame of proposed construction. All exterior access points should be properly illuminated to make clearly visible any person on or about the premises during the hours of darkness. Residential units shall be equipped with solid core doors and quality dead bolt locking devices at entry points.			
96.	Plans should reflect that all streetlights and other outdoor lighting are hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.	Prior to Issuance of Building Permit	Planning Division	
97.	This project has been approved through an Alternative Materials and Methods (AM&M) Application and deviates from the standard building and fire code requirements or RVCFD policies and guidelines. Please review the approved entitlement plans and these conditions prior to building plan and protection plan submittal for agency review and approval. The following fire conditions should be followed, unless otherwise indicated on the approved entitlement plan for PLN24-20092.	Prior to Issuance of Building Permit	Riverside County Fire Department	
98.	A water system (hydrants - commercial with one 4" outlet and two 2-1/2" outlets) capable of delivering the required fire flow shall be provided in accordance with Appendix B and C of the California Fire Code shall be provided. A reduction of 50% is permitted in buildings equipped with fire sprinklers in accordance with City Municipal	Prior to Issuance of Building Permit	Riverside County Fire Department	

DRAFT

	Code. On-site water supply must be available before any combustible material is placed on the construction site. No portion of a building can be more than 400 feet from a hydrant. **Building permits shall not be released prior to the approval of the offsite (JCSD Water Plans) and onsite fire water (private fire service mains) improvement plans. In addition, an approved fire water source and approved fire apparatus access, with inspections, shall be required prior to building permit issuance.**			
99.	The applicant must provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Submit plans to the water district for review and approval prior to building permit issuance.	Prior to Issuance of Building Permit	Riverside County Fire Department	
100	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A **or as disclosed in the approved entitlement plan**. Access roads shall be located outside of truck docks and between 15 and 40 feet from the building. Access roads shall not have a grade more than 16% and shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80,000 thousand pounds. Apparatus weight is distributed as 55,000 pounds on tandem rear axles and 25,000 pounds on the front axle. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus.	Prior to Issuance of Building Permit	Riverside County Fire Department	
101	The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement, wet-stamped and signed by a registered engineer, shall be provided on the plans certifying that any new road meets this 80,000, all-weather	Prior to Issuance of Building Permit	Riverside County Fire Department	

DRAFT

	requirement. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement.			
102	Parking is not permitted on fire apparatus access roads that are less than 32 feet in width. Parking on one side is permitted on a road that is at least 32 feet but less than 40 feet in width. Parking on two sides is permitted on a road that is 40 feet or more in width.	Prior to Issuance of Building Permit	Riverside County Fire Department	
103	Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guideline OFM-01A.	Prior to Issuance of Building Permit	Riverside County Fire Department	
104	Inside and Outside Turning Radii - The minimum inside turning radius for an access road shall be 24 feet. The minimum outside turning radius shall be 45 feet. As fire apparatus are unable to negotiate tight "S" curves, a 60-foot straight leg must be provided between these types of compound-turns or the radii and/or road width must be increased accordingly.	Prior to Issuance of Building Permit	Riverside County Fire Department	
105	Traffic Calming Devices are prohibited. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1	Prior to Issuance of Building Permit and On-Going	Riverside County Fire Department	
106	Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1	Prior to Issuance of Building Permit	Riverside County Fire Department	

DRAFT

107	Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Issuance of Building Permit	Riverside County Fire Department	
108	Phase construction fire access shall comply with Riverside County Office of the Fire Marshal Guideline OFM-01A. Construction Phasing Plan shall be submitted and reviewed prior to building permit release for each phase of construction.	Prior to Issuance of Building Permit and Final	Riverside County Fire Department	
109	Single-family dwellings (R-3 occupancies) shall be equipped with automatic fire sprinkler systems in accordance with CRC Section 313 or NFPA 13D, or as indicated in the most current adopted Title 24 regulation at the time of building permit application.	Prior to Issuance of Building Permit	Riverside County Fire Department	
110	Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1	Prior to Issuance of Building Permit	Riverside County Fire Department	
111	New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicles in accordance with Riverside County standards and policies. The system shall be compatible, but not limited to, the detection of the following manufacturers of emergency vehicle preemption: Federal Signal, Whelen, and Tomar. Upon installation of the system, compliance testing shall be completed by the Riverside County Fire Department. (RVC Amendment to CFC 503.6.1)	Prior to Issuance of Building Permit	Riverside County Fire Department	
112	The location of address numbers shall be indicated on the building plans. Street numbers shall be displayed in a prominent location on the street or fire apparatus access side of buildings, in accordance with Riverside County Fire Department Guideline OFM-01A.	Prior to Issuance of Building Permit	Riverside County Fire Department	

DRAFT

	Address must be legible, of a contrasting color, and illuminated either internally or externally to be visible from the street at all hours.			
113	Provide specific fire department conditions on building plan permit submittal.	Prior to Issuance of Building Permit	Riverside County Fire Department	
Prior to Issuance of Certificate of Occupancy				
114	As a For-Rent project, rental rule disclosures shall be provided to the Community Development Director and City Engineer for review and approval. In the event the property is sold to individual owners: A copy of the covenants, conditions, and restrictions (CC&R's) shall be prepared and submitted to the Community Development Director and City Engineer for review and approval, prior to CC&R execution and sale of properties. Provisions requiring the following parking management practices shall be incorporated into the final, recorded CC&Rs or applicable site rental disclosures. These parking management practices shall be applicable throughout the life of the project: • Requiring onsite parking permits (such as stickers or hangtags) for any parking in the surface guest parking spaces; • Policies for maximum times vehicles may be parked in the surface guest spaces; • Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parked in surface guest parking without a sticker, hangtag, or other identifiers; and	Prior to Issuance of Certificate of Occupancy	Planning Division	

DRAFT

	vehicles parked longer than any maximum guest parking timeframes allowed; • Policies prohibiting the parking, storage, or driving of commercial vehicle, RV, boat, trailer, ATV, golf cart, or similar vehicle on-site, • Policies requiring all garages be used for the sole purpose of housing parked vehicles (i.e., not for storage purposes); and • Policies authorizing routine garage inspections to ensure garages are available for vehicle parking.			
115	Applicant shall include notification within the CC& R's as well as within the project sales office informing potential homeowners that landscaping within City or H.O.A.-maintained areas is not to be modified in any way by the homeowner, without express authorization by the entity (either the City or H.O.A) responsible for maintaining said landscape.	Prior to Issuance of Certificate of Occupancy	Planning Division	
116	All required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Community Development Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Division to schedule the final inspection(s). Plans shall be consistent with the Eastvale Municipal Code Chapter 14.24, Water Conservation for Landscaping, and Chapter 120.05.040, Landscape Requirements.	Prior to Issuance of Certificate of Occupancy	Planning Department	
117	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City	Prior to issuance of Certificate of Occupancy	Public Works Department	

	Engineer, and shall be subject to a subsequent one (1) year landscape maintenance period.			
118	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to issuance of Certificate of Occupancy	Public Works Department	
119	All existing overhead utility lines shall be undergrounded within the project frontage(s). Utility undergrounding shall extend to the nearest off-site power pole. Unless City Engineer approved, no new power poles shall be installed. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Precise Grading/Paving Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.	Prior to issuance of Certificate of Occupancy	Public Works Department	
120	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to issuance of Certificate of Occupancy	Public Works Department	
121	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to issuance of Certificate of Occupancy	Public Works Department	

DRAFT

122	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to issuance of Certificate of Occupancy	Public Works Department	
123	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to issuance of Certificate of Occupancy	Public Works Department	
124	Remove existing, and construct new pavement with along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to issuance of Certificate of Occupancy	Public Works Department	
125	Construct an Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan, the City of Eastvale Standard Drawings, subject to the approval of the City Engineer.	Prior to issuance of Certificate of Occupancy	Public Works Department	
126	Construct a City Engineer approved commercial driveway approach for the main entrance on Selby in accordance with City of Eastvale Standard Drawings. The emergency vehicle access driveway approach on Selby shall be constructed as a limited access curb to discourage use, the top of "X" shall be a minimum 5 feet from the property line. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.	Prior to issuance of Certificate of Occupancy	Public Works Department	
127	Construct a commercial drive approach that meets current California State Accessibility standards and county standard 207A. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary,	Prior to issuance of Certificate of Occupancy	Public Works Department	

	additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.			
128	Install conduit for fiber optic along the Selby frontage per City's standard	Prior to issuance of Certificate of Occupancy	Public Works Department	
129	The developer shall be responsible for coordinating with Riverside Transit Authority(RTA) regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest RTA bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the RTA Shelters. The developer shall submit to Public Works verification from RTA acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines.	Prior to issuance of Certificate of Occupancy	Public Works Department	
130	A site directory and map which outlines each unit and unit number should be installed at each ingress / egress location.	Prior to Issuance of Certificate of Occupancy	Riverside County Sheriff Department	
Ongoing/ General Conditions				
131	The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)	Ongoing	Building Division	
132	All construction shall comply with the most recently adopted City and State building codes: 2022 California Building Code 2022 California Residential Code	Ongoing	Building Division	

DRAFT

	2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Fire Code 2022 California Green Code			
133	Special Inspections- As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704. Please contact the Building Division at the time of plan submittal to obtain an application for special inspections.	Ongoing	Building Division	
134	No obstruction shall be placed on any existing easement. An approval document from easement holders shall be required for any easement encroachment.	Ongoing	Public Works Department	
135	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
136	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
137	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
138	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accord by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The	Ongoing	Public Works Department	

DRAFT

	base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.			
139	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
140	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.	Ongoing	Public Works Department	
141	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the latest California	Ongoing	Public Works Department	

	Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.			
142	Any plans that include areas to be classified as a Landscape Maintenance District, Communities Facility District, and or similar instrument to be maintained by the City shall be required to meet the most current Riverside County Transportation and Land Management Agency- Standards and Specifications (https://trans.rctlma.org/landscaping) per Public Works direction.	Ongoing	Planning Division	
143	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	Ongoing	Public Works Department	
144	Project runoff shall be directed to a safe point of discharge. Any additional easement that may be necessary to accomplish such shall be obtained prior to issuance of grading permit. The applicant shall submit a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the Riverside County Flood Control District. All storm water quality treatment devices shall be located outside of the ultimate public right-of-way. The applicant shall design the storm water quality treatment devices to accommodate all project runoff, ensuring post-construction flow rate, volumes, velocity, and duration do not exceed pre-construction levels, in accordance with City of Eastvale's Hydrology Manual, Storm water Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These best management practices shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.	Ongoing	Public Works Department	
145	All connection to flood control facilities shall be reviewed and permitted by the Riverside County Flood Control and Water Conservation District, and shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.	Ongoing	Public Works Department	

146	The developer shall prepare and submit to the City for review and approval all required development plans including but not limited to Grading (Rough and/or Precise), Street Improvement, Street Light, Storm Drain, Traffic Signal, and Striping and Signing. All applicable processing and review fees and/or deposits shall be submitted with the first plan submittal.	Ongoing	Public Works Department	
147	No grading shall be performed without prior issuance of a grading permit by the City.	Ongoing	Public Works Department	
148	All grading shall conform to the California Building Code and to all other relevant laws, rules, and regulations governing grading in the City of Eastvale. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Public Works/Engineering Department.	Ongoing	Public Works Department	
149	All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer.	Ongoing	Public Works Department	
150	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	Ongoing	Public Works Department	
151	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded accordingly. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	Ongoing	Public Works Department	

DRAFT

152	If soil is encountered during site development that is suspected of being contaminated by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to the County of Riverside Department of Environmental Health, and the appropriate response/remedial measures will be implemented, as directed by County of Riverside Department of Environmental Health, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a "no-further-action" status is attained. Fill material imported from other areas shall be tested to assess that it is suitable to be used as fill, including testing for unsafe levels of hazardous materials, prior to placement on-site.	Ongoing	Public Works Department	
153	In the event that reports of speeding occurs within the project site, speed humps shall be considered for the reduction of speed within the community. Speed humps shall be reviewed and comply with Fire, Building, and other agency requirements. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1	Ongoing	Riverside County Sheriff Department	
154	Outdoor furniture and amenities must at all times be properly secured and confined within Lot 40 of Vesting Tentative Tract Map 39264 and shall not impact the safety of other users or obstruct pedestrian or vehicular circulation.	Ongoing	Code Enforcement Division	
155	Lot 40 and common areas of Vesting Tentative Tract Map 39264 shall be maintained in sound and aesthetically acceptable conditions, to the satisfaction of the Community Development Director. Landscaping shall remain in a healthy and thriving condition at all times and all amenities provided shall be free of graffiti, safe to use, and in good working order at all times. Further, the area shall be kept tidy and free of all debris.	Ongoing	Code Enforcement Division	

DRAFT

DRAFT

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR PROJECT NO. PLN24-20092 FOR VESTING TENATIVE TRACT MAP 39264 AND MAJOR DEVELOPMENT REVIEW FOR THE CHERRY TREE RESIDENTIAL DEVELOPMENT

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, June 18, 2025**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider the following projects for the Cherry Tree Residential Development located at the northwest corner of Selby Avenue and Redwood Valley Road.

PROJECT DESCRIPTION: The proposed project includes the following entitlements:

1. **Vesting Tentative Tract Map 39264** to subdivide 6.17 acres into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots for private streets and common area purposes.
2. **Major Development Review** for the master building architecture and site planning for the 39-single family residential lots, landscape, and parking areas

PROJECT LOCATION: Assessor's Parcel Number: 144-110-028 through -30, located at the northwest corner of Selby Avenue and Redwood Valley Road. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Allen Lim at alim@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, June 18, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Allen Lim at (951) 703-4461 or alim@eastvaleca.gov

Project Vicinity Map



THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

CITY OF EASTVALE
12363 LIMONITE AVE
MIRA LOMA, California 91752

Account Number:	5209843
Ad Order Number:	0011739598
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	06/08/2025
Total Amount:	$349.02
Payment Amount:	$0.00
Amount Due:	$349.02
Notice ID:	K5A0v5CSPo8s7fBtzfAM
Invoice Text:	CITY OF EASTVALE PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR PROJECT NO. PLN24-20092 FOR VESTING TENATIVE TRACT MAP 39264 AND MAJOR DEVELOPMENT REVIEW FOR THE CHERRY TREE RESIDENTIAL DEVELOPMENT NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on Wednesday, June 18, 2025 , at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider the following projects for the Cherry Tree Residential Development located at the northwest corner of Selby Avenue and Redwood Valley Road. PROJECT DESCRIPTION: The proposed project includes the following entitlements: 1. Vesting Tentative Tract Map 39264 to subdivide 6.17 acres into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots for private streets and common area purposes. 2. Major Development Review for the master building architecture and site planning for the 39- single family residential lots, landscape, and parking areas PROJECT LOCATION: Assessor's Parcel Number: 144-110-028 through -30, located at the northwest corner of Selby Avenue and Redwood Valley Road. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5. ENVIRONMENTAL: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
pe.com
The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

CITY OF EASTVALE
12363 LIMONITE AVE , STE 910
MIRA LOMA, California 91752

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011739598

FILE NO. 0011739598

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/08/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: June 8, 2025.
At: Riverside, California

Christine Gonzalez
Signature

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR PROJECT NO. PLN24-20092 FOR VESTING TENATIVE TRACT MAP 39264 AND MAJOR DEVELOPMENT REVIEW FOR THE CHERRY TREE RESIDENTIAL DEVELOPMENT

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, June 18, 2025** , at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider the following projects for the Cherry Tree Residential Development located at the northwest corner of Selby Avenue and Redwood Valley Road.

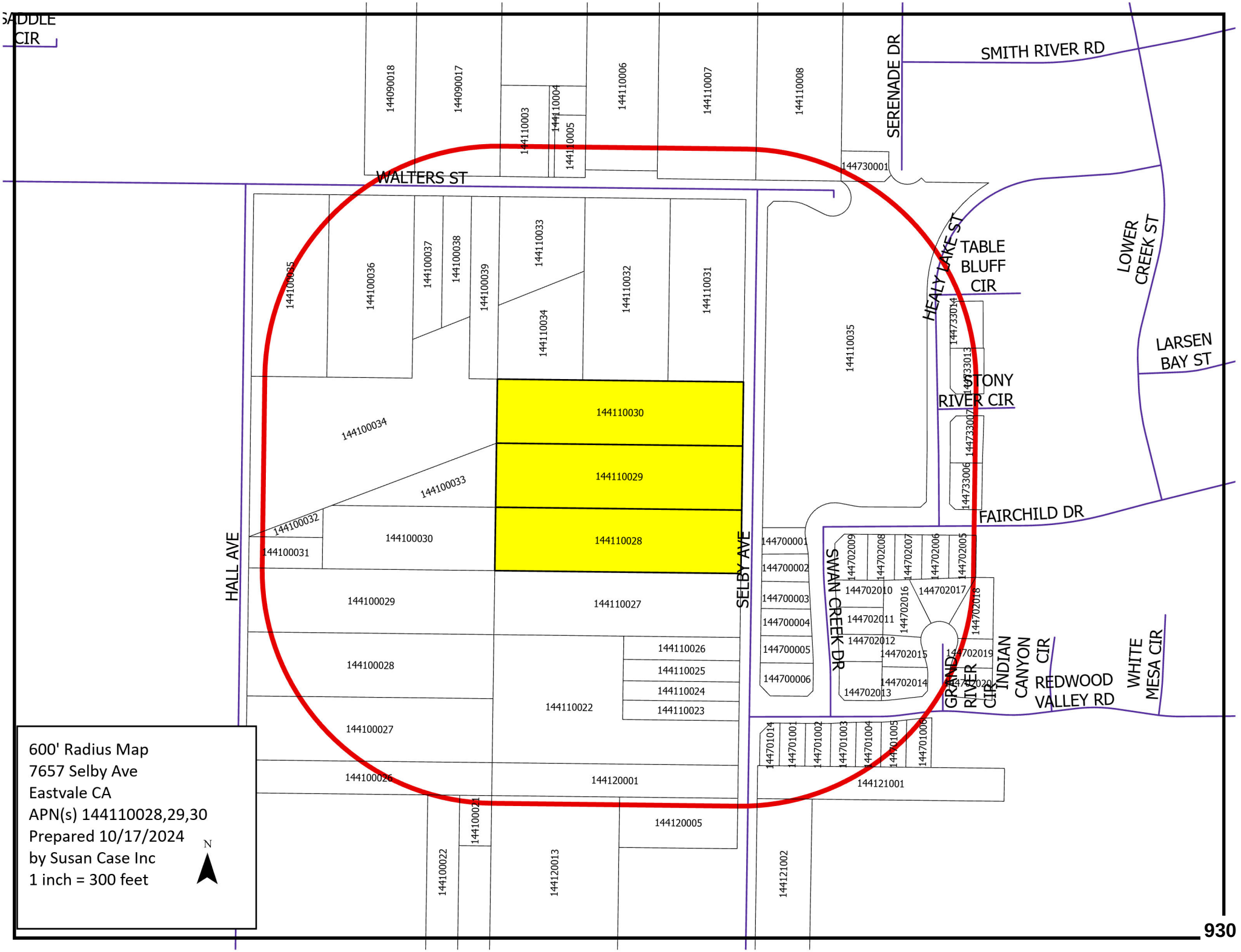
PROJECT DESCRIPTION: The proposed project includes the following entitlements:
1. **Vesting Tentative Tract Map 39264** to subdivide 6.17 acres into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots for private streets and common area purposes.
2. **Major Development Review** for the master building architecture and site planning for the 39- single family residential lots, landscape, and parking areas

PROJECT LOCATION: Assessor's Parcel Number: 144-110-028 through -30, located at the northwest corner of Selby Avenue and Redwood Valley Road. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Allen Lim at allm@eastvaleca.gov . **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, June 18, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Allen Lim at (951) 703-4461 or allm@eastvaleca.gov
The Press-Enterprise
Published: 6/8/25



600' Radius Map
7657 Selby Ave
Eastvale CA
APN(s) 144110028,29,30
Prepared 10/17/2024
by Susan Case Inc
1 inch = 300 feet

N

Kimley»Horn

MEMORANDUM

To: Clarke Campion
Development Manager
BCT Development

From: Jason Melchor, P.E.
Kimley-Horn and Associates, Inc.

Date: June 4, 2025

Subject: ***Parking Assessment for the Proposed 7657 Selby Avenue Residential Project in the City of Eastvale***

The purpose of this memorandum is to provide a parking assessment for the proposed 7657 Selby Avenue Residential project to demonstrate that the proposed parking supply will satisfy the parking operation for the proposed project in the City of Eastvale. This memorandum will provide an evaluation of parking requirements, based on the City of Eastvale Municipal Code, as well as anticipated parking operation for the proposed project. A project vicinity map is provided on **Figure 1**.

PROJECT DESCRIPTION

The project consists of the construction of 115 single-family dwelling units as follows:

- Primary Residence - 39 units
- Attached Accessory Dwelling Units - 38 units
- Detached Accessory Dwelling Units - 38 units

The project site is currently vacant. A copy of the project site plan is provided on **Figure 2**. Vehicular access for the project site would be via one full-movement driveway on Selby Avenue at the southeast corner of the project site.

PARKING ASSESSMENT

Parking Requirements - City of Eastvale

The City of Eastvale Municipal Code has established regulations regarding minimum parking requirements for all development sites, based on the type of land use. The City's parking requirements for the land uses onsite, as indicated in Sections 120.04.010 and 120.05.060 of the City of Eastvale Municipal Code, are as follows:

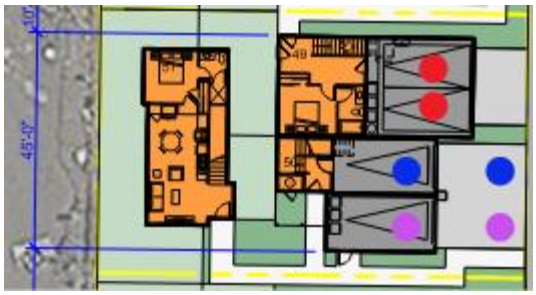
- 2.0 parking space per each primary dwelling unit
- 1.0 parking space per each detached accessory dwelling unit (ADU)
- No parking space requirement for each attached accessory dwelling unit (ADU)

A summary of the City's parking requirements for the proposed project is provided on **Table 1**. Per the City's Municipal Code, the proposed project would have a parking requirement of 116 parking spaces. The Project would provide 243 parking spaces, which include 154 parking spaces within garages, 75 parking spaces within driveways (2 of which are compact in size), and 14 traditional parking spaces for guest parking. This proposed parking supply would result in a surplus of 127 parking spaces (or 109% above the City's parking requirements), compared to City code.

PROPOSED PARKING OPERATIONS

Each lot within the proposed project would primarily consist of a primary residence, an attached accessory dwelling unit (ADU), and a detached ADU. Each of these units would have two parking spaces, as shown in **Figure 3** below. Garages will be used for parking only, not storage (except in designated areas). Regular garage checks will be conducted by property management to ensure this is adhered to. It should be noted that for the attached and detached ADUs, each will have tandem parking spaces where one vehicle is able to park in the parking space closest to the building and another vehicle for the respective ADU can park behind the vehicle closest to the building. As such, each unit for each lot will have unrestricted access for vehicle parking and would not impede vehicles from other units to leave or enter their respective parking spaces. Additionally, guest parking stalls shall be designated as temporary for guest use only, with towing signs indicating temporary parking only. As a result, it is not expected that vehicles for a unit would park in guest parking spaces or park off-site on public right-of-way. Therefore, the proposed parking supply for the project site would be able to accommodate the peak parking demand for the project, consistent with the parking requirements in the City of Eastvale Municipal Code.

Figure 3: Parking Zones by Unit



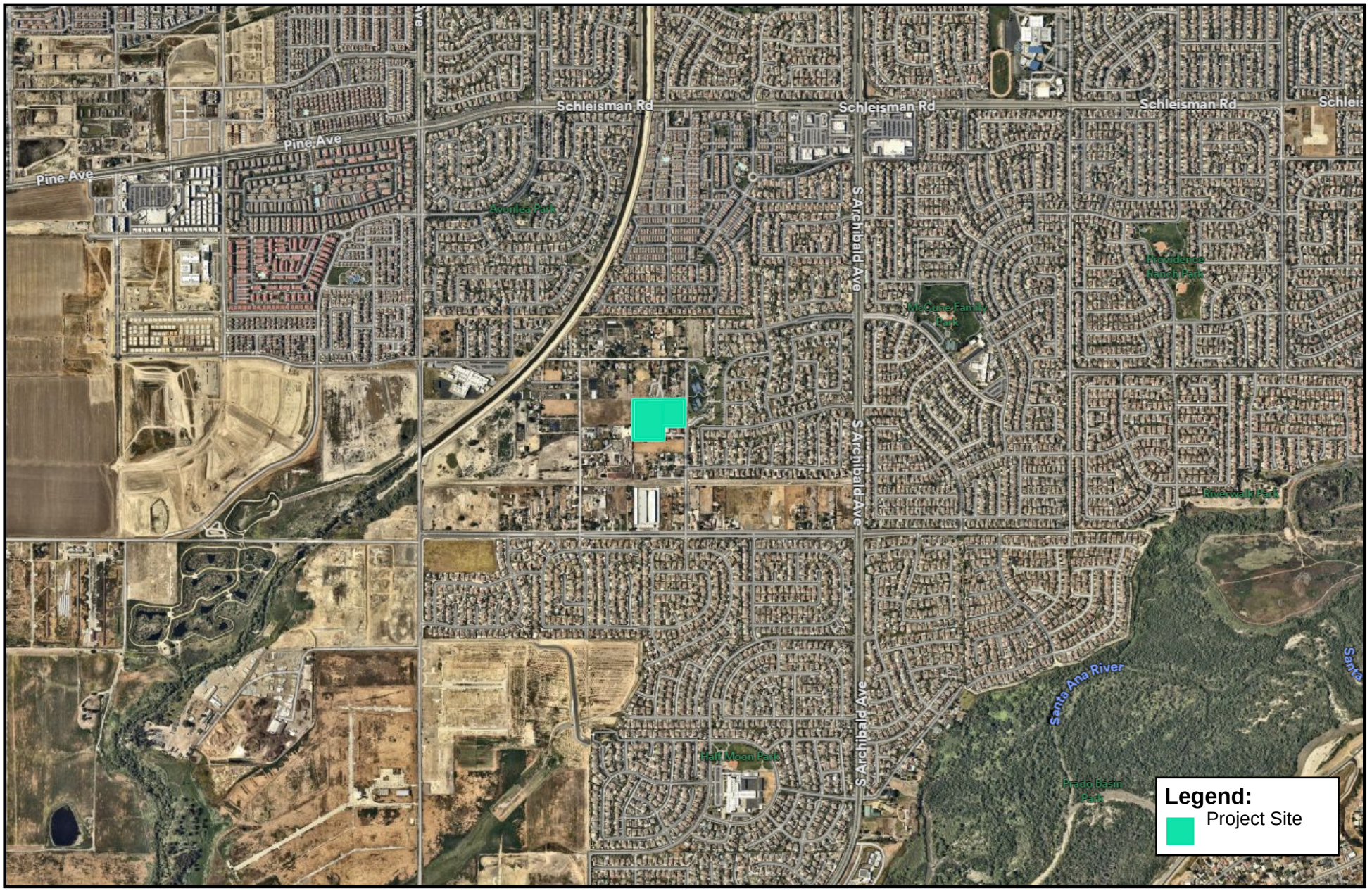
Primary Residence Parking (Zone 1)

Attached ADU Parking (Zone 2)

Detached ADU Parking (Zone 3)

FINDINGS AND CONCLUSIONS

Based on the City of Eastvale Municipal Code, the proposed project would require a parking supply of 116 spaces. The proposed project site plan shows a proposed parking supply of 243 parking spaces, resulting in a surplus of 127 parking spaces. Based on the parking assessment, the proposed parking supply would adequately accommodate the forecasted parking demand of the proposed project.



Source: Nearmap, 2024

FIGURE 1: Project Vicinity Map
7657 Selby Avenue Residential Project, City of Eastvale

Not to scale



Source: BCT Development, 2025

FIGURE 2: Conceptual Site Plan
Selby Avenue Residential Project, City of Eastvale

Not to scale

TABLE 1
SUMMARY OF PARKING REQUIREMENTS
EASTVALE SELBY RESIDENTIAL PROJECT

Building / Use	Unit	Quantity	Parking Code[1,2]	Required Parking
Single-family Residential	DU	39	2.00	78
Detached Accessory Dwelling Unit	DU	38	1.00	38
Attached Accessory Dwelling Unit	DU	38	0.00	0
			TOTAL Parking Required	116
			TOTAL Parking Provided	243
			Parking Surplus (Deficit)	127

[1] Source: City of Eastvale Municipal Code, Section 120.05.060 (August 2, 2023)

[2] Source: City of Eastvale Municipal Code, Section 120.04.010 (January 1, 2020)

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65589.5

65589.5. (a) (1) The Legislature finds and declares all of the following:

(A) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.

(B) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(C) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(D) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects.

(2) In enacting the amendments made to this section by the act adding this paragraph, the Legislature further finds and declares the following:

(A) California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

(B) While the causes of this crisis are multiple and complex, the absence of meaningful and effective policy reforms to significantly enhance the approval and supply of housing affordable to Californians of all income levels is a key factor.

(C) The crisis has grown so acute in California that supply, demand, and affordability fundamentals are characterized in the negative: underserved demands, constrained supply, and protracted unaffordability.

(D) According to reports and data, California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.

(E) California's overall home ownership rate is at its lowest level since the 1940s. The state ranks 49th out of the 50 states in home ownership rates as well as in the supply of housing per capita. Only one-half of California's households are able to afford the cost of housing in their local regions.

(F) Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians.

(G) The majority of California renters, more than 3,000,000 households, pay more than 30 percent of their income toward rent and nearly one-third, more than 1,500,000 households, pay more than 50 percent of their income toward rent.

(H) When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

(I) An additional consequence of the state's cumulative housing shortage is a significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences.

(J) California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted numerous statutes intended to significantly increase the approval, development, and affordability of housing for all income levels, including this section.

(K) The Legislature's intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters. That intent has not been fulfilled.

(L) It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

(3) It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) and paragraph (1) of subdivision (j), arise infrequently.

(4) It is the intent of the Legislature that the amendments removing provisions from subparagraphs (D) and (E) of paragraph (6) of subdivision (h) and adding those provisions to Sections 65589.5.1 and 65589.5.2 by Assembly Bill 1413 (2023), insofar as they are substantially the same as existing law, shall be considered restatements and continuations of existing law, and not new enactments.

(b) It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away

from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) For a housing development project for very low, low-, or moderate-income households, or an emergency shelter, a local agency shall not disapprove the housing development project or emergency shelter, or condition approval in a manner that renders the housing development project or emergency shelter infeasible, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation.

(B) The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code.

(3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction had adopted a revised housing element that was in substantial compliance with this article, and the housing development project or emergency shelter was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan.

(A) This paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed on a site, including a candidate site for rezoning, that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element if the housing development project is consistent with the density specified in the housing element, even though the housing development project was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation on the date the application was deemed complete.

(B) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(6) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have an adopted revised housing element that was in substantial compliance with this article and the housing development project is not a builder's remedy project.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the congestion management program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) (1) Except as provided in paragraphs (6) and (8) of this subdivision, and subdivision (o), nothing in this section shall be construed to prohibit a local agency

from requiring the housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development. Nothing in this section shall limit a project's eligibility for a density bonus, incentive, or concession, or waiver or reduction of development standards and parking ratios, pursuant to Section 65915.

(2) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the housing development project or emergency shelter.

(4) For purposes of this section, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.

(5) For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete shall not constitute a valid basis to disapprove or condition approval of the housing development project or emergency shelter.

(6) Notwithstanding paragraphs (1) to (5), inclusive, all of the following apply to a housing development project that is a builder's remedy project:

(A) A local agency may only require the project to comply with the objective, quantifiable, written development standards, conditions, and policies that would have applied to the project had it been proposed on a site with a general plan designation and zoning classification that allow the density and unit type proposed by the applicant. If the local agency has no general plan designation or zoning classification that would have allowed the density and unit type proposed by the applicant, the development proponent may identify any objective, quantifiable, written development standards, conditions, and policies associated with a different general plan designation or zoning classification within that jurisdiction, that facilitate the project's density and unit type, and those shall apply.

(B) (i) Except as authorized by paragraphs (1) to (4), inclusive, of subdivision (d), a local agency shall not apply any individual or combination of objective, quantifiable, written development standards, conditions, and policies to the project that do any of the following:

(I) Render the project infeasible.

(II) Preclude a project that meets the requirements allowed to be imposed by subparagraph (A), as modified by any density bonus, incentive, or concession, or waiver or reduction of development standards and parking ratios, pursuant to Section 65915, from being constructed as proposed by the applicant.

(ii) The local agency shall bear the burden of proof of complying with clause (i).

(C) (i) A project applicant that qualifies for a density bonus pursuant to Section 65915 shall receive two incentives or concessions in addition to those granted pursuant to paragraph (2) of subdivision (d) of Section 65915.

(ii) For a project seeking density bonuses, incentives, concessions, or any other benefits pursuant to Section 65915, and notwithstanding paragraph (6) of subdivision (o) of Section 65915, for purposes of this paragraph, maximum allowable residential density or base density means the density permitted for a builder's remedy project pursuant to subparagraph (C) of paragraph (11) of subdivision (h).

(iii) A local agency shall grant any density bonus pursuant to Section 65915 based on the number of units proposed and allowable pursuant to subparagraph (C) of paragraph (11) of subdivision (h).

(iv) A project that dedicates units to extremely low-income households pursuant to subclause (I) of clause (i) of subparagraph (C) of paragraph (3) of subdivision (h) shall be eligible for the same density bonus, incentives or concessions, and waivers or reductions of development standards as provided to a housing development project that dedicates three percentage points more units to very low income households pursuant to paragraph (2) of subdivision (f) of Section 65915.

(v) All units dedicated to extremely low-income, very low income, low-income, and moderate-income households pursuant to paragraph (11) of subdivision (h) shall be counted as affordable units in determining whether the applicant qualifies for a density bonus pursuant to Section 65915.

(D) (i) The project shall not be required to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval.

(ii) The project shall not be required to apply for, or receive, any approval or permit not generally required of a project of the same type and density proposed by the applicant.

(iii) Any project that complies with this paragraph shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose.

(E) A local agency shall not adopt or impose any requirement, process, practice, or procedure or undertake any course of conduct, including, but not limited to,

increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is a builder's remedy project.

(F) (i) A builder's remedy project shall be deemed to be in compliance with the residential density standards for the purposes of complying with subdivision (b) of Section 65912.123.

(ii) A builder's remedy project shall be deemed to be in compliance with the objective zoning standards, objective subdivision standards, and objective design review standards for the purposes of complying with paragraph (5) of subdivision (a) of Section 65913.4.

(G) (i) (I) If the local agency had a local affordable housing requirement, as defined in Section 65912.101, that on January 1, 2024, required a greater percentage of affordable units than required under subparagraph (A) of paragraph (11) of subdivision (h), or required an affordability level deeper than what is required under subparagraph (A) of paragraph (11) of subdivision (h), then, except as provided in subclauses (II) and (III), the local agency may require a housing development for mixed-income households to comply with an otherwise lawfully applicable local affordability percentage or affordability level. The local agency shall not require housing for mixed-income households to comply with any other aspect of the local affordable housing requirement.

(II) Notwithstanding subclause (I), the local affordable housing requirements shall not be applied to require housing for mixed-income households to dedicate more than 20 percent of the units to affordable units of any kind.

(III) Housing for mixed-income households that is required to dedicate 20 percent of the units to affordable units shall not be required to dedicate any of the affordable units at an income level deeper than lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(IV) A local agency may only require housing for mixed-income households to comply with the local percentage requirement or affordability level described in subclause (I) if it first makes written findings, supported by a preponderance of evidence, that compliance with the local percentage requirement or the affordability level, or both, would not render the housing development project infeasible. If a reasonable person could find compliance with either requirement, either alone or in combination, would render the project infeasible, the project shall not be required to comply with that requirement.

(ii) Affordable units in the development project shall have a comparable bedroom and bathroom count as the market rate units.

(iii) Each affordable unit dedicated pursuant to this subparagraph shall count toward satisfying a local affordable housing requirement. Each affordable unit dedicated pursuant to a local affordable housing requirement that meets the criteria established in this subparagraph shall count towards satisfying the requirements of this subparagraph. This is declaratory of existing law.

(7) (A) For a housing development project application that is deemed complete before January 1, 2025, the development proponent for the project may choose to be subject to the provisions of this section that were in place on the date the preliminary

application was submitted, or, if the project meets the definition of a builder's remedy project, it may choose to be subject to any or all of the provisions of this section applicable as of January 1, 2025.

(B) Notwithstanding subdivision (c) of Section 65941.1, for a housing development project deemed complete before January 1, 2025, the development proponent may choose to revise their application so that the project is a builder's remedy project, without being required to resubmit a preliminary application, even if the revision results in the number of residential units or square footage of construction changing by 20 percent or more.

(8) A housing development project proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, that is consistent with the density specified in the most recently updated and adopted housing element, and that is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation on the date the application was deemed complete, shall be subject to the provisions of subparagraphs (A), (B), and (D) of paragraph (6) and paragraph (9).

(9) For purposes of this subdivision, "objective, quantifiable, written development standards, conditions, and policies" means criteria that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal, including, but not limited to, any standard, ordinance, or policy described in paragraph (4) of subdivision (o). Nothing herein shall affect the obligation of the housing development project to comply with the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. In the event that applicable objective, quantifiable, written development standards, conditions, and policies are mutually inconsistent, a development shall be deemed consistent with the criteria that permits the density and unit type closest to that of the proposed project.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses that meet any of the following conditions:

(i) At least two-thirds of the new or converted square footage is designated for residential use.

(ii) At least 50 percent of the new or converted square footage is designated for residential use and the project meets both of the following:

(I) The project includes at least 500 net new residential units.

(II) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(iii) At least 50 percent of the net new or converted square footage is designated for residential use and the project meets all of the following:

(I) The project includes at least 500 net new residential units.

(II) The project involves the demolition or conversion of at least 100,000 square feet of nonresidential use.

(III) The project demolishes at least 50 percent of the existing nonresidential uses on the site.

(IV) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(C) Transitional housing or supportive housing.

(D) Farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.

(3) (A) "Housing for very low, low-, or moderate-income households" means housing for lower income households, mixed-income households, or moderate-income households.

(B) "Housing for lower income households" means a housing development project in which 100 percent of the units, excluding managers' units, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable cost, as defined by Section 50052.5 of the Health and Safety Code, or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

(C) (i) "Housing for mixed-income households" means any of the following:

(I) A housing development project in which at least 7 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to extremely low income households, as defined in Section 50106 of the Health and Safety Code.

(II) A housing development project in which at least 10 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to very low income households, as defined in Section 50105 of the Health and Safety Code.

(III) A housing development project in which at least 13 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(IV) A housing development project in which there are 10 or fewer total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915,

that is on a site that is smaller than one acre, and that is proposed for development at a minimum density of 10 units per acre.

(ii) All units dedicated to extremely low income, very low income, and low-income households pursuant to clause (i) shall meet both of the following:

(I) The units shall have an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The development proponent shall agree to, and the local agency shall ensure, the continued affordability of all affordable rental units included pursuant to this section for 55 years and all affordable ownership units included pursuant to this section for a period of 45 years.

(D) "Housing for moderate-income households" means a housing development project in which 100 percent of the units are sold or rented to moderate-income households, as defined in Section 50093 of the Health and Safety Code, at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code.

(5) Notwithstanding any other law, until January 1, 2030, "deemed complete" means that the applicant has submitted a preliminary application pursuant to Section 65941.1 or, if the applicant has not submitted a preliminary application, has submitted a complete application pursuant to Section 65943. The local agency shall bear the burden of proof in establishing that the application is not complete.

(6) "Disapprove the housing development project" includes any instance in which a local agency does any of the following:

(A) Votes or takes final administrative action on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building permit.

(B) Fails to comply with the time periods specified in subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(C) Fails to meet the time limits specified in Section 65913.3.

(D) Fails to cease a course of conduct undertaken for an improper purpose, such as to harass or to cause unnecessary delay or needless increases in the cost of the proposed housing development project, that effectively disapproves the proposed housing development without taking final administrative action if all of the following conditions are met:

(i) The project applicant provides written notice detailing the challenged conduct and why it constitutes disapproval to the local agency established under Section 65100.

(ii) Within five working days of receiving the applicant's written notice described in clause (i), the local agency shall post the notice on the local agency's internet

website, provide a copy of the notice to any person who has made a written request for notices pursuant to subdivision (f) of Section 21167 of the Public Resources Code, and file the notice with the county clerk of each county in which the project will be located. The county clerk shall post the notice and make it available for public inspection in the manner set forth in subdivision (c) of Section 21152 of the Public Resources Code.

(iii) The local agency shall consider all objections, comments, evidence, and concerns about the project or the applicant's written notice and shall not make a determination until at least 60 days after the applicant has given written notice to the local agency pursuant to clause (i).

(iv) Within 90 days of receipt of the applicant's written notice described in clause (i), the local agency shall issue a written statement that it will immediately cease the challenged conduct or issue written findings that comply with both of the following requirements:

(I) The findings articulate an objective basis for why the challenged course of conduct is necessary.

(II) The findings provide clear instructions on what the applicant must submit or supplement so that the local agency can make a final determination regarding the next necessary approval or set the date and time of the next hearing.

(v) (I) If a local agency continues the challenged course of conduct described in the applicant's written notice and fails to issue the written findings described in clause (iv), the local agency shall bear the burden of establishing that its course of conduct does not constitute a disapproval of the housing development project under this subparagraph in an action taken by the applicant.

(II) If an applicant challenges a local agency's course of conduct as a disapproval under this subparagraph, the local agency's written findings described in clause (iv) shall be incorporated into the administrative record and be deemed to be the final administrative action for purposes of adjudicating whether the local agency's course of conduct constitutes a disapproval of the housing development project under this subparagraph.

(vi) A local agency's action in furtherance of complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), including, but not limited to, imposing mitigating measures, shall not constitute project disapproval under this subparagraph.

(E) Fails to comply with Section 65905.5. For purposes of this subparagraph, a builder's remedy project shall be deemed to comply with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete.

(F) (i) Determines that an application for a housing development project is incomplete pursuant to subdivision (a) or (b) of Section 65943 and includes in the determination an item that is not required on the local agency's submittal requirement checklist. The local agency shall bear the burden of proof that the required item is listed on the submittal requirement checklist.

(ii) In a subsequent review of an application pursuant to Section 65943, requests the applicant provide new information that was not identified in the initial determination and upholds this determination in the final written determination on an appeal filed pursuant to subdivision (c) of Section 65943. The local agency shall bear the burden of proof that the required item was identified in the initial determination.

(iii) Determines that an application for a housing development project is incomplete pursuant to subdivision (a) or (b) of Section 65943, a reasonable person would conclude that the applicant has submitted all of the items required on the local agency's submittal requirement checklist, and the local agency upholds this determination in the final written determination on an appeal filed pursuant to subdivision (c) of Section 65943.

(iv) If a local agency determines that an application is incomplete under Section 65943 after two resubmittals of the application by the applicant, the local agency shall bear the burden of establishing that the determination is not an effective disapproval of a housing development project under this section.

(G) Violates subparagraph (D) or (E) of paragraph (6) of subdivision (f).

(H) Makes a written determination that a preliminary application described in subdivision (a) of Section 65941.1 has expired or that the applicant has otherwise lost its vested rights under the preliminary application for any reason other than those described in subdivisions (c) and (d) of Section 65941.1.

(I) (i) Fails to make a determination of whether the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), or commits an abuse of discretion, as defined in subdivision (b) of Section 65589.5.1 if all of the conditions in Section 65589.5.1 are satisfied.

(ii) This subparagraph shall become inoperative on January 1, 2031.

(J) (i) Fails to adopt a negative declaration or addendum for the project, to certify an environmental impact report for the project, or to approve another comparable environmental document, such as a sustainable communities environmental assessment pursuant to Section 21155.2 of the Public Resources Code, as required pursuant to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if all of the conditions in Section 65589.5.2 are satisfied.

(ii) This subparagraph shall become inoperative on January 1, 2031.

(7) (A) For purposes of this section and Sections 65589.5.1 and 65589.5.2, "lawful determination" means any final decision about whether to approve or disapprove a statutory or categorical exemption or a negative declaration, addendum, environmental impact report, or comparable environmental review document under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) that is not an abuse of discretion, as defined in subdivision (b) of Section 65589.5.1 or subdivision (b) of Section 65589.5.2.

(B) This paragraph shall become inoperative on January 1, 2031.

(8) "Lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing.

(9) Until January 1, 2030, "objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

(10) Notwithstanding any other law, until January 1, 2030, "determined to be complete" means that the applicant has submitted a complete application pursuant to Section 65943.

(11) "Builder's remedy project" means a project that meets all of the following criteria:

(A) The project is a housing development project that provides housing for very low, low-, or moderate-income households.

(B) On or after the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have a housing element that was in substantial compliance with this article.

(C) The project has a density such that the number of units, as calculated before the application of a density bonus pursuant to Section 65915, complies with all of the following conditions:

(i) The density does not exceed the greatest of the following densities:

(I) Fifty percent greater than the minimum density deemed appropriate to accommodate housing for that jurisdiction as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2.

(II) Three times the density allowed by the general plan, zoning ordinance, or state law, whichever is greater.

(III) The density that is consistent with the density specified in the housing element.

(ii) Notwithstanding clause (i), the greatest allowable density shall be 35 units per acre more than the amount allowable pursuant to clause (i), if any portion of the site is located within any of the following:

(I) One-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(II) A very low vehicle travel area, as defined in subdivision (h).

(III) A high or highest resource census tract, as identified by the latest edition of the "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(D) (i) On sites that have a minimum density requirement and are located within one-half mile of a commuter rail station or a heavy rail station, the density of the project shall not be less than the minimum density required on the site.

(I) For purposes of this subparagraph, "commuter rail" means a railway that is not a light rail, streetcar, trolley, or tramway and that is for urban passenger train service consisting of local short distance travel operating between a central city and adjacent suburb with service operated on a regular basis by or under contract with a transit operator for the purpose of transporting passengers within urbanized areas, or between urbanized areas and outlying areas, using either locomotive-hauled or self-propelled railroad passenger cars, with multitrip tickets and specific station-to-station fares.

(II) For purposes of this subparagraph, "heavy rail" means an electric railway with the capacity for a heavy volume of traffic using high speed and rapid acceleration passenger rail cars operating singly or in multicar trains on fixed rails, separate rights-of-way from which all other vehicular and foot traffic are excluded, and high platform loading.

(ii) On all other sites with a minimum density requirement, the density of the project shall not be less than the local agency's minimum density or one-half of the minimum density deemed appropriate to accommodate housing for that jurisdiction as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2, whichever is lower.

(E) The project site does not abut a site where more than one-third of the square footage on the site has been used, within the past three years, by a heavy industrial use, or a Title V industrial use, as those terms are defined in Section 65913.16.

(12) "Condition approval" includes imposing on the housing development project, or attempting to subject it to, development standards, conditions, or policies.

(13) "Unit type" means the form of ownership and the kind of residential unit, including, but not limited to, single-family detached, single-family attached, for-sale, rental, multifamily, townhouse, condominium, apartment, manufactured homes and mobilehomes, factory-built housing, and residential hotel.

(14) "Proposed by the applicant" means the plans and designs as submitted by the applicant, including, but not limited to, density, unit size, unit type, site plan, building massing, floor area ratio, amenity areas, open space, parking, and ancillary commercial uses.

(i) If any city, county, or city and county denies approval or imposes conditions, including design changes, lower density, or a reduction of the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the housing development project's application is complete, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of conditions on the development is the subject of a court action which challenges the denial or the imposition of conditions, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision (d), and that the findings are supported by a preponderance of the evidence in the record, and with the requirements of subdivision (o).

(j) (1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(2) (A) If the local agency considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in this subdivision, it shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.

(B) If the local agency fails to provide the required documentation pursuant to subparagraph (A), the housing development project shall be deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

(3) For purposes of this section, the receipt of a density bonus, incentive, concession, waiver, or reduction of development standards pursuant to Section 65915 shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

(k) (1) (A) (i) The applicant, a person who would be eligible to apply for residency in the housing development project or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, a court finds that any of the following are met, the court shall issue an order pursuant to clause (ii):

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2030.

(IV) The local agency violated a provision of this section applicable to a builder's remedy project.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within a time period not to exceed 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, provided, however, that the court shall not award attorney's fees in either of the following instances:

(I) The court finds, under extraordinary circumstances, that awarding fees would not further the purposes of this section.

(II) (ia) In a case concerning a disapproval within the meaning of subparagraph (I) or (J) of paragraph (6) of subdivision (h), the court finds that the local agency acted in good faith and had reasonable cause to disapprove the housing development project due to the existence of a controlling question of law about the application of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or implementing guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

(ib) This subclause shall become inoperative on January 1, 2031.

(B) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within the time period prescribed

by the court, the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Trust Fund. The fine shall be in a minimum amount of ten thousand dollars ($10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of the fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Trust Fund for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(D) Nothing in this section shall limit the court's inherent authority to make any other orders to compel the immediate enforcement of any writ brought under this section, including the imposition of fees and other sanctions set forth under Section 1097 of the Code of Civil Procedure.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(*l*) If the court finds that the local agency (1) acted in bad faith when it violated this section and (2) failed to carry out the court's order or judgment within the time period prescribed by the court, the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. If a court has previously found that the local agency violated this section within the same planning period, the court shall multiply the fines by an additional factor for each previous violation. For purposes of this section, "bad faith" includes, but is not limited to, an action or inaction that is frivolous, pretextual, intended to cause unnecessary delay, or entirely without merit.

(m) (1) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(2) (A) A disapproval within the meaning of subparagraph (I) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within the time period set forth in paragraph (5) of subdivision (a) of Section 65589.5.1 after the applicant's timely written notice.

(B) This paragraph shall become inoperative on January 1, 2031.

(3) (A) A disapproval within the meaning of subparagraph (J) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within 90 days of the applicant's timely written notice.

(B) This paragraph shall become inoperative on January 1, 2031.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of

preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years, or three and one-half years for an affordable housing project, following the date that the project received final approval. For purposes of this subparagraph:

(i) "Affordable housing project" means a housing development that satisfies both of the following requirements:

(I) Units within the development are subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing, or the first purchaser of each unit participates in an equity sharing agreement as described in subparagraph (C) of paragraph (2) of subdivision (c) of Section 65915.

(II) All of the units within the development, excluding managers' units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(ii) "Final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(I) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(II) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, including any other locally authorized program that offers additional density or other development bonuses when affordable housing is provided. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) (A) This subdivision shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030.

(B) This subdivision shall become inoperative on January 1, 2034.

(p) (1) Upon any motion for an award of attorney's fees pursuant to Section 1021.5 of the Code of Civil Procedure, in a case challenging a local agency's approval of a housing development project, a court, in weighing whether a significant benefit has been conferred on the general public or a large class of persons and whether the necessity of private enforcement makes the award appropriate, shall give due weight

to the degree to which the local agency's approval furthers policies of this section, including, but not limited to, subdivisions (a), (b), and (c), the suitability of the site for a housing development, and the reasonableness of the decision of the local agency. It is the intent of the Legislature that attorney's fees and costs shall rarely, if ever, be awarded if a local agency, acting in good faith, approved a housing development project that satisfies conditions established in paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.1 or paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.2.

(2) This subdivision shall become inoperative on January 1, 2031.

(q) This section shall be known, and may be cited, as the Housing Accountability Act.

(r) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(Amended by Stats. 2024, Ch. 268, Sec. 2.5. (AB 1893) Effective January 1, 2025. Inoperative January 1, 2031, pursuant to Sec. 1 of Stats. 2023, Ch. 768.)