CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

12363 Limonite Avenue, Suite 900, Eastvale, California 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, September 18, 2024

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (951) 361-0900.

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 June 19, 2024 meeting.

7.2. Planning Department Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission receive and file the Planning Department Update.

7.3. **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.

7.4. **Acquisition of Parcel Numbers 144-080-010 and 144-080-011, located along the northside of Chandler Street, west of Hall Avenue for a Public Works Yard**
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission recommend the acquisition of parcel numbers 144-080-010 and 144-080-011 for a Public Works Yard, and find such acquisition to be consistent with the Eastvale 2040 General Plan.

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. **PLN24-20024 Major Development Review and Conditional Use Permit - Mister Car Wash**
Submitted by: Steven D. Fowler, Planning Technician

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

1. Find the project consistent with the Environmental Impact Report (EIR) prepared for the Eastvale Crossing Retail Center, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted EIR and subsequent addenda, in accordance with State CEQA Guidelines Section 15162;
2. Approve a Major Development Review (DR) and Conditional Use Permit (CUP), PLN24-20024, for the development and operation of a 5,435 square-foot drive-through carwash (dba Mister Carwash), subject to conditions of approval.

9. COMMISSION BUSINESS

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

Submitted by: Allen Lim, Senior Planner

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

1. Receive a presentation and provide staff with direction on how to proceed with regulation of specific land use types.

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, October 16, 2024, 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, July 17, 2024
Regular Meeting: 6:00 P.M.

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

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1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: Commissioner Hove.

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

3. PLEDGE OF ALLEGIANCE

Vice-Chair Lee led the Pledge of Allegiance.

4. ADDITIONS/REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

On a motion by Vice-Chair Lee and second by Commissioner Rodriguez-Plott, the Planning Commission voted unanimously to approve the Consent Calendar items 7.2 and 7.3.

7.1 Planning Commission Minutes

The Planning Commission voted to continue this item to the next meeting.

7.2 Planning Department Update

The Planning Commission received and filed the Planning Department Update.

7.3 Public Works Department Update

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

8. PUBLIC HEARINGS

8.1 PLN24-20019 - Major Development Review and Conditional Use Permits for the proposed PAD 2 Development at The Hamner Place Retail Center

Senior Planner Lim presented a PowerPoint and answered related questions. Rick Manners, Lewis Retail Centers answered related questions.

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

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

1. Adopt an Addendum to the previously approved Lewis Retail Project Environmental Impact Report (2018 EIR; State Clearinghouse No. 2017101024), and find that all impacts were adequately analyzed pursuant to applicable legal standards in the previously approved EIR, consistent with CEQA Guidelines Section 15162 through 15164;
2. Approve a Major Development Review (DR) and Conditional Use Permit (CUP), PLN24-20019, for the development and operation of a 4,025 square-foot multi-tenant building with a drive-through restaurant use, subject to conditions of approval; and
3. Approve a Conditional Use Permit (CUP), PLN24-20019, to allow the on-site sale of beer, wine, and distilled spirits (ABC License Type 47) in conjunction with a restaurant (dba Chipotle), subject to conditions of approval.

8.2 PLN24-20054 - Amendment to Section 120.04.010 of the Eastvale Municipal Code as it pertains to Accessory Dwelling Units

City Planner Murray presented a PowerPoint and answered related questions.

The following individual provided public comment:

- Dylan Casey, California Housing Defense Fund (via email)
- James M. Lloyd, California Housing Defense Fund (via email)

On motion of Commissioner Lomeli and second by Commissioner Rodriguez-Plott, the Planning Commission voted unanimously to adopt Resolution 24-08, recommending that the City Council adopt a Zoning Ordinance Amendment of Section 120.04.010 of the Eastvale Municipal Code to comply with state law.

9. COMMISSION BUSINESS – None

10. CITY STAFF REPORT

Community Development Director Gonzalez provided updates.

11. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Chair Rochelle adjourned the meeting at 6:52 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, September 18, 2024, at 6:00 p.m.

_____

Jessica Cooper, MMC
Senior Management Analyst

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.2
September 18, 2024

Planning Department Update

Prepared By:
David Murray, City Planner

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Planning Department 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 Department Update is to provide a list of the current status of major projects in the City of Eastvale.

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)

Attachment 1 - Planning Department Update 9.18.24

CITY OF EASTVALE

Major Projects Summary

September 18, 2024

City of Eastvale Planning Division

CITY OF EASTVALE
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Contents

IN-PROCESS/REVIEW **2**

0B0BSumner Place Mixed-Use Development (MAP ID: SMNR) *2*
0B0Mister Carwash (MAP ID: WMT) *3*
Leal Ranch Residential PA-4 & PA-10 Quarterra Phase II *4*
Leal Ranch Residential PA-9 ..... *5*
Leal Ranch Residential PA-11A *7*
Leal Ranch Residential PA-11B *8*
Leal Ranch Residential PA-11C *9*
New Home TTM 38595 Phase B *10*
Warmington Residential *13*

APPROVED/ ENTITLED **14**

3B1BLeal Ranch Residential Phase A TTM (MAP ID: LEAL.1) *14*
4B2BLeal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2) *15*
5B3BLeal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3) *16*
6B4BLeal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4) *17*
7B5BLeal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5) *18*
8B6BLeal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6) *19*
1B3BLeal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7) *20*
9B8BGoodman Commerce Center (MAP ID: GCC) *21*
30B39BGCC CR-1 DR (MAP ID: GCC.10) *22*
31B41BGCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13) *23*
32B45BGCC Planning Area 4 DR and TPM (MAP ID: GCC.15) *24*
0B0Hamner Place Pad-2 (MAP ID: HPLC.4) *25*
10B10BThe Ranch (MAP ID: RNCH) *26*
11B11BSummit Development (RNCH.4) *27*
12B12BBeyond Food Mart at The Ranch (MAP ID: RNCH.5) *28*
13B13BThe Ranch TPM No. 38114 (MAP ID: RNCH.6) *29*
34B52BHotel Suites (HPLC.1) *30*
35B55BHamner Place Retail Suites D.R (HPLC.3) *31*
36B57BThe Merge (MAP ID: MRG) *32*

14B15BWALMART (MAP ID: WMT) 33
15B28BDUNKIN DONUTS AND CARWASH DR AND CUP (MAP ID: DUNK) 34
16B7BARCHIBALD AND CHANDLER RETAIL (MAP ID: ACR) 35
17BMAGNOLIA RANCH 36
18BST. OSCAR ROMERO MODULAR BUILDINGS 37

FUTURE 38

29B29BTHE LEAL PLAN (MAP ID: LEAL) 38

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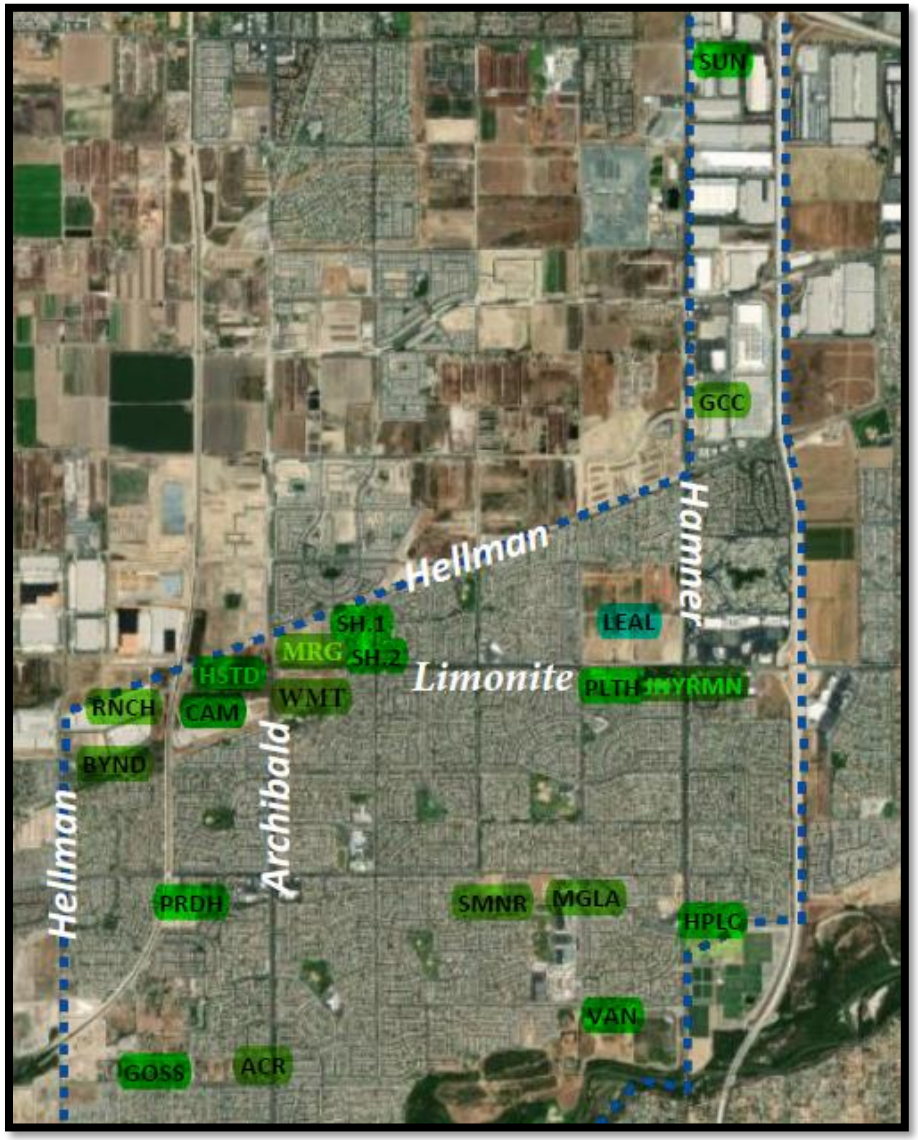

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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In-Process/Review

Sumner Place Mixed-Use Development (MAP ID: SMNR)

Project:	Sumner Place Mixed-Use Development
Project No.	PLN20-20063_GPA001_DR002_COZ001_TPM38031_TTM38032
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 Highest Density Residential (HHDR 20.1-40 du/ac). **Change of Zone** to change the zone from Heavy Agriculture (A-2) to General Residential (R-3). **Major Development Review** for the development of 216-unit apartment project on over 9.3 acres, consisting of seven two (2) to three (3) story type "V" apartment buildings with tuck under garages and surface parking, and a 5000 s.f. commercial building (located at the corner of Sumner Ave. and Schleisman Rd.). **Tentative Parcel Map** to create two (2) parcels one residential and one commercial. **Tentative Tract Map** for condominium purposes.
Planner:	Jamie K. Cerda

Notes:

- Received application on 11.5.20
- SB18 and AB52 notice provided.
- Comments provided to applicant 12.10.20
- On 5.19.21 the Planning Commission continued the item to June 16, 2021.

Project Map:



Current Status:

- On June 16, 2021, the Planning Commission PLN20-20063 continued the hearing item off calendar.

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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

Project Map:



Current Status:

- On August 20, 2024, the Planning Division deemed the project complete and the item has been scheduled for September Planning Commission.

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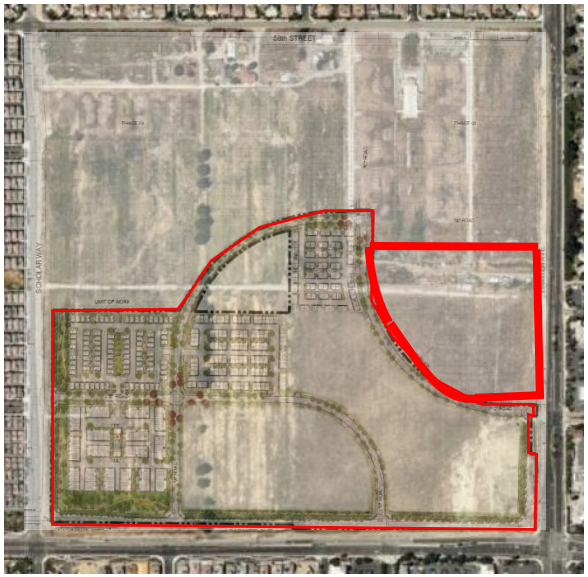
Leal Ranch Residential PA-4 & PA-10 Quarterra Phase II

Project:	Planning Area 4 & 10
Project No.	PLN24-20035 DR001
Project Location:	Northwest corner of Limonite Avenue and of Hamner Avenue. South of 58th St.
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

Project Map:



Current Status:

- A second incomplete letter has been sent to applicant on 8.12.24, awaiting resubmittal.

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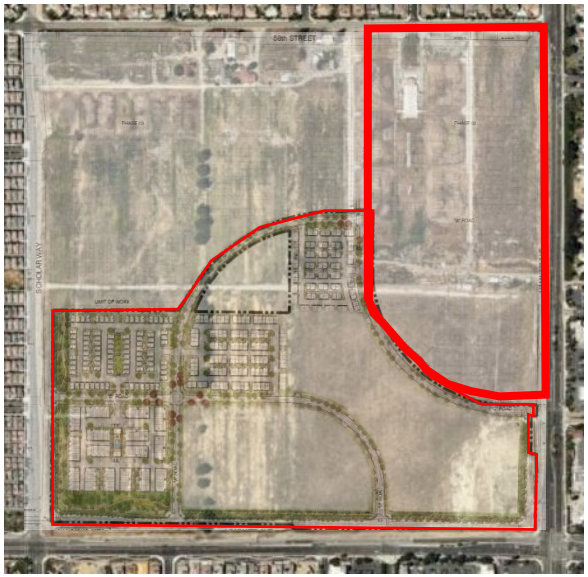
New Home Off-site

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20069 DR004
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
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

Project Map:



Current Status:

- Application is currently under review.

Leal Ranch Residential PA-9

Project:	Planning Area 9
Project No.	PLN24-20070 DR005

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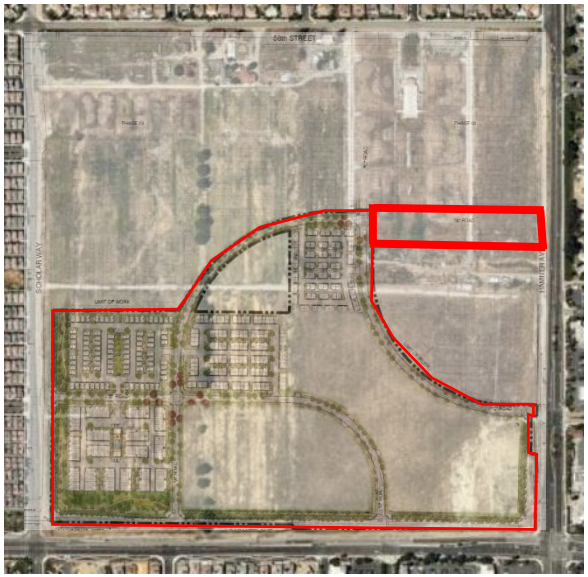
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
Project Description:	**Major Development Review** for the development of 90 residential units (triplexes) on Lots 30-36 of TTM 38595 within Planning Area 9 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24

Project Map:



Current Status:

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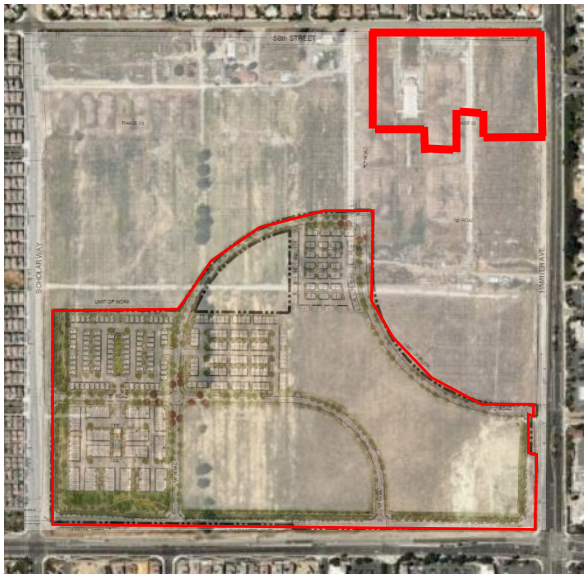
Leal Ranch Residential PA-11A

Project:	Planning Area 11A
Project No.	PLN24-20071 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 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

Project Map:



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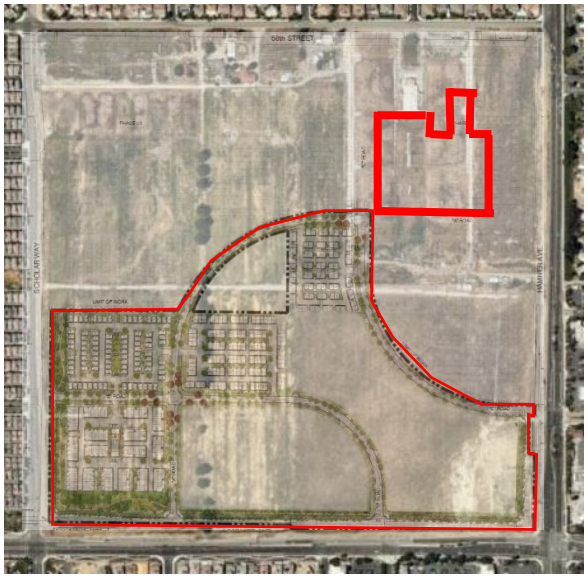
Leal Ranch Residential PA-11B

Project:	Planning Area 11B
Project No.	PLN24-20072 DR007
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
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

Project Map:



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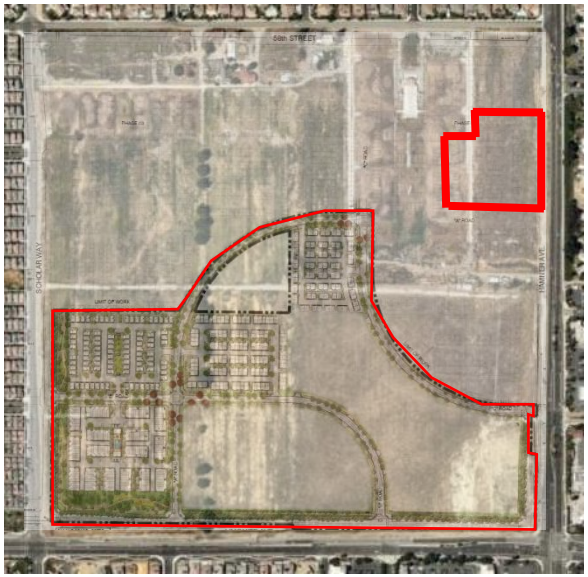
Leal Ranch Residential PA-11C

Project:	Planning Area 11C
Project No.	PLN24-20073 DR008
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
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

Project Map:



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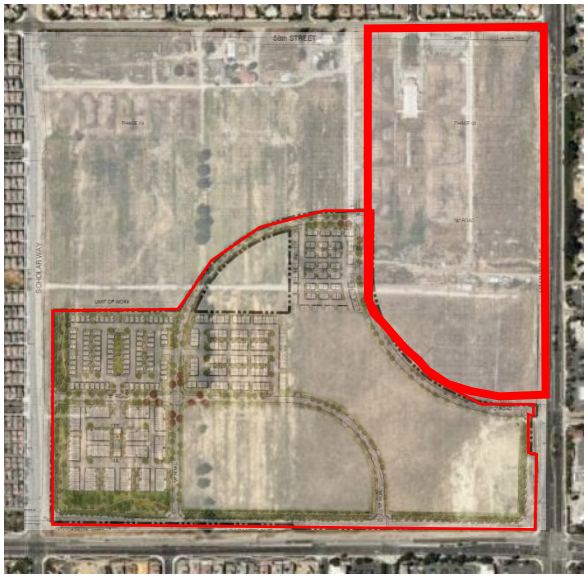
New Home TTM 38595 Phase B

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20074 TTM #38594 PH B
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
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

Project Map:



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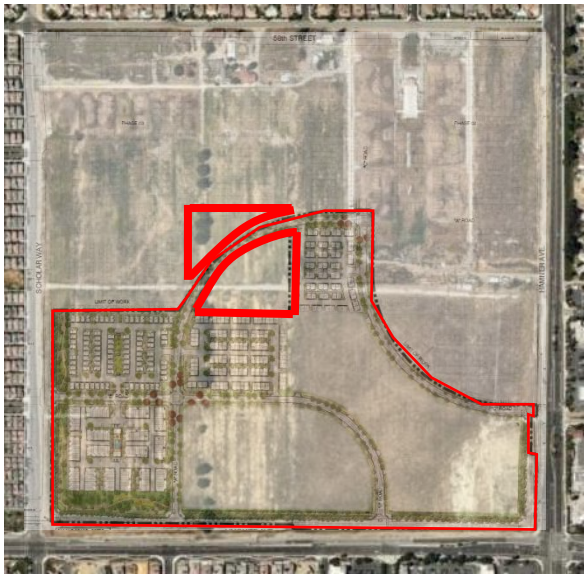
New Home Recreation Center

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:	**Minor 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

Project Map:



Current Status:

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Sprouts Off-site Alcohol CUP

Project:	Sprouts Off-site Alcohol CUP
Project No.	PLN24-20075 MDR014
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
Project Description:	**Conditional Use Permit** to allow a type 21 full off-sale of beer wine and distilled spirits
Planner:	Steven D. Fowler

Notes:

- Received application on 8.20.24

Project Map:



Current Status:

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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
- On 7.10.24 documents were resubmitted

Project Map:



Current Status:

- A second incomplete letter has been sent to applicant on 8.06.24, 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

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Approved/ Entitled

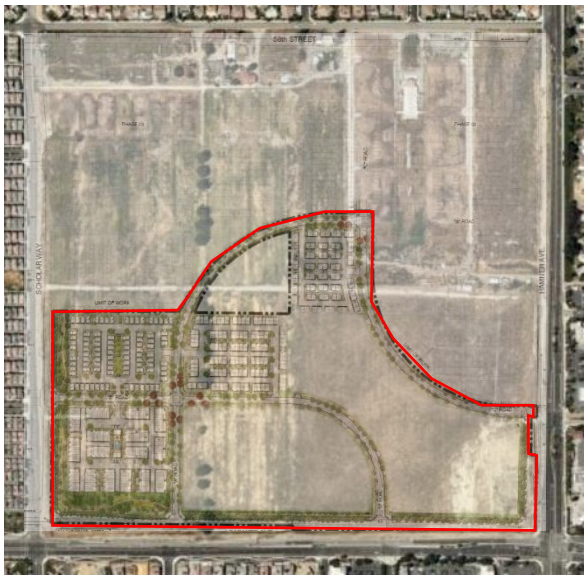
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

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

Project Map:



Current Status:

- On October 18, 2023 Planning Commission approved entitlements for PLN22-20087 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

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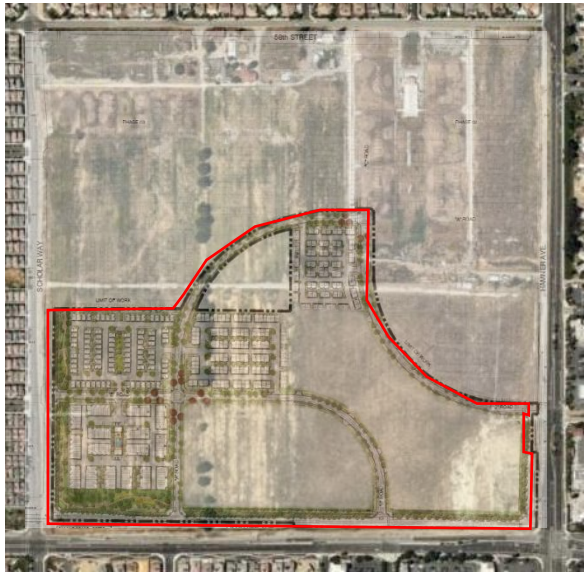
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

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

Project Map:



Current Status:

- On October 18, 2023, Planning Commission approved entitlements for PLN22-20088 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

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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:

- Building Permits for the Model Homes for PA-1 10-plex and 11-plex have been issued.
- Production units permits are in the process of being pulled.

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

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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:

- Building Permits for the Model Homes for PA-6 Tri-plex have been issued.
- Production units permits are in the process of being pulled.

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.
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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:

- Building Permits for the Model Homes for PA-7A Single Family Dwelling 3-story have been issued.
- Production units permits are in the process of being pulled.

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.
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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:

- Building Permits for the Model Homes for PA-8 Du-plex Townhomes have been issued.
- Production units permits are in the process of being pulled.

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

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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 Department 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.
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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

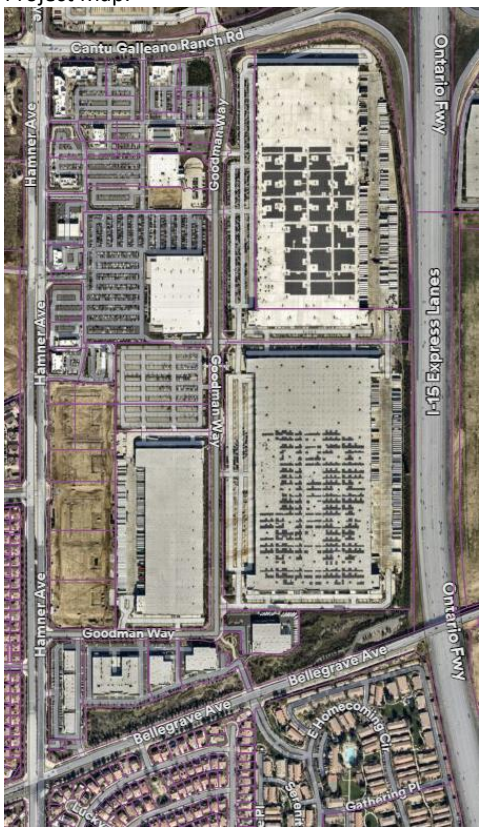
Notes:

- 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.
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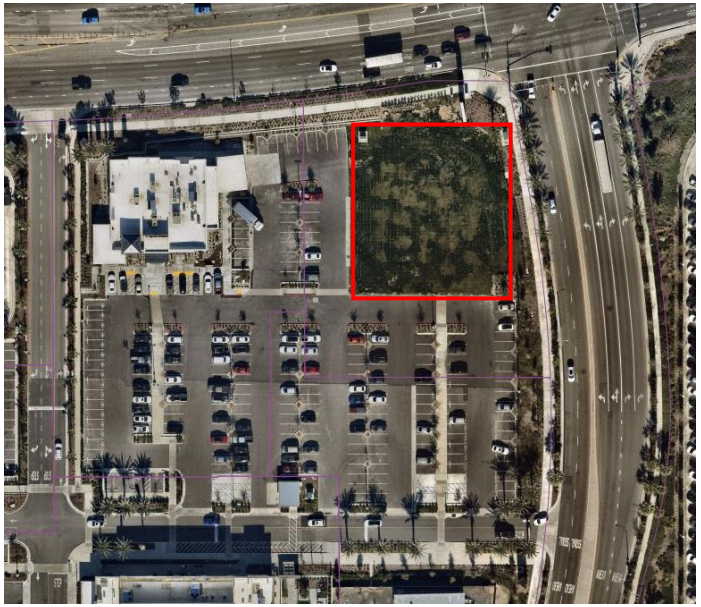
GCC CR-1 DR (MAP ID: GCC.10)

Project:	GCC CR-1 DR
Project No.:	PLN21-20063_DR012
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd. ; Assessor Parcel Number (APN) 160-510-023
Project Description:	**Major Development Review** for the development of a 5,213 square foot PAD building (CR-1) and 575 square foot outdoor patio for a total of 5,788 square feet for a proposed restaurant building dba Chili's.
Planner:	Jamie K. Cerda

Notes:

- Received application on November 17, 2021.
- On January 19, 2022, PLN21-20063 was approved by the Planning Commission subject to conditions of approval.

Project Map:



Current Status:

- Project 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.
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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

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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

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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.

Project Map:



Current Status:

- On July 17, 2024 The Planning Commission approved the entitlements for PLN24-20019 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

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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.
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Summit Development (RNCH.4)

Project:	The Ranch by Summit Development (Parcel 14)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 6); (Assessor's Parcel Number: 144-010-058)
Project Description:	**Major Development Review** for a 61,000 square foot light industrial building on 4.36 acres of Parcel 14 on The Ranch. The building will be located in Planning Area 6 of The Ranch Specific Plan.
Planner:	Allen Lim

Notes:

- Received pre-application on September 12, 2019.
- Routed to other departments for review.
- Comments provided to applicant 10/17/19.
- Formal submittal received January 15, 2020 – Routed for department review.
- On 2.19.20 the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- The building is complete. Currently the building is under a Tenant Improvement plan check.

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

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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 permits 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.

Project Map:



Current Status:

- The project is currently under review for building plan permits.

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

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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 is partially operational. The rooftop restaurant and conference space are still 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

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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

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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 still awaiting tenants to occupy new building.

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

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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:

- Walmart has submitted construction plan for review by the building division and grading plans with public works department.
- Work has commenced on-site.

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

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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.

Project Map:



Current Status:

- Projects are currently under review building permits.
- Construction documents are under review with 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.
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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.

1. New projects are added to the bottom of the list as they are submitted.
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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
- Planning Commission approval on October 18, 2023

Project Map:



Current Status:

- On October 18, 2023 Planning Commission approved entitlements for PLN23-20043 and is subject to conditions of approval.
- Building plans are currently under review 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

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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:

- Awaiting the submittal of construction drawings for Building Division Review
- Grading plans have been submitted to Public Works Department for 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

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
CONSENT CALENDAR
Agenda Item No. 7.3
September 18, 2024

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

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 - Grants Summary
Attachment 2 - PW Project Update List

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.
California Transportation Commission/California Department of Transportation	LPP: Local Partnership Program	Limonite Gap Closure Project	$ 9,475,000.00	$ -		Grant request has been approved. Allocation for construction funds was requested and approved.
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 10	Advanced Dilemma Zone Detection	$ 712,800.00	$ -		CON allocation was approved. The project is under construction.
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap Pedistrian Bridge	$ 1,600,000.00	$ 400,000.00		
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	
Riverside County Transportation Commission	2023 Western Riverside County Regional Arterials	Limonite Gap Closure	$ 13,500,000.00	$ 13,500,000.00		

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:	**In Design – Engineering:** 50% Construction Document was delivered on June 28, 2024.

PROJECT SCHEDULE:

- 90% Construction Document will be tentatively delivered on September 20, 2024.

PROJECT RENDERING:



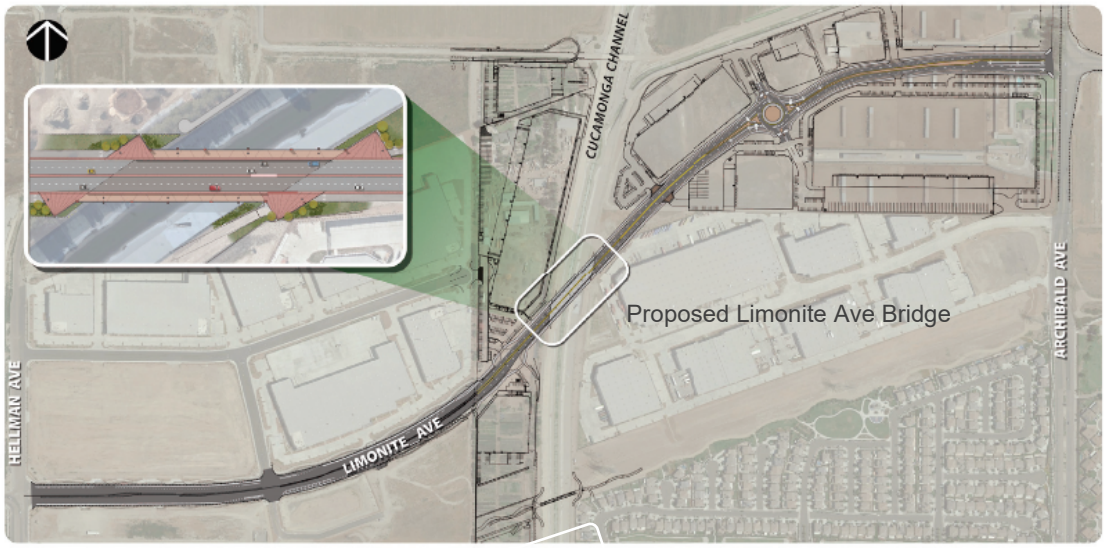
EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Limonite Gap Closure
PROJECT DESCRIPTION:	Project will connect from 2,450 LF east of Hellman Ave to Archibald Avenue. The total length of the proposed project is approximately 3,200 LF including a bridge over the Cucamonga Creek. Both road and bridge will serve 4 lanes of traffic including bicycle and pedestrian facilities.
PROJECT STATUS:	**In Construction:** bridge deck was poured, and barrier rail and pilasters have been formed and poured.



PROJECT SCHEDULE:	Construction activities began on September 5, 2023 with a construction duration of 260 working days.

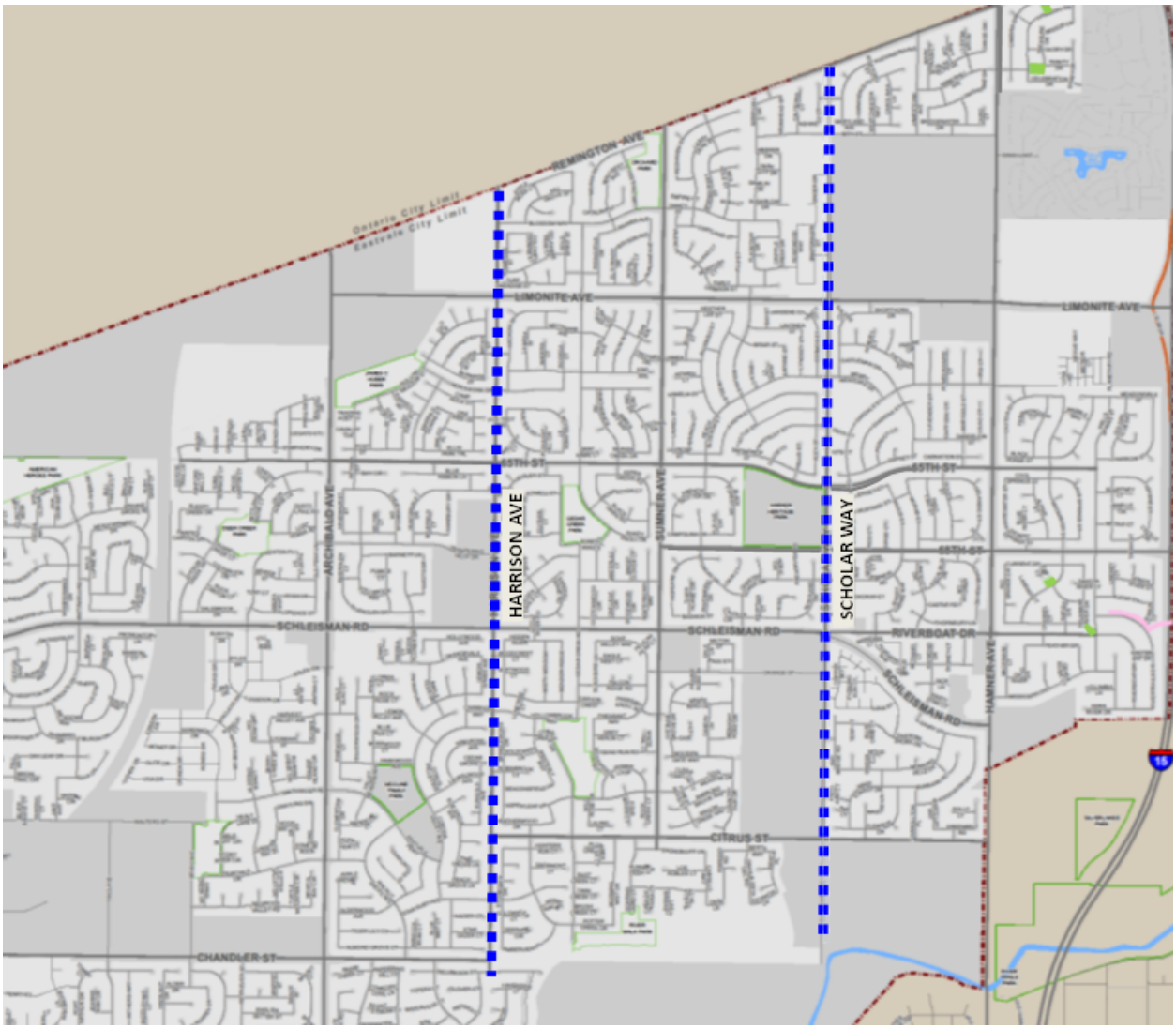
PROJECT MAP:



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 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. Topographic Design Survey was completed, and non-infrastructure component of the project (phase 2) which includes public education and engagement has started.
PROJECT SCHEDULE:	75% PS&E (phase 3) will be tentatively delivered on January 1, 2025.

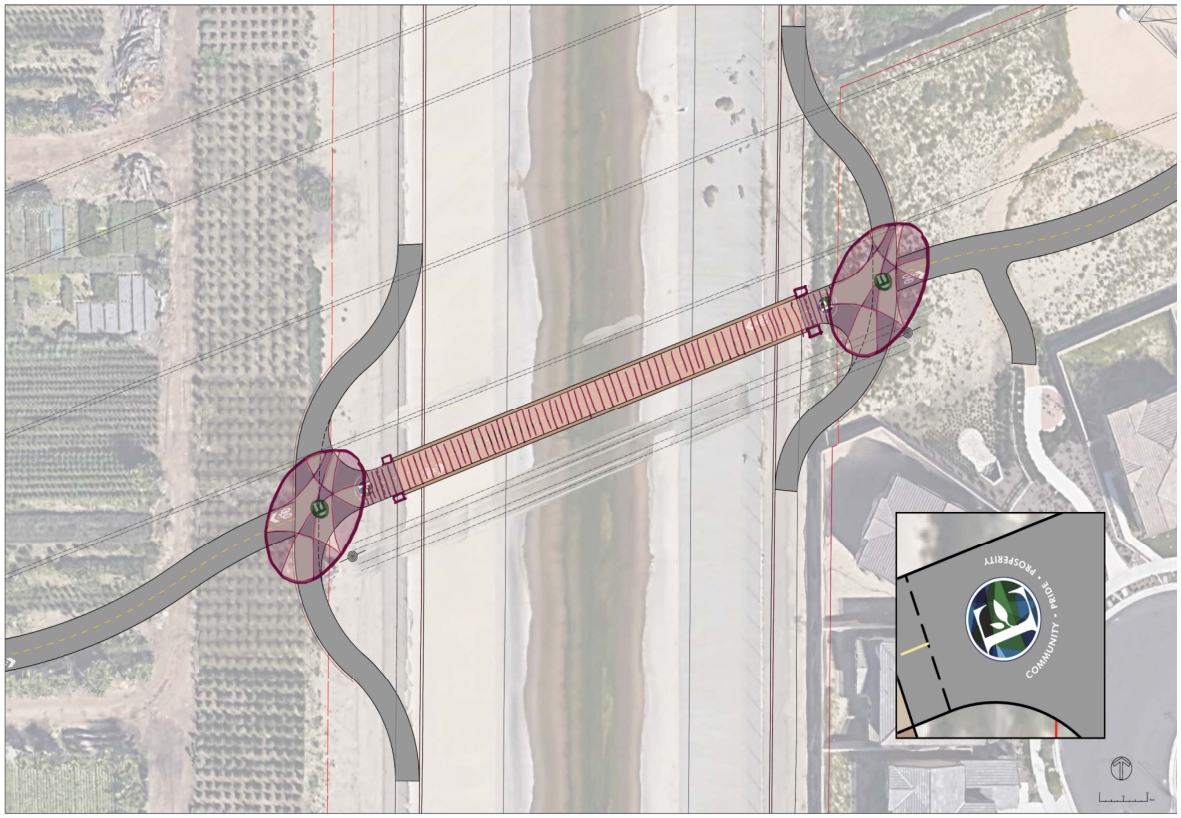
PROJECT MAP:



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, and a notice to proceed was issued.
PROJECT SCHEDULE:	100% PS&E is anticipated to be delivered by June 2025.

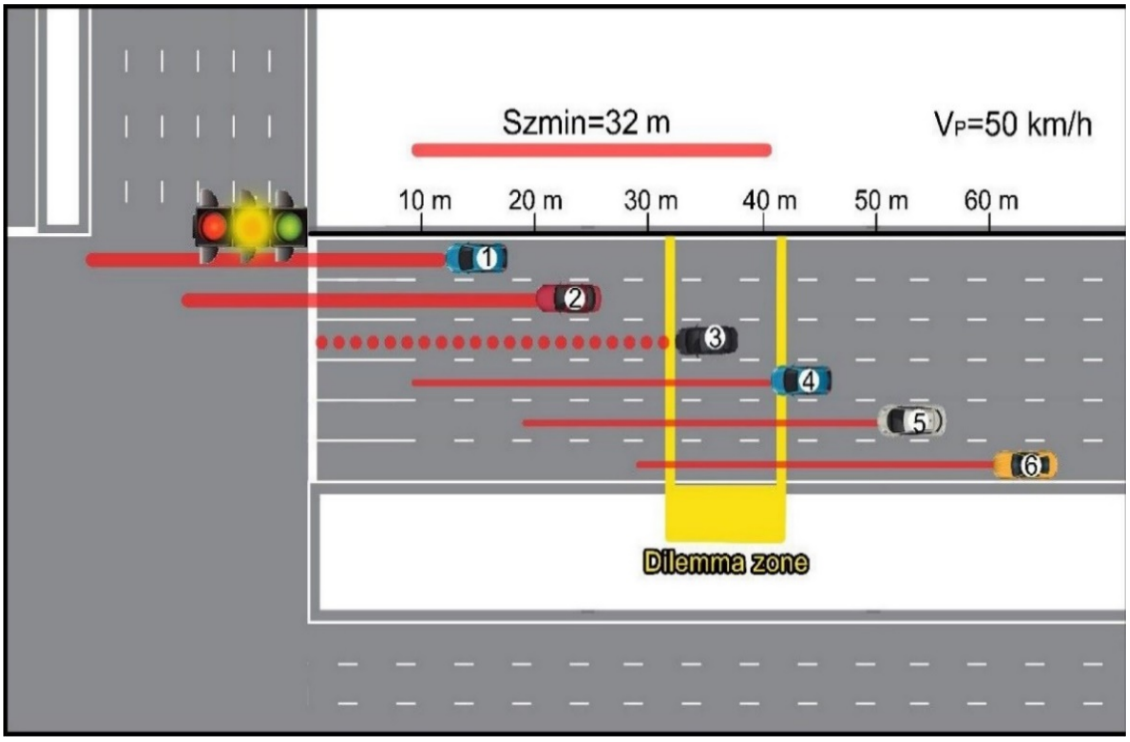
PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Traffic Signal Dilemma Zone Detection and Mitigation
PROJECT DESCRIPTION:	Project will install advanced dilemma zone detection system and associated equipment in existing traffic signal cabinets at 16 signalized intersections to modify signal timing to improve safety for motorists approaching intersections.
PROJECT STATUS:	**In Construction:** the Contractor successfully installed the new video detection system at all 16 intersections. A final field walk will be conducted to ensure the performance of the new system, and a punchlist will be created and issued to the contractor as needed.
PROJECT SCHEDULE:	The construction is substantially completed.

PROJECT IMAGE:



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.
PROJECT STATUS:	**In Design-Engineering:** Plan, Specifications, and Estimate (PS&E) are being developed.
PROJECT SCHEDULE:	The final PS&E will be tentitavely delivered on September 11, 2024. Once the final PS&E is ready, the construction bid will be published to procure a contractor to perform the work.

PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

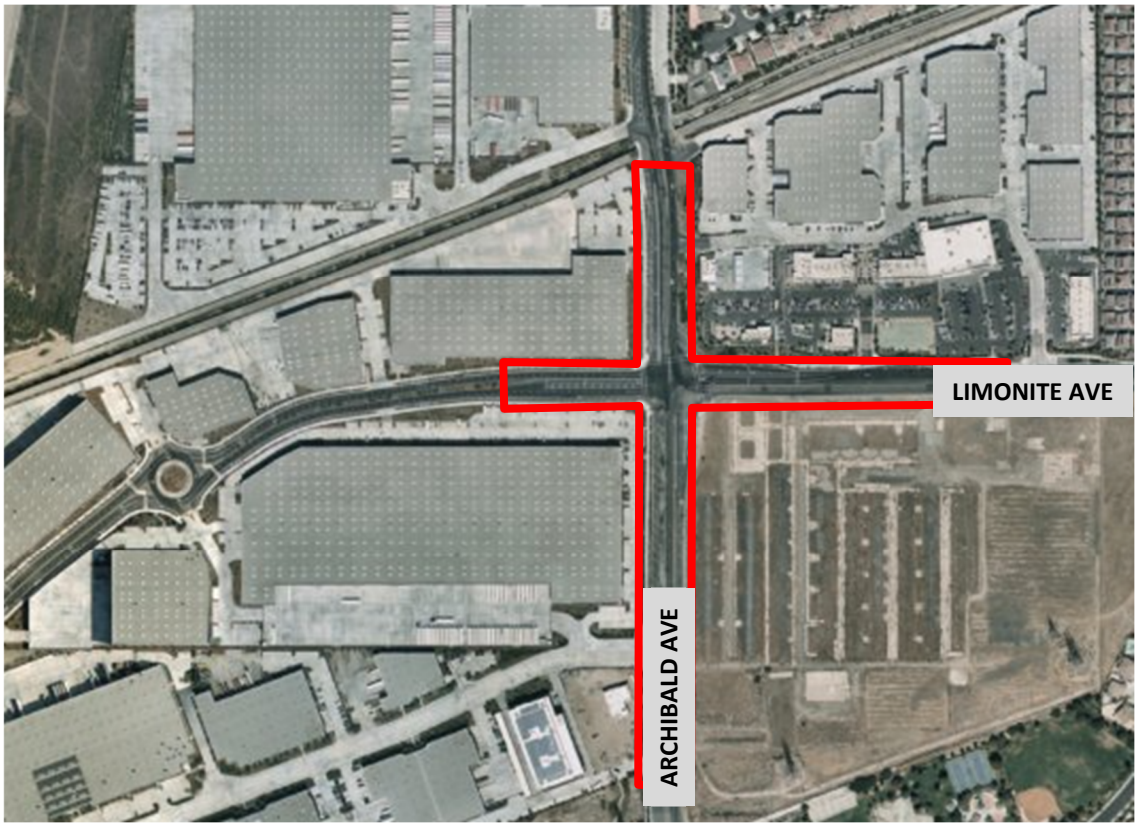
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	ADA Transition Plan
PROJECT DESCRIPTION:	Program includes preparation and implementation of an ADA Self Evaluation Plan as required under the Americans with Disabilities Act (ADA). Future year funding will support removal of ADA barriers as identified in the Plan. Annual program to provide improvements focusing on ADA accessibility, including curb ramps and sidewalks throughout the City.
PROJECT STATUS:	**In Progress:** Professional Services Agreement was signed with Bureau Veritas Technical Assessment. Draft ADA Transition Plan is anticipated to be delivered by September 2024 for public review.



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Archibald Avenue/Limonite Avenue Widening Project
PROJECT DESCRIPTION:	Street widening and safety project for Archibald Avenue from the City of Ontario limits south of the SCE easement, including the intersection at Limonite Avenue and portions of Limonite Avenue east and west of the intersection. The project looks to improve safety and overall circulation in conjunction with the improvements associated with the Homestead and Merge developments, and Limonite Gap Project. Components of the project include, but are not limited to, coordinating with SCE to relocate SCE high-tension support structures.
PROJECT STATUS:	• Installation of new transmission poles is completed. • Existing poles were removed mid-July, allowing the Developers to start coordinating their construction schedules. • Widening and street improvements started on September 11, 2023 with an anticipated completion by Summer 2024.

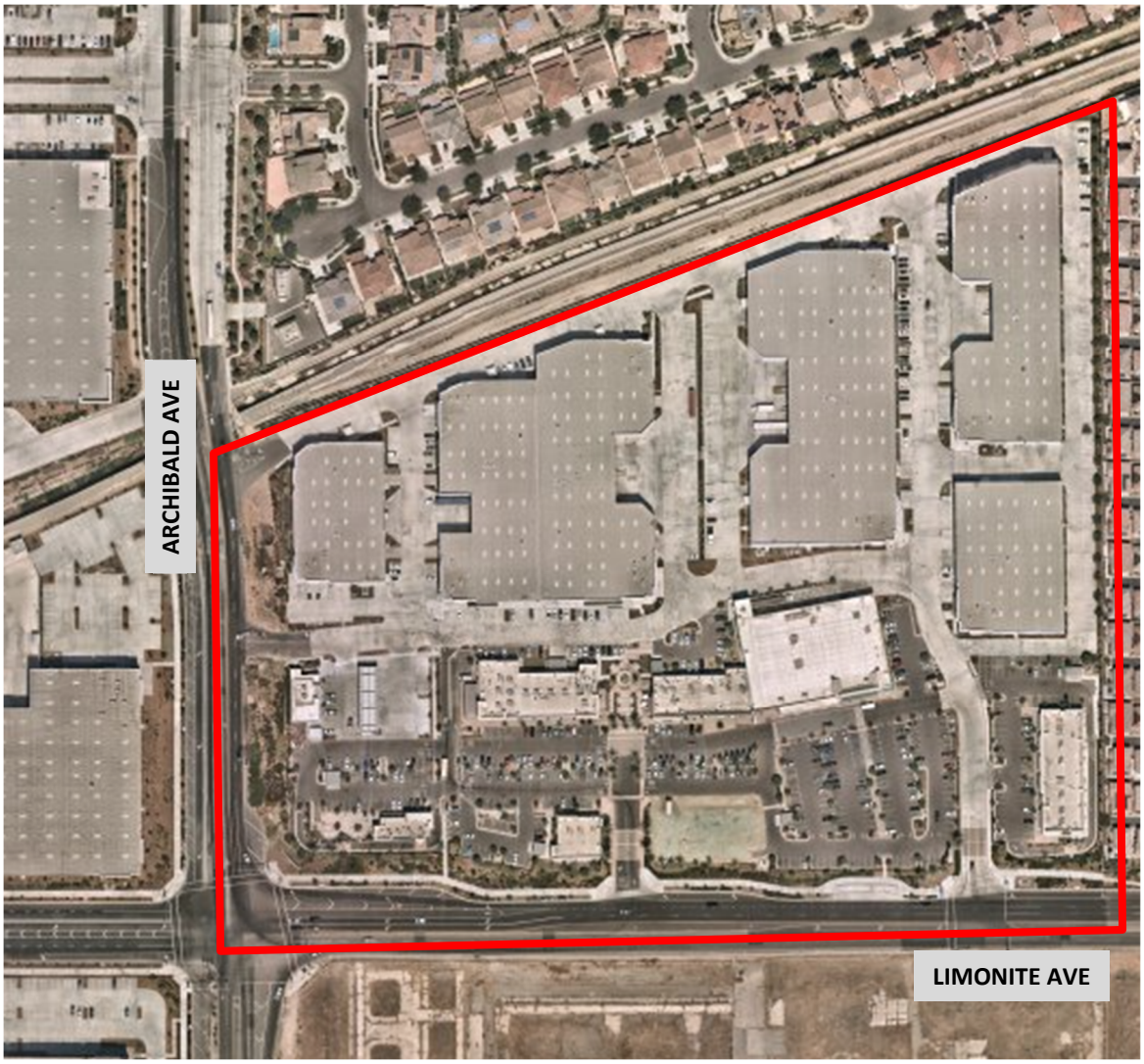
PROJECT MAP:



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 Developer is also responsible for improvements along Archibald Avenue which are currently in the final stages of approval.

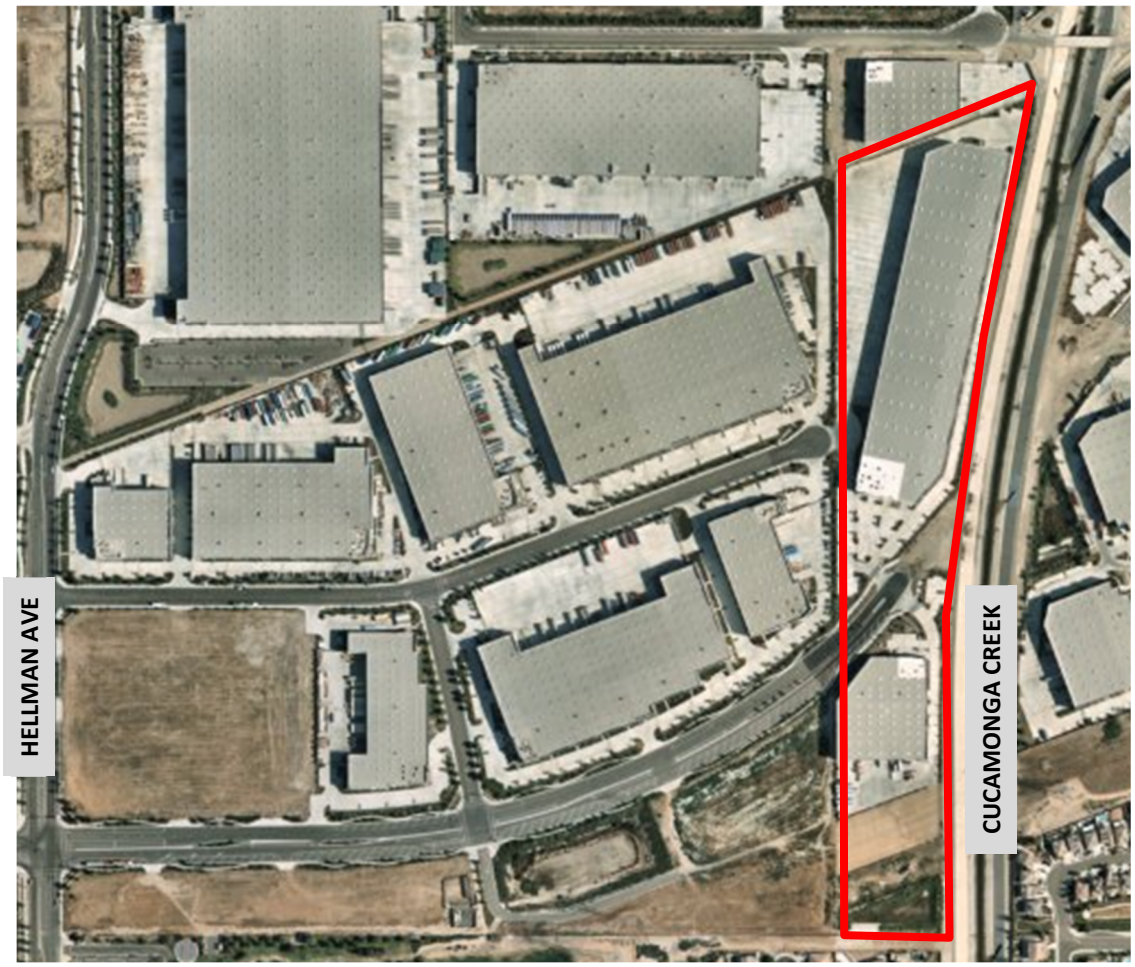
PROJECT MAP:



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.

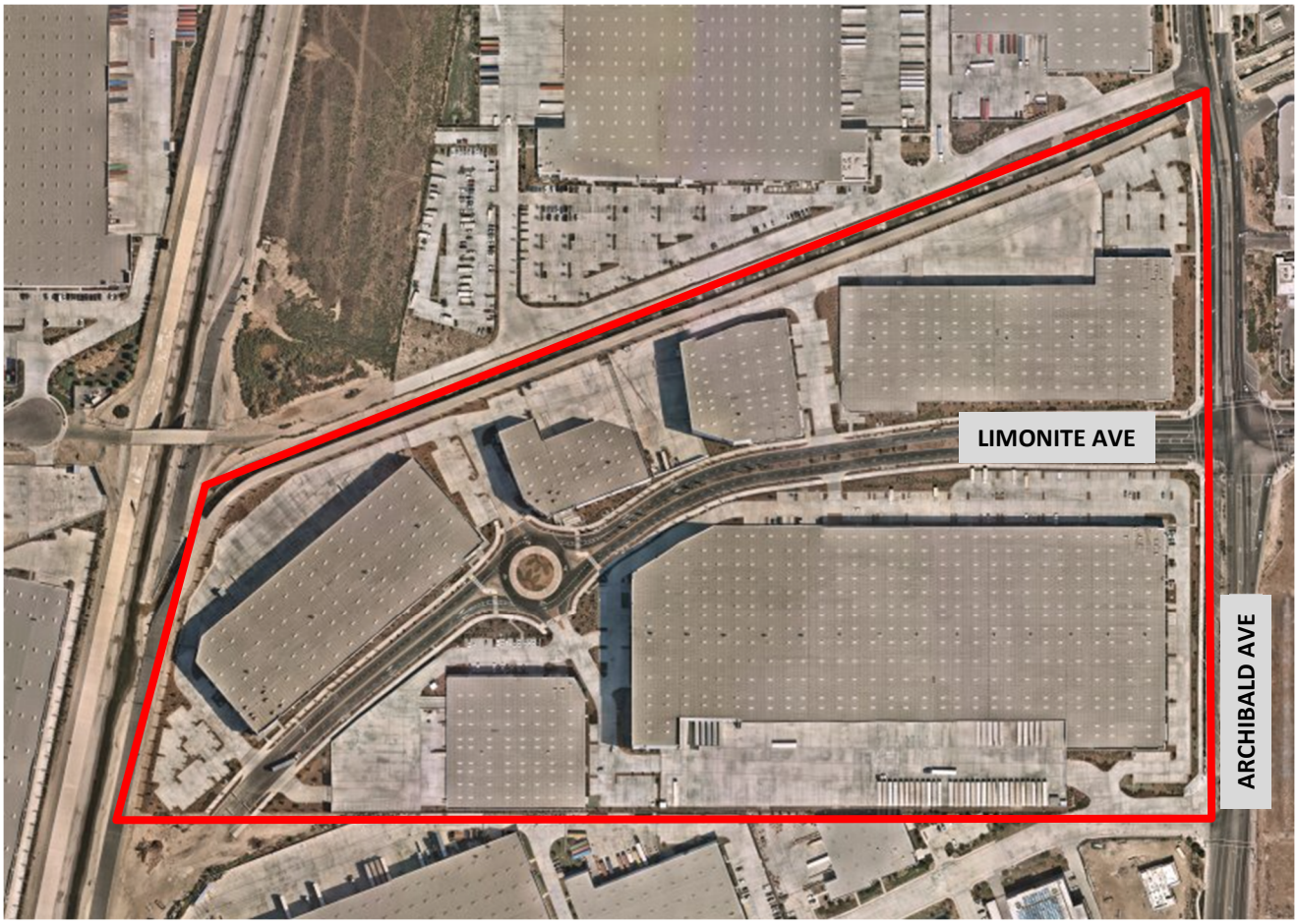
PROJECT MAP:



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.

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Homestead
PROJECT NUMBER:	PW15-1174
PROJECT LOCATION:	Northeast corner of Archibald Avenue and Prado Basin Park Road
PROJECT DESCRIPTION:	Improvements include development of an approximately 85,000 sq. ft. church which includes a sanctuary, classrooms, cafe, and a bookstore on 10.43 acres.

PROJECT STATUS:

Phase 2 has begun, and the improvements will include the widening of Archibald Ave. Street widening is in the final stages of approval.

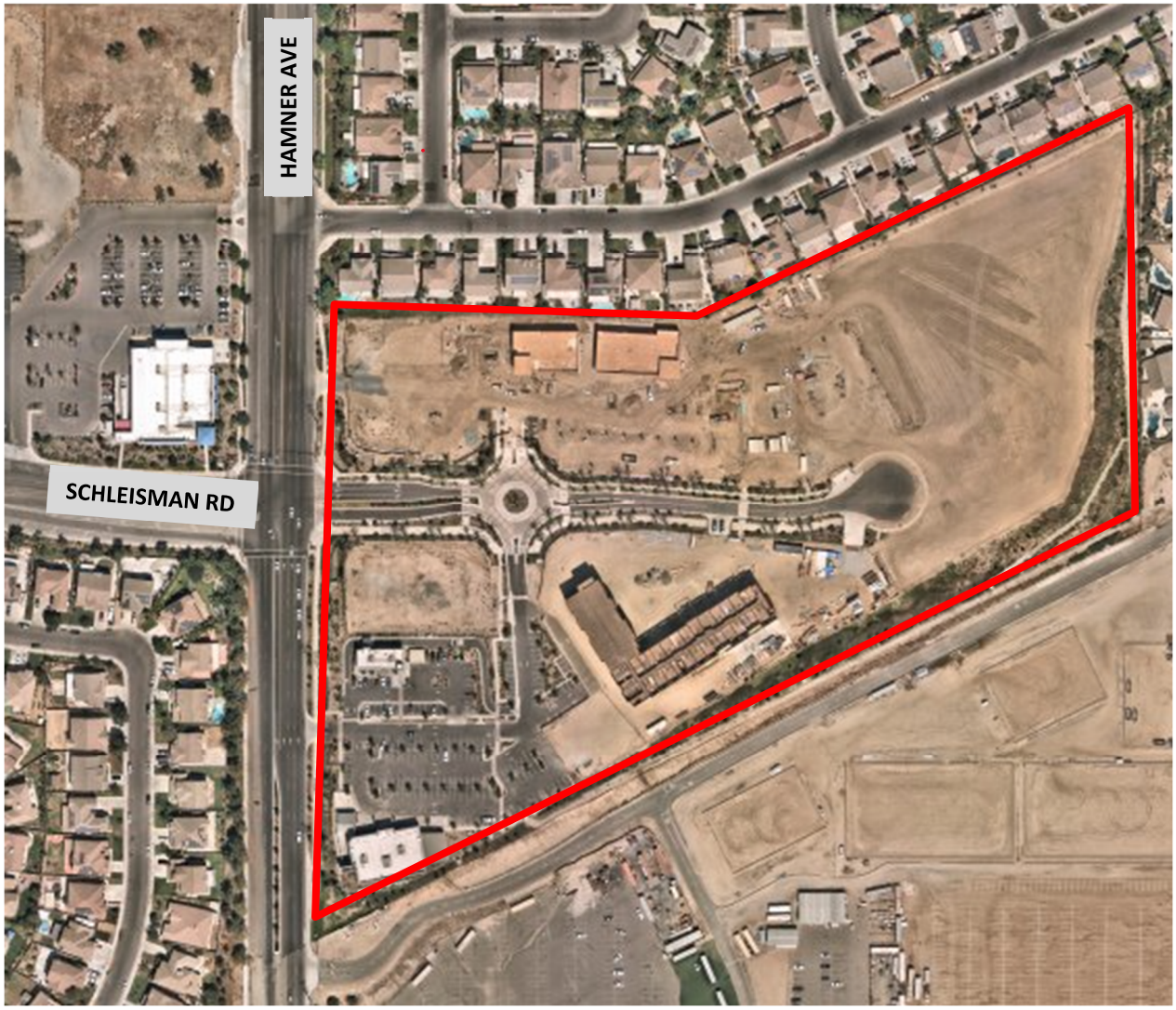
PROJECT MAP:



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 entitlement.

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.
PROJECT STATUS:	Developer has received TCO and Developer is working on closing out 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. Model homes anticipated to be open in September.

PROJECT MAP:



CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.4
September 18, 2024

Acquisition of Parcel Numbers 144-080-010 and 144-080-011, located along the northside of Chandler Street, west of Hall Avenue for a Public Works Yard

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the Planning Commission recommend the acquisition of parcel numbers 144-080-010 and 144-080-011 for a Public Works Yard, and find such acquisition to be consistent with the Eastvale 2040 General Plan.

Summary

Staff is recommending the Planning Commission to find consistency with the General Plan for the property acquisition of parcels numbers 144-080-010 and 144-080-011 to build a Public Works Yard as it aligns with the City's General Plan goal of promoting economic growth within the City to provide employment opportunities and goods and services to City residents. Each parcel is 2.06 acre, for a toral of 4.12 acres.

Background

During the closed session at the City Council Meetings on November 8, 2023, and February 14, 2024 the City Council authorized the Public Works Director/City Engineer to negotiate an agreement with the property owner, Trinidad Perez, to acquire parcel numbers 144-080-010 and 144-080-011 (property) located on the north side of Chandler Street, between Hellman Avenue and Hall Avenue. Each parcel is 2.06 acres, for a toral of 4.12 acres. Of the 4.12 acre, approximately 2.27 acres of the northern half of the property has been condemned as flood easement, see Lot 50 and 51 in Attachment 1 - Vicinity Map. As such, occupiable buildings cannot be built on the easement, but

vehicles, raw material like sand and gravel, and other spare assets like light poles and signal poles can be stored in this area. Approximately 1.85 acre is buildable. The future storage warehouse and administrative building will be located on the southern half of the property. This restricted use has been accounted for in the appraisal (Attachment 2 - Appraisal). Parcel number 144-080-010 (14835 Chandler Street) has been appraised for $486,000, and parcel 144-080-011 (14821 Chandler Street) has been appraised for $564,000, for a combined total of $1.05M. Purchase price of the 4.12 acre is $1.25M, approximately $303k per acre.

The Public Works Department has been actively seeking to grow its Maintenance Division by hiring additional staff to increase the service to the community. In adding additional staffing, the Department is increasing the number of vehicles and needs a Public Works Yard to store vehicles/equipment and support staff.

The City obtained a specialist to conduct and provide a Phase 1 Environmental Site Assessment (ESA) of the parcel. Additionally, the following services will be required as due diligence prior to escrow closing and it's expenses has been budgeted: surveyor to produce an ALTA survey map, geotechnical engineer to prepare geotechnical testing and report, geotechnical engineer for possible Phase 2 ESA pending Phase 1 result, and other services as needed.

General Plan Consistency

The properties are located within the Chandler Policy Area land use designation of the Eastvale 2040 General Plan. The Chandler Policy Area encourages a broader mix of low intensity uses that are compatible with the existing rural character of the area. Over the next two to three years, a specific plan will be developed with extensive community input to develop the future vision for the area and identify where specific land uses should go, including residential, commercial, and open space areas. Much of the western portion of the Chandler Policy area, including a significant portion of the subject property are located within flood zones, which restrict development of structures. However, these flood zone areas allow for open space uses, agriculture and storage of raw materials and equipment.

The use of the subject property as a Public Works yard is generally consistent with the overall vision of the Chandler Policy Area, particularly for the area impacted by the flood zones. Additionally, the Chandler Street corridor is largely envisioned to be a commercial and community service corridor between Hellman and Archibald Avenues as evidenced by the recently built Eastvale Storage facility, Fire Station #31, and the commercial land use designation and proposed development at the northwest corner of Chandler Street and Archibald Avenue. Further, the development of a 1.85 acre Public Works yard will not impede the remainder of the Chandler Policy Area to develop as a unique mix of uses that respects to the rural history of the area.

Environmental

The purchase of property is not subject to the California Environmental Quality Act (CEQA) as there is no potential impact to the environment. Any future improvements to the properties will be evaluated for compliance with with CEQA.

Strategic Plan Action - Priority Level: 2 | Target #: B | Goal #: C

Developing and branding Eastvale.

Fiscal Impact

Total fiscal impact for this project is $1,250,000 for the land acquisition only. Additional geotechnical investigation, environmental site testing, survey map preparation, escrow, etc. will be required as well. Budget totaling $2,400,000 was appropriated in the fiscal year 2023-24 budget within the General Capital Projects Fund under account 600-500-6630-95021-0000; this budget will be rolled into the new 2024-25 fiscal year as the budget remained unspent as of June 30, 2024. As such, there is sufficient available budget to facilitate the land purchase. The land purchase itself will not trigger any ongoing operational costs to be borne by the General Fund.

Prior City Council/Commission Action

Closed Session, City Council Meeting – November 8, 2023
Closed Session, City Council Meeting – February 14, 2024

Attachment(s)

Attachment 1 - Vicinity Map
Attachment 2a - Appraisal, 14821 Chandler
Attachment 2b - Appraisal, 14835 Chandler

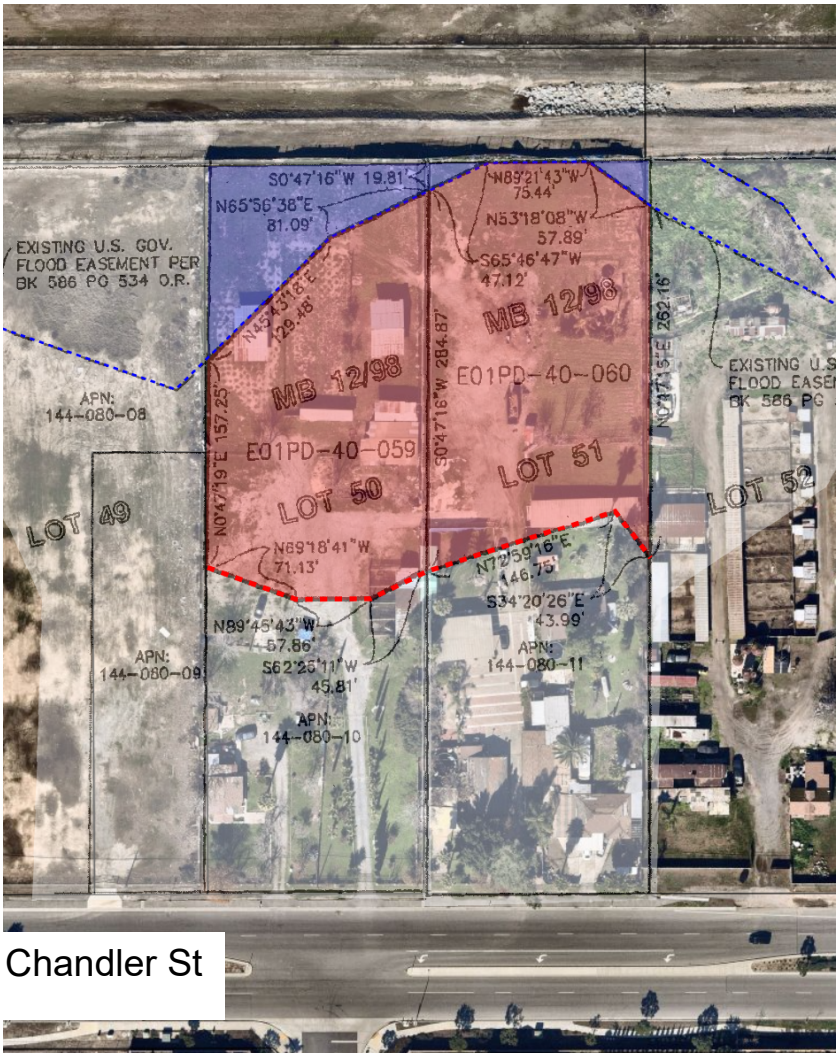
Vicinity Map

NOT TO SCALE

Parcel Nos: 144-080-010 and 144-080-011



N


S0°47'16"W 19.81'
N65°56'38"E
81.09'
N89°21'43"W
75.44'
N53°18'08"W
57.89'
S65°46'47"W
47.12'
EXISTING U.S. GOV.
FLOOD EASEMENT PER
BK 586 PG 534 O.R.
N45°43'18"E
129.48'
MB 12/98
E01PD-40-060
MB 12/98
E01PD-40-059
S0°47'16"W 284.87'
N0°47'19"E 157.25'
N0°47'16"E 262.16'
EXISTING U.S
FLOOD EASE
BK 586 PG
APN:
144-080-08
LOT 49
LOT 50
LOT 51
LOT 52
N89°18'41"W
71.13'
N72°59'16"E
146.75'
S34°20'26"E
43.99'
N89°45'43"W
57.86'
S62°25'11"W
45.81'
APN:
144-080-09
APN:
144-080-10
APN:
144-080-11
Chandler St

APPRAISAL REPORT

OF THE

UNDERLYING LAND

LOCATED AT

14821 CHANDLER STREET

EASTVALE, CALIFORNIA 92880

AS OF

JUNE 19, 2024

June 28, 2024

Mr. Gabriel Mayorguin
Assistant Engineer
City of Eastvale
12363 Limonite Avenue
Eastvale, California 91752

Re: **14821 Chandler Street Land, UD/2024**

Dear Gabriel:

At your request, we physically inspected the underlying land located at 14821 Chandler Street, Eastvale, California 92880 in order to prepare an appraisal report. This is an update of our appraisal report of the subject property dated October 30, 2023.

It is our opinion that, based on the data and analysis contained in the accompanying report, the fee simple fair market value of the subject property on June 19, 2024 was Five Hundred Sixty Four Thousand Dollars.

$564,000.00

It should also be noted that the subject property is delinquent in real estate taxes for the 2023-2024 year in the amount of $4,655.48.

Very truly yours,

Stephen O'Rourke, ASA, R/W-AC
Executive Vice President
Certified General Real Estate Appraiser
#AG036788

Ben F. Tunnell III
Chairman
Certified General Real Estate Appraiser
#AG006964

BT:kp
N5883-2.rpt

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Client:	City of Eastvale
Owner:	Trinidad Perez, Estate of Jose Trinidad Perez
Property Type:	Underlying land
Property Location:	14821 Chandler Street Eastvale, CA 92880
Assessor Parcel Number(s):	144-080-011
Purpose of the Appraisal:	To determine the fair market value of the subject property.
Intended Use:	To assist the client in reviewing the asset value of the subject property for possible purchase.
Property Rights Appraised:	Fee Simple Estate
Date of Report:	June 28, 2024
Date of Value:	June 19, 2024
Parcel:	
Size:	89,925 gross square feet (per map) 43,362 net square feet
Shape:	Rectangular
Zoning:	A-1, Light Agriculture
Topography:	Level
Highest & Best Use:	
As Vacant:	Hold for future development
Legally Conforming:	Conforming
Value Conclusion:	$564,000

TABLE OF CONTENTS

LETTER OF TRANSMITTAL

SUMMARY OF SALIENT FACTS & CONCLUSIONS

INTRODUCTION

Assumptions & Limiting Conditions 1
Intended Use & Users of the Appraisal Report 2
Property Interest Being Appraised 2
Identification of Real Estate Being Appraised 3
Tax Information 3
County Assessor Plat Map 4
Date of Value 5
Fair Market Value Definition 5
Sale and Listing History of Subject 5
Exposure Time 6
Marketing Time 6
Scope of The Appraisal 7
Regional Analysis 10
Market Area Analysis 26

SUBJECT

Subject Photographs 27
Land Description 34
Site Improvements 36
Environmental Checklist 36
Highest and Best Use 37

VALUATION

Approach To Value 39
Sales Comparison Approach 40

CONCLUSION

Value Conclusion 53
Information On Our Company 54
Representative BTI Appraisal Client List 55
Certification 56

EXHIBITS

Legal Description 1
Flowage Easement 2

ASSUMPTIONS & LIMITING CONDITIONS

We believe the information furnished to us is reliable but assume no responsibility for its accuracy.

This appraisal assumes all elements of the subject property are in serviceable condition. Since BTI Appraisal is not a licensed building inspector, this report is subject to re-evaluation if elements of the property are found to be unserviceable.

If financial statements, operating histories or any other data relating to the income and expenses attributed to the subject property have been utilized, they were provided by the owner, or representatives of the owner, and have been accepted without further verification, except as specifically set forth in this report.

We assume no responsibility for legal matters, nor do we render an opinion as to the title of the subject property. The legal descriptions given in this report were furnished by others, based on our review of public records as noted in the report, and are assumed to be correct.

The appraiser made no legal survey, nor has one been commissioned. Therefore, any plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the subject property. Any sketch of the subject property included in this report has been prepared by our firm and has been relied upon unless specifically stated in this report.

The allocation of total value to land or building, if shown in this report, is invalidated if used separately or in conjunction with any other appraisal.

This report has been made without the benefit of a current soil or structural analysis by a competent engineer, a building inspection by a certified inspector or a termite report unless otherwise stated. We offer no opinion as to the structural integrity of retaining walls or foundations, nor to present or future adverse effects due to the presence of asbestos, soil contaminants or other natural or man-made pollutants.

We are unaware of any lawsuits or contractual obligations, other than those specifically noted in this report, that would enhance or diminish the value of the subject property or its assets. If the presence of such matters is revealed, we reserve the right to modify our opinions expressed in this report.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and/or analysis of the subject property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the subject property, together with a detailed analysis of the requirements of the ADA, could reveal that the subject property is not in compliance with one or more elements of the ADA. If so, this fact could have a negative

effect upon the value of the subject property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.

Possession of this report does not carry with it the right of publication, nor may it be used for any purpose by any person but the client without the previous written consent of the client and BTI Appraisal. Testimony or attendance in court by reason of this appraisal shall not be provided unless previous arrangements have been made.

INTENDED USE & USERS OF THE APPRAISAL REPORT

The intended use of the appraisal is to assist the client, City of Eastvale, in reviewing the asset value of the subject property for possible purchase.

PROPERTY INTEREST BEING APPRAISED

We are appraising the following interest in the subject property:

Fee Simple Estate: "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

IDENTIFICATION OF REAL ESTATE BEING APPRAISED

We will appraise the underlying land described by the document as provided by Datatree, as that certain real property situated in the State of California, County of Riverside, City of Eastvale, and more particularly described in Exhibit 1 – Legal Description.

This property is commonly referred to as:

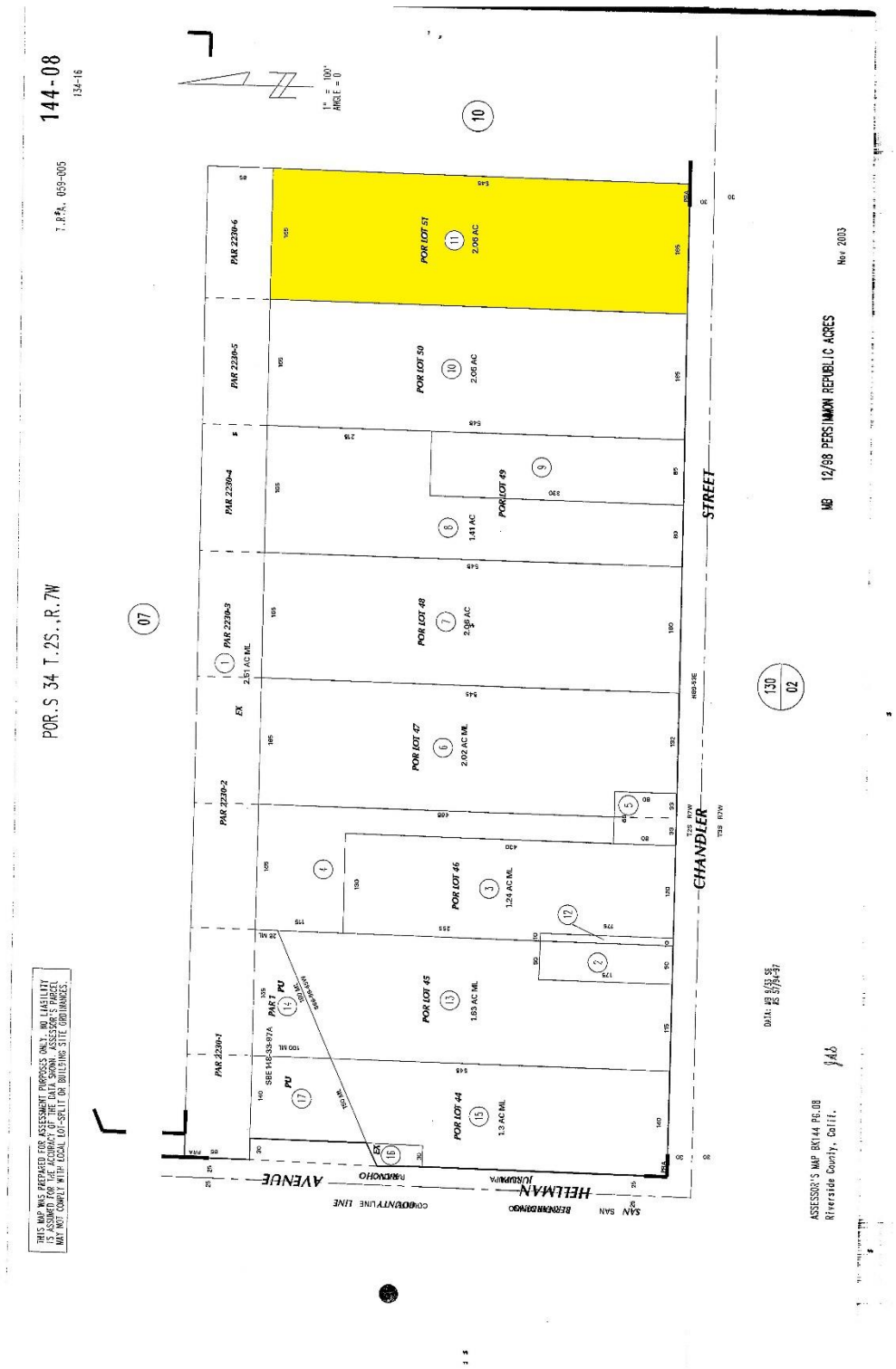
14821 Chandler Street
Eastvale, California 92880
Riverside County
Latitude and Longitude: 33.947730/-117.606930

TAX INFORMATION

Assessor's Parcel Number:	144-080-011	
Assessed Value:	Land	$ 130,627
	Improvements	243,191
	Total	$ 373,818
Tax Rate Area:	027-002	
Taxes:	$4,197.72 (2023)	
General Tax Rate:	1.11745%	
Direct Assessments:	$20.49	

The assessed value and real property taxes of the subject property are the result of California State Proposition 13, a statewide ballot issue passed in 1978. The proposition limits taxes to 1% of the property's assessed value, plus a factor for bonded county or city debt or special assessments. Assessed values are modified upon most transfers based upon the market value of the property at that time. Finally, all assessed values may be adjusted upward 2% annually unless they have been reassessed in the year of a transfer. In our analysis of the subject property, we have considered both the long and short-term effects on value due to any change in the tax liability of the property. Our research indicates the property taxes are currently delinquent for the 2023-2024 year in the amount of $4,655.48.

COUNTY ASSESSOR PLAT MAP



DATE OF VALUE

The appraiser performed a physical inspection of the subject property on October 27, 2023. At the request of City of Eastvale, the value of this report is specifically applicable to June 19, 2024.

FAIR MARKET VALUE DEFINITION

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: 12 C.F.R. §225.62 (h)

SALE AND LISTING HISTORY OF SUBJECT

The subject property is currently owned by Trinidad Perez/The Estate of Jose Trinidad Perez. Based on a review of public records, there have been no transfers, sales or listings in the last three years.

EXPOSURE TIME

Exposure time is “the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective time estimate based upon an analysis of past events assuming a competitive and open market.” In assessing the subject's expected exposure time we are assuming that the subject would have been professionally marketed through a qualified broker or owner, that the property would have been listed at a reasonable asking price with an owner willing to accept a reasonable offer and that the buyer and seller would not have been influenced by undue stimuli. We estimate the subject's exposure time would have been within 6 months, based on a review of 4 comparable sales.

MARKETING TIME

“An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after effective date of an appraisal.” In assessing the subject's expected marketing time if offered for sale, we are assuming that the subject will be professionally marketed through a qualified broker or owner, that the property will be listed at a reasonable asking price with an owner willing to accept a reasonable offer and that the buyer and seller will not be influenced by undue stimuli. At the present time, we are unaware of any new developments expected to occur in the near future which would negatively or positively affect the marketability of the subject compared to recent trends of competitive properties in the area. Marketing time in the subject area, based on current supply and demand, is typically within 6 months, based on a review of 4 comparable sales.

SCOPE OF THE APPRAISAL

The following steps were taken in arriving at our final estimates of value of the subject property:

1. After receiving the assignment, a preliminary search was made to determine market trends and other significant factors pertinent to the subject property.

   In order to develop credible assignment results, this appraisal included research and analysis of property characteristics, taxes, zoning, restrictions and encumbrances.

   The Sales Comparison Approach included research of market trends, new construction, absorption, marketing and exposure time, comparable sales and analysis of sale comparables.

   In this case the sales comparison is the one applicable method for the valuation of underlying land.

   Data systems we utilize include, but are not limited to, the following:

   Datatree, provided by First American, is also a comprehensive on-line database providing a second, confirming source for data used in our reports.

   CoStar Comps, provided by the CoStar Group, is an on-line database which provides detailed sales and financial information for commercial, industrial, special purpose and apartment properties throughout the United States.

   Real Estate Multiple Listing Services provide on-line connections to MLS cooperatives throughout most of Southern California, allowing the appraiser to gather up-to-the-minute information on property sales, rentals and current listings.

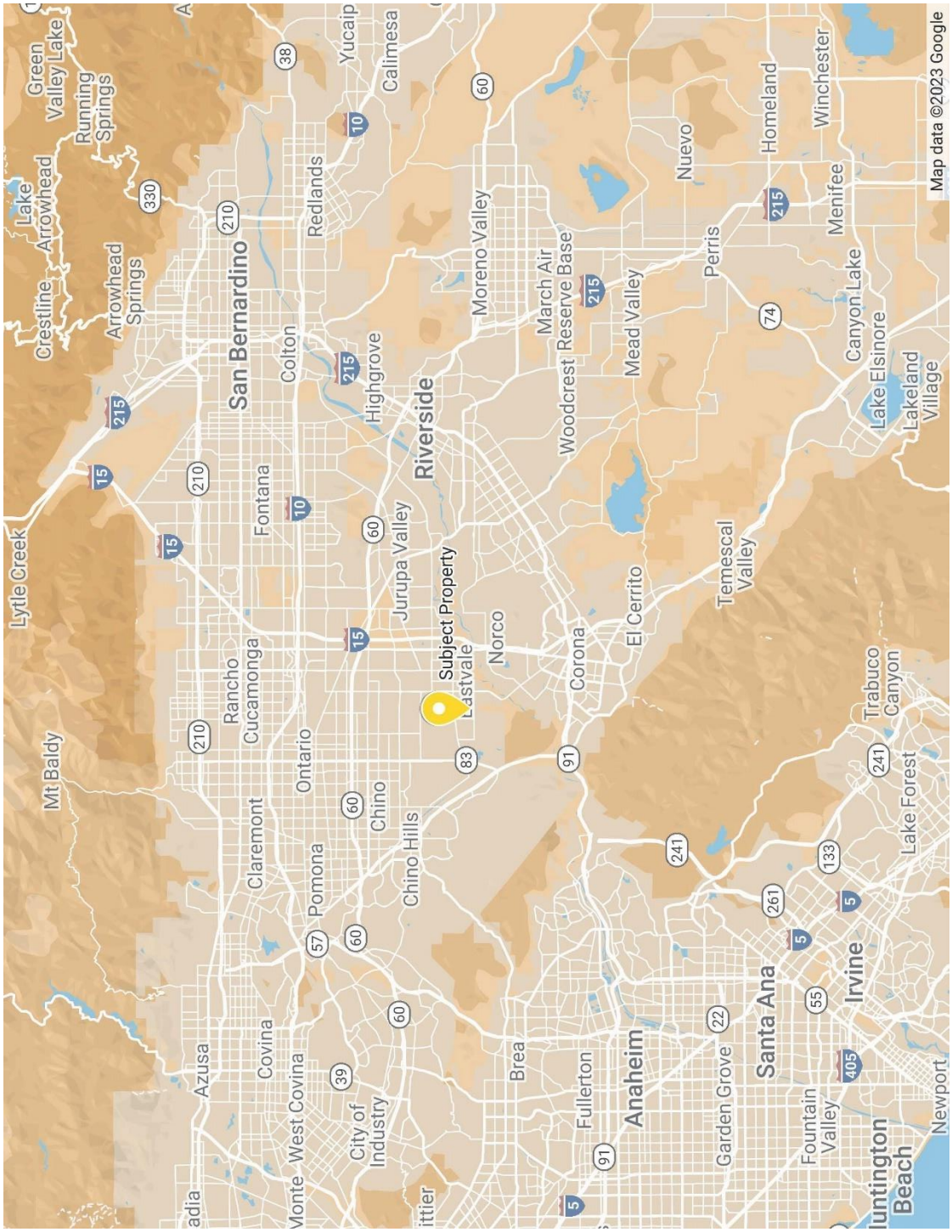
   In addition to our in-house data systems we interview, by telephone or in person, real estate brokers, property owners, buyers and sellers of property, and tenants, as well as governmental and non-governmental entities having jurisdiction or influence in current market trends and attitudes. We then analyze and reconcile the collected data to form our opinion of value.

2. A physical inspection of the subject property was performed. However, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, soil slippage, electrical, plumbing, roofing, foundation systems, etc., and no warranty is given with regard to these elements. As needed, inspections by various licensed professionals within these fields might be recommended with the final estimate subject to their findings.

3. This appraisal report was completed in accordance with requirements dictated by the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3, 2024 @ The Appraisal Foundation. This report includes such data and information needed to lead the reader to a similar estimate of our fair market value conclusions.

4. The Dictionary of Real Estate Appraisal, 7th edition, as published by the Appraisal Institute, is the source of all definitions in this appraisal report, unless otherwise noted.

REGIONAL MAP



REGIONAL ANALYSIS

Data Source

Quantitative data is supplied by CoStar and provides a view of market activity across the spectrum of all properties in the industrial, office and retail sectors. When a market area is small, we make no effort to limit the type of industrial, office or retail properties included in the search so that we can maximize the number of properties returned to illustrate overall market trends.

Properties included in the CoStar database are more heavily weighted to newer and high profile properties represented by brokers using CoStar's services to market commercial properties. As a result, vacancy rates tend to be understated and market rents tend to be above average. Data presented in this section of the report is only to identify overall trends and is not specifically applicable to the subject of this report.

Analysis

The combination of San Bernardino and Riverside Counties is known as the Inland Empire. It is the third largest metropolitan area in California, and reports increasing population data. In 2022, the population of the Inland Empire was nearly 5 million persons, a 12% increase over the figures of the 2010 census. As of the 2020 U.S. Census, the population was 2,181,654, making it the fifth-most populous county in California and the 14th-most populous in the United States. The population of the Inland Empire is larger than 24 states in the nation.

The Inland Empire is comprised of 52 incorporated cities within an area of 27,669 square miles. Its vast area stretches eastward from the edges of Orange, Los Angeles, and Kern Counties all the way to the borders of Arizona and Nevada. To the south, Riverside County shares a border with San Diego as well as Imperial County. To the north, San Bernardino County borders Inyo County. The area is a major transportation hub through which several interstate highways pass, including the I-15 and I-215 freeways; major north-south routes. Interstates 10 and 40 and state highways 60 and 91 also provide direct access to and from metropolitan Los Angeles and Orange County, joining up with national highways at the California/Arizona border.

Riverside is trisected by two transcontinental rail lines that carry over 75% of the freight handled by the ports of Long Beach and Los Angeles. Passenger railway lines also transit the area, provided by Amtrak/Metrolink, and the Riverside and San Bernardino Transit Authorities. Bus routes to and from Orange and Los Angeles Counties are also plentiful. Additionally, there are commercial airports in both Ontario and Palm Springs, as well as several municipal airports throughout the two-county area. The region is easily accessed by freeway, air, and rail transit from Los Angeles, Long Beach and San Diego airports and harbors.

The Inland Empire maintains a rich arts, music, recreation and cultural component and a full range of educational opportunities, from local school districts to prominent higher education institutions. The University of California at Riverside, Loma Linda University, California State University San Bernardino, and the University of Redlands are all in the Inland Empire and lure top students and professors from around the world.

Economy

The Inland Empire has been Southern California's growth leader in terms of overall economic output. In 2007, Riverside County was the second fastest growing county in California with a population of over 2.0 million residents, while San Bernardino County recorded the fifth largest numeric population increase in the state, according to the Department of Finance. In 2007 the U.S. Census Bureau and the Los Angeles Times stated that Riverside County had replaced Los Angeles County as the state's top destination for new residents. A report by the US Conference of Mayors predicts that the area will continue to grow, reaching an estimated population of 7.2 million in the next 30 years. If so, it will be one of the country's top 10 largest metro areas by 2046.

Companies are drawn to the Inland Empire for its large supply of available land and affordable housing for employees. While problems in housing and other sectors created a difficult environment between 2007 into 2009, the Inland Empire economy saw significant improvement in 2013, which continued steadily until the worldwide health crisis slowdown in 2020. More recently, as leasing and consumer spending begins to return to pre-pandemic levels, many business sectors are reporting an improved economic outlook.

The top employers in the Inland Empire are The Counties of Riverside and San Bernardino, the University of California Riverside, Loma Linda University, Kaiser Permanente, the U.S. Marine Corps Air Ground Combat Center, Ft. Irwin National Training Center and March Air Reserve Base. Construction companies are also major employers in the area, as the region regains its growth momentum after the Covid-19 slowdown.

In addition to retail and services industries, the industrial sector is a prime component of the economic base in the Inland Empire. Products manufactured in the region include medical devices and equipment, electronic components, light aircraft assembly, electrical instruments, insulation materials, fabricated metal items, cement, clay tile, mobile homes, and recreational vehicles, just to name a few. When pandemic-related shutdowns caused a dramatic shift in online retail volume, Riverside and San Bernadino's role in the e-commerce supply chain became increasingly evident. The area's central location continues to attract further development for use in the warehousing, fulfillment, and transportation sectors.

The unemployment rate in the Riverside-San Bernardino was 4.9% in April 2024. This compares with an unemployment rate of 5.3% for California and 3.9% for the nation during the same period. The unemployment rate was 4.9% in Riverside County, and 4.8% in San Bernardino County. While the rates are just slightly below the state's overall unemployment rate of 5.3%, they are relatively similar to the 4.8% reported for the Inland Empire in April 2024.

Residential Market

The Inland Empire was one of the fastest growing markets in California twice in the last decade. Both Riverside and San Bernadino enjoyed strong housing markets from 2002 to 2006 with increasing construction, sales, and median price. First-time buyers flocked to the area; assisted by adjustable rates and subprime mortgages. Beginning in 2007, like most housing markets across the nation, the Inland Empire was severely impacted by rising foreclosures and defaults on subprime mortgages. As interest rates increased, foreclosures in the Inland Empire more than doubled, to an astounding 126,000 in 2008. More recently, while there are still foreclosure properties in the county, the number is nowhere near the 2008 figure. According to California Forward, a non-profit alliance born out of the California Economic Summit in 2019, the Inland Empire has a 14% higher home ownership rate than the state.

Throughout much of 2022, the median price for a home in California had been rising steadily. The pandemic created an unprecedented sudden demand for larger suburban homes as people transitioned to working remotely. With the supply rush, coupled with rock-bottom mortgage rates, the market became a seller's delight. Existing single family home prices repeatedly hit record highs, month after month.

In 2023, most of Riverside and San Bernardino Counties has experienced decreasing sale prices because of continued increases in interest rates by the Federal Reserve Board. Higher mortgage interest rates, combined with the swift home price appreciation in the last several years have lessened demand for housing and impacted buyers' purchasing power and ability to afford increased monthly payments.

Redfin[1] reported in May 2024, Riverside County single family prices were up 4.1% compared to last year, selling for a median price of $635,000. On average, homes in Riverside County sold after 39 days on the market compared to 41 days last year. There were 2,029 homes sold in May this year, down from 2,132 last year.

Redfin reported in May 2024, Riverside County condominium prices were up 5.3% compared to last year, selling for a median price of $474,000. On average, condominiums in Riverside County sold after 57 days on the market compared to 45 days last year. There were 355 condominiums sold in May this year, down from 388 last year.

Redfin reported in May 2024, San Bernardino County single family prices were up 4.1% compared to last year, selling for a median price of $512,906. On average, homes in San Bernardino County sold after 36 days on the market compared to 40 days last year. There were 1,435 homes sold in May this year, down from 1,546 last year.

Redfin reported in May 2024, San Bernardino County condominium prices were up 11.4 % compared to last year, selling for a median price of $560,000. On average, condominiums in San Bernardino County sold after 36 days on the market compared to 34 days last year. There were 153 condominiums sold in May this year, up from 136 last year.

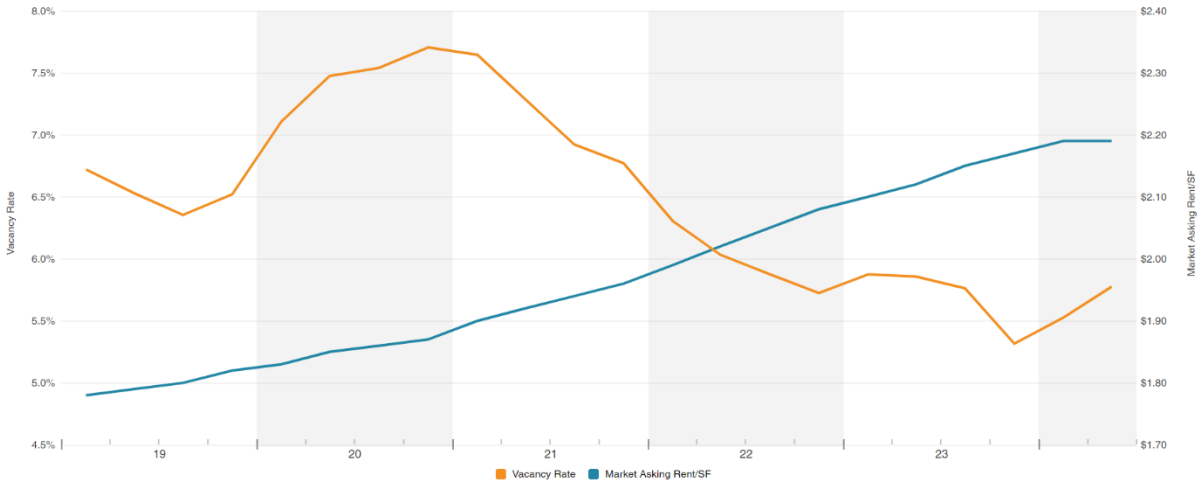
[1] The information presented is based on average selling prices for each period and may not be indicative of home prices across the board.

Retail Market

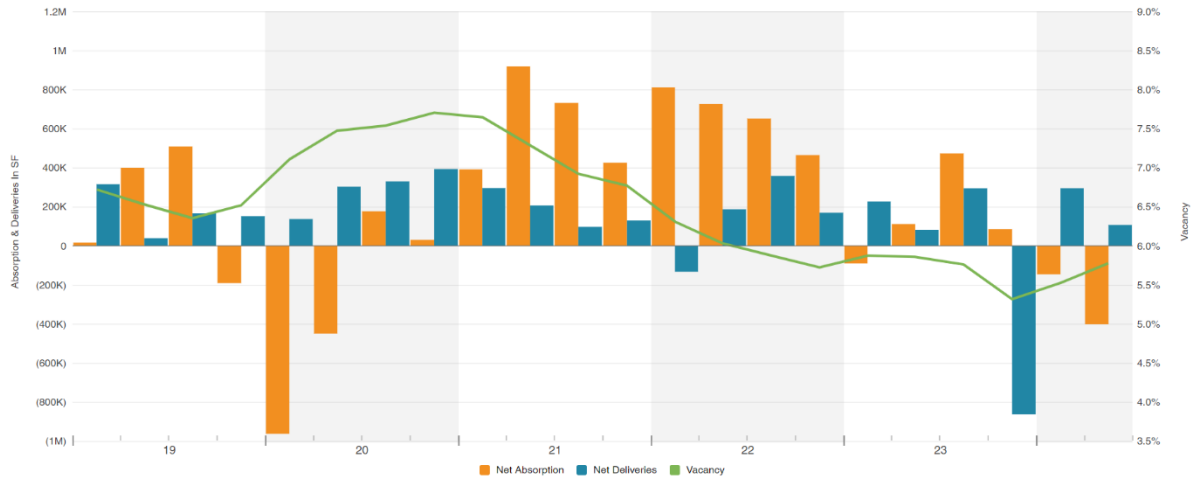
The Inland Empire has extensive commercial and retail opportunities. On a large scale, there are numerous regional malls which are anchored by notable retailers such as Nordstrom, Macy's, Saks Fifth Avenue, and Forever 21. The region is home to California's largest outlet mall, Ontario Mills. Target and Kohl's anchor many of the area's retail centers as well. There are also many neighborhood shopping malls, primarily anchored by grocery stores like Vons and Ralphs. Numerous mini-malls, strip retail centers, boutiques, and storefronts run by small businesses provide local level shopping to the many neighborhoods.

The Inland Empire retail market experienced an increase in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the asking rental rate as $2.19 per square foot per month, up from $2.17 reported in the previous quarter. The vacancy rate was reported at 5.53%, up from 5.32% reported in the previous quarter.

Retail - Vacancy and Asking Rental Rates



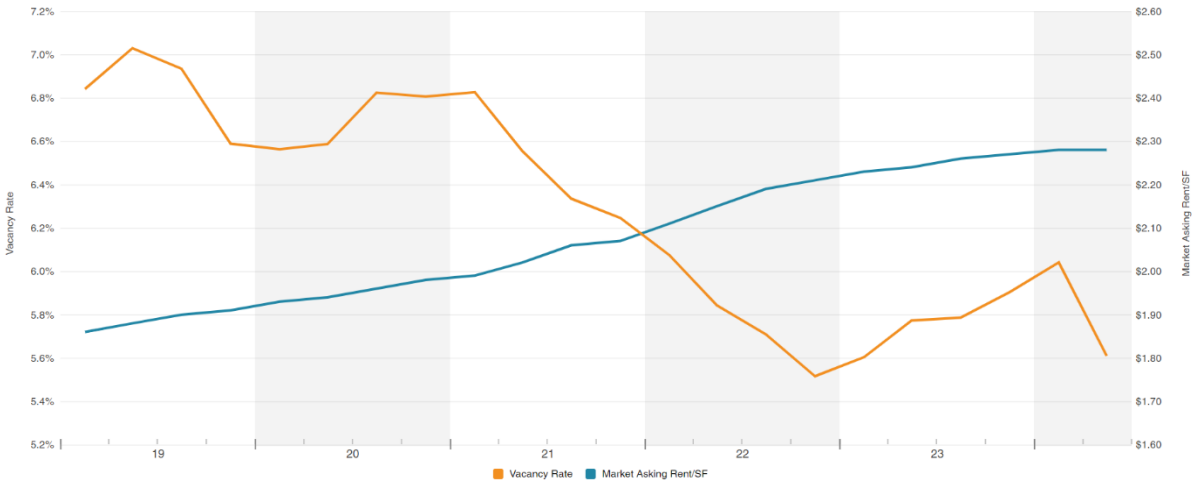
Retail - Absorption and Deliveries



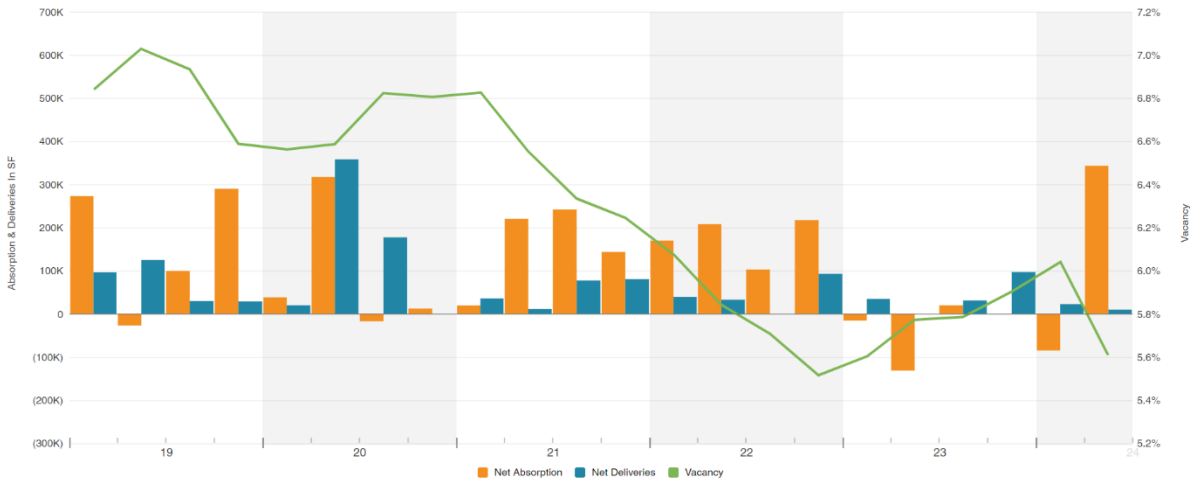
Office Market

The Inland Empire office market experienced an increase in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the asking rental rate as $2.28 per square foot per month, up from $2.27 reported in the previous quarter. The vacancy rate was reported at 6.04%, up from 5.90% reported in the previous quarter.

Office - Vacancy and Asking Rental Rates



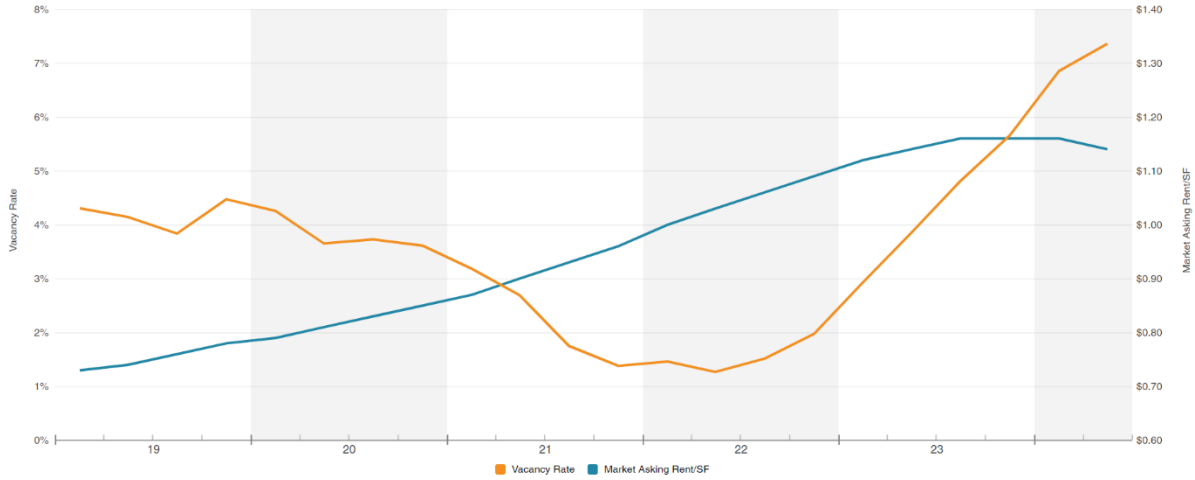
Office - Net Absorption and Deliveries



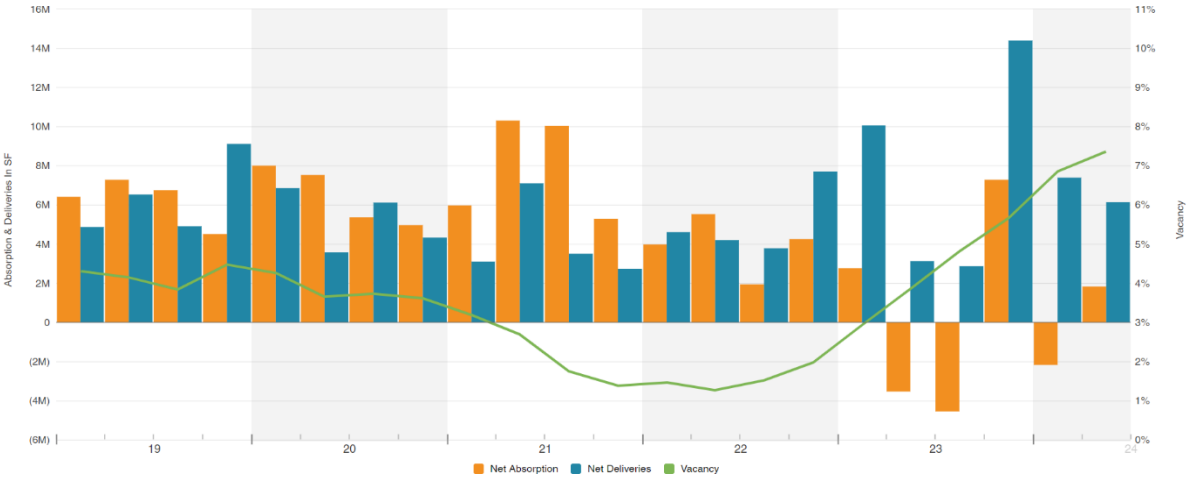
Industrial/Flex Market

The Inland Empire industrial/flex market experienced an increase in the vacancy rate and no change in the asking rental rate in the first quarter of 2024. The CoStar Group reported the asking rental rate as $1.16 per square foot per month, unchanged from $1.16 reported in the previous quarter. The vacancy rate was reported at 6.9%, up from 5.7% reported in the previous quarter.

Industrial/Flex - Vacancy and Asking Rental Rates



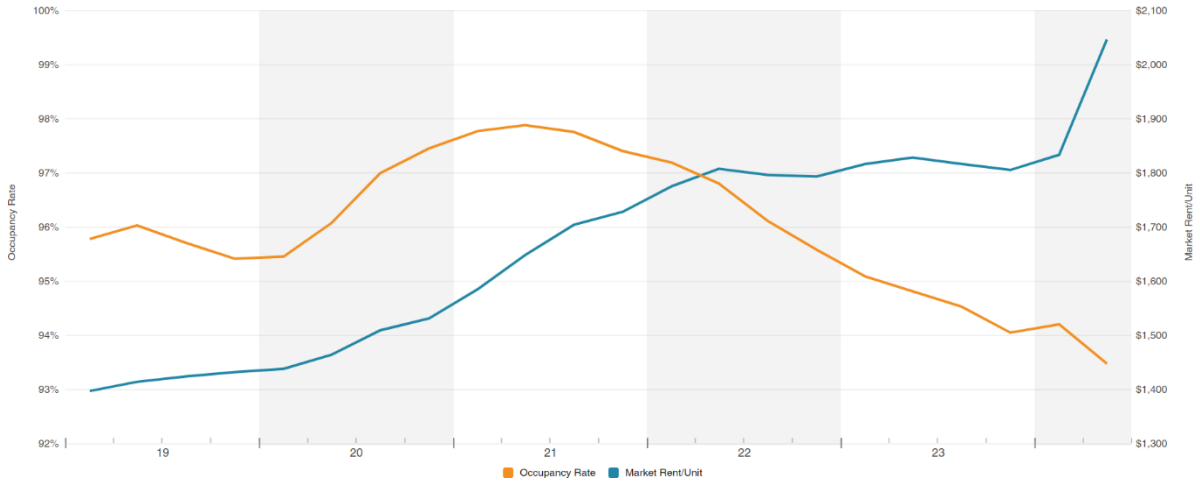
Industrial/Flex - Net Absorption and Deliveries



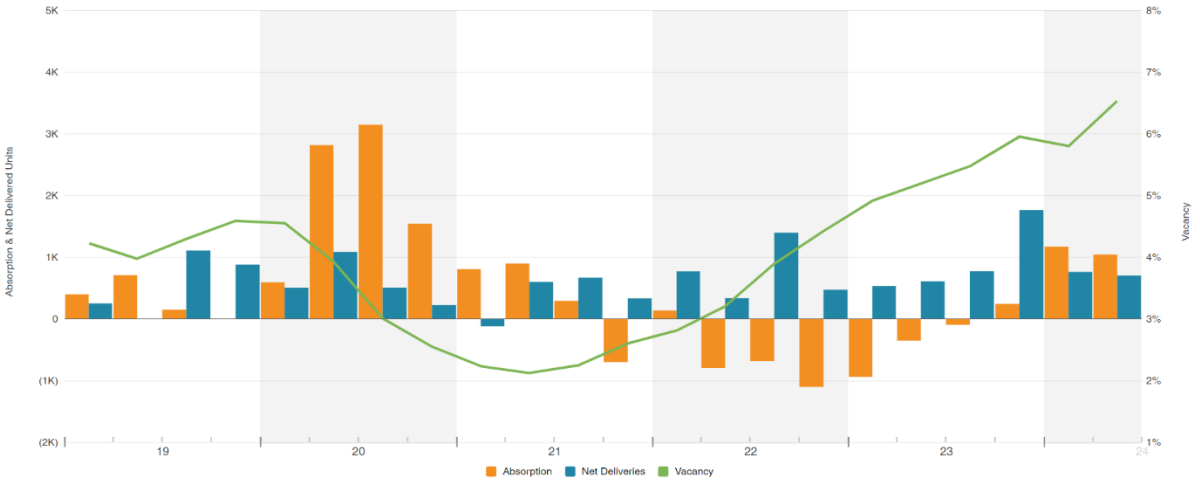
Multifamily Market

The Inland Empire multifamily market experienced an increase in the occupancy rate and an increase in the market rental rate in the first quarter of 2024. The CoStar Group reported the market rental rate was $1,833 per unit per month, up from $1,805 per unit per month reported in the previous quarter. The occupancy rate was reported at 94.2%, up from 94.0% reported in the previous quarter.

Multifamily - Occupancy and Market Rental Rates



Multifamily - Absorption, Deliveries & Vacancy



Conclusion

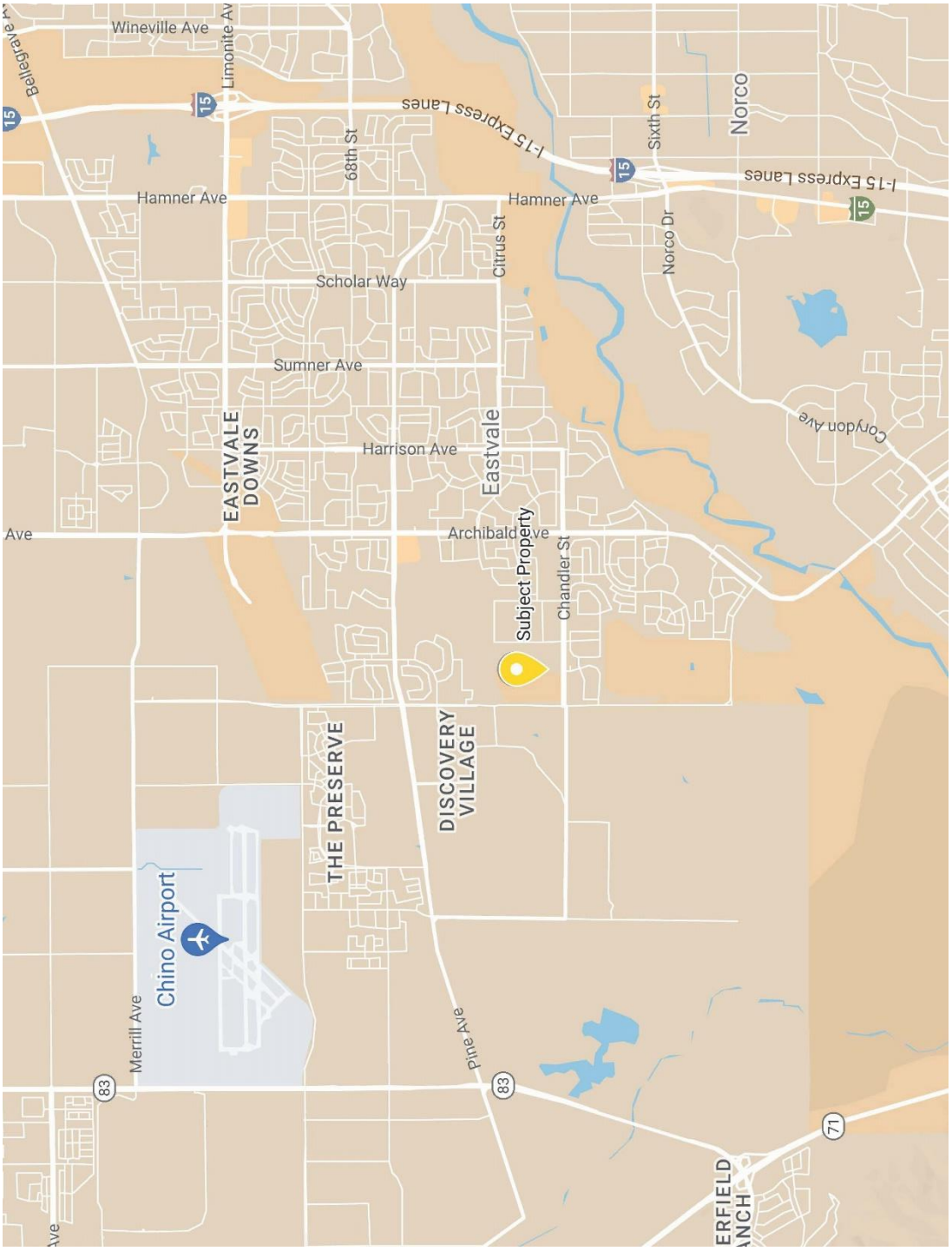
The Inland Empire was one of the fastest growing areas in the nation up to 2007, but its rapid development made the region more susceptible to the economic crises of the Great Recession. Foreclosures soared to new records in 2008, and the construction sector endured major setbacks. Since rebounding from the recession, the Inland Empire has established itself as one of Southern California's most important hubs for transportation.

The counties of the Inland Empire are showing marked improvement in all sectors during this year's recovery from the pandemic. Business and economic activity continues to steadily increase, and unemployment rates show significant improvement, recovering from historic declines during the second quarter of 2020. The United States has largely mirrored this growth, and both the nation and the Inland Empire are poised for more growth into 2023.

While the enormous difficulty inflicted on the entire US economy by the Covid-19 pandemic hit the Inland Empire hard, it also served to benefit the region's future. More people than ever before have transitioned to working remotely, triggering a migration from urban cores to more spacious and affordable housing such as that in the Inland Empire. As the Inland Empire's population continues to expand, it's anticipated that retail spending in the area will also. Additionally, as more consumers turn to online shopping, it is predicted that the warehouse, logistics, transport, and distribution industries that are currently setting up in the Inland Empire will make the region a prominent factor in the state's overall economy.

In 2024, it is widely predicted that additional leasing velocity in the retail sector will grow, as "non-essential" businesses continue reopening. It's also expected that more multi-tenant investments will be active from a diversity of buyer types. The overall picture of the Inland Empire is an optimistic one, as low interest rates continue, the debt markets relax and some of the uncertainty caused by COVID-19 is alleviated.

LOCAL CITY AREA MAP



EASTVALE, CALIFORNIA

Eastvale is a city in northwestern Riverside County, part of the Inland Empire region of Southern California. Portions of the Santa Ana River traverse the southern portion of the city. According to the 2020 Census data, the city of Eastvale is home to 69,757 residents, a 29.98% population increase from the 53,668 individuals recorded in the 2010 Census data. In 2023, the population estimate had grown to 74,518. According to the Eastvale area plan, Eastvale has a total area of 13.1 square miles, of which 12.5 square miles is land and 0.6 square miles, or 4.76%, is water. The city's boundaries border the San Bernardino County Line both to the west, at Hellman Avenue, and the north, at Bellegrave Avenue. Its eastern boundary is Interstate 15. The Los Angeles County line is approximately 8 miles northwest of Eastvale, and the Orange County line approximately 5 miles southwest. The proximity of these two heavily commercialized counties, and the fact that Eastvale is right between the Interstate 15 and California State Routes 91, 60, and 71, has made Eastvale a popular home for commuters.

Humans have lived along the Santa Ana River for at least 9,000 years. In the period immediately before and during European colonization, there were four distinct indigenous groups in the area. In 1838, the area became known as "Rancho Jurupa" under a Mexican land grant to Señor Don Juan Bandini. What is now Eastvale was the westernmost quarter of the former rancho. In February1848, a vast portion of the southwest, including present day California, was ceded to the United States at the end of the Mexican American War. Two years later, in 1850, California entered the Union as a free, non-slavery state.

For 65 years, between 1889 and 1954, the Fuller family owned about 5,000 acres, including more than half of present-day Eastvale. The area between Schleisman Road and the river was included within the ranch's boundaries. O.R. Fuller named the ranch the "Fuller RanchO" with a capital "O" at the end, most likely for the first letter of his first name, demonstrated on all the old ranch paperwork. Fuller built up the ranch's dairy business and began home delivery routes in Pomona, Ontario, and San Bernardino. He turned part of their home into a guest ranch in 1937, expanding the house to accommodate as many as 25 guests. Lively dinners in the ornate dining room attracted Hollywood celebrities like W.C. Fields, Groucho Marx, Spencer Tracy, and Mary Pickford.

Eastvale, spelled as two words, "East Vale," in early records, was first an elementary school district. From the formation of Riverside County in 1893 up until 1947, it served the area for 54 years, before merging with Corona and Norco into a school district. Today, the resulting Corona-Norco Unified School District is a highly accredited public school system, named the top Exemplary School District of California in 2019.

From the 1950s and into the 1980s, the extended Los Angeles population continued to expand into outlying farmlands. Eastvale was still a primarily rural area, but dairy farms and agricultural areas were increasingly sharing space with residential development.

Eastvale continued to suburbanize in the 1990s, accommodating the steady influx of people from neighboring Orange and Los Angeles Counties in search of affordable housing. A large portion of the area's homes were sold to the community during the early and

mid-2000s at highly inflated prices; fueled by the subprime mortgage industry. This made Eastvale particularly vulnerable when the United States housing bubble burst in 2007. According to the Zillow database, the median home in Eastvale that had been valued at $601,000 in June 2006, fell drastically to a median value of $304,000 by June 2009. This represented a 50% decrease in home values over a span of three years. More recently, however, Eastvale has left those figures to history. In January 2022, Zillow reported the median home price in Eastvale was $856,128, an increase of 28.8% over the past year. As of August 2023, Zillow reported the median home price of $878,062.

Incorporated in 2010, Eastvale is one of the newest cities in Western Riverside County. The city has kept its ties to Corona and Norco, sharing both a school district and two zip codes: 92880 with the City of Corona, and 91752 with the City of Jurupa Valley. The city also contracts law enforcement and fire department services from Riverside County, although patched as city service personnel.

Eastvale is a fast-growing city, due to competitively priced housing, highly rated schools, multiple community parks, and the city's proximity to transportation corridors. Its streets are now lined with residential houses and upscale townhomes built within the last decade. In 2016, Eastvale was named by Money Magazine as #1 on the "Best Places to Live in California" list. That same year, WalletHub ranked it #5 of the "Best Places to Raise a Family in California."

The top employers in Eastvale are the Amazon and Walmart Fulfillment Centers, and the school district. Retail opportunities in Eastvale range from major retailers such as Costco, Albertson's and Home Depot to small businesses and artisanal markets. The city's many local businesses reflect the community's diversity, offering residents a variety of shopping options.

In April 2024, the unemployment rate for Eastvale, CA was 3.8%, which is below both the 4.9% reported for Riverside County and 5.3% reported for the entire state of California in the same period. Many of the area's residents are commuters. The nearby Riverside-San Bernardino-Ontario MSA is the 2nd largest metropolitan area in California by labor force and employment size.

During the first part of 2021 the median price for a home in California rose steadily. Throughout 2022, existing single family home prices repeatedly hit record highs month after month. California continues to be a highly active residential market despite seeing a statewide population decline last year, for the first time in more than a century. In 2023, most of Eastvale has experience decreasing sale prices because of continued increases in interest rates by the Federal Reserve Board. Higher mortgage interest rates, combined with the swift home price appreciation in the last several years have lessened demand for housing and impacted buyers' purchasing power and ability to afford increased monthly payments.

For the 1st quarter of 2024, CoreLogic[2] reported the following home price data for Eastvale, CA:

		Condominiums			Single Family Homes			SFR Only
Community name	ZIP Code	Sales Count Condos	Price Median Condos ($1,000)	Price % Change from 2023	Sales of Single Family Homes	Price Median SFR ($1,000)	Price % Change from 2023	Median Home Price/Sq. Ft.
Eastvale/Mira Loma	91752	5	$590	1.3%	32	$830	8.4%	$345
Eastvale/Corona	92880	8	$750	6.5%	51	$920	2.2%	$304

Data Source

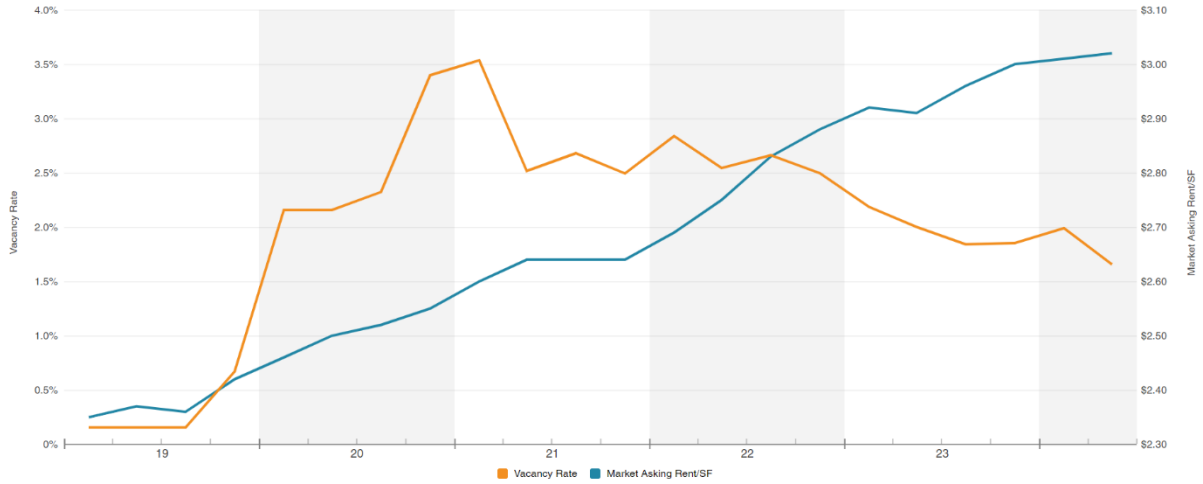
Quantitative data for retail, office, industrial and multi-family figures is supplied by CoStar to provide a view of market activity across the spectrum of the industrial, office and retail sectors. When a market area is small, we make no effort to limit the type of industrial, office or retail properties included in the search; to maximize the number of properties returned and illustrate overall market trends. Properties included in the CoStar database are more heavily weighted to newer and high-profile properties, represented by brokers using CoStar to market commercial properties. As a result, vacancy rates tend to be understated and market rents above average. Data presented in this section is presented only to identify overall trends. It is not specifically applicable to the subject of this report.

[2] The information presented is based on average selling prices for each period and may not be indicative of home prices across the board.

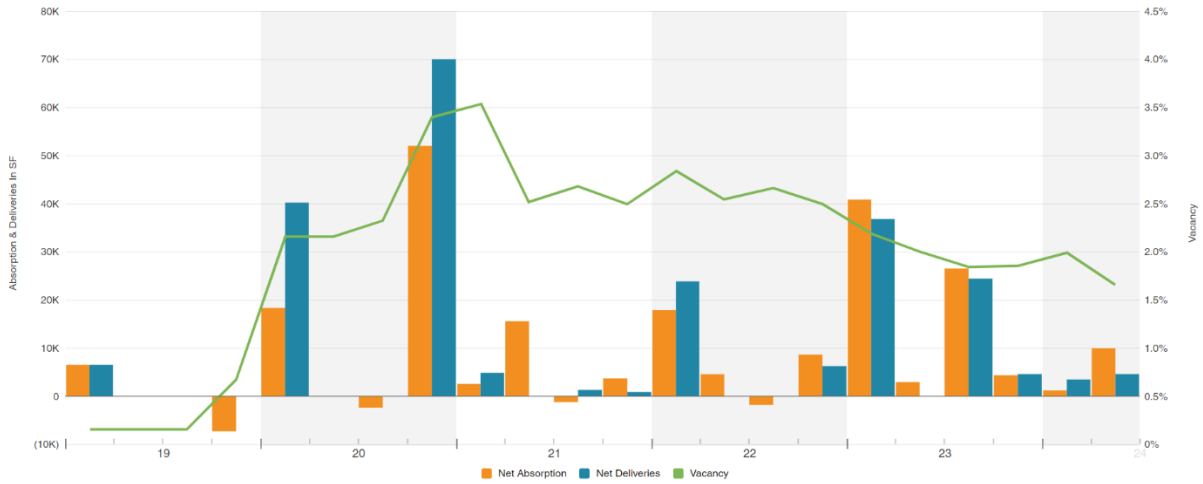
Retail Market

The Eastvale retail market experienced an increase in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the average asking rental rate as $3.01 per square foot per month, up from $3.00 reported in the previous quarter. The vacancy rate was reported at 1.99%, up from the 1.85% reported in the previous quarter.

Retail Vacancy and Asking Rental Rates



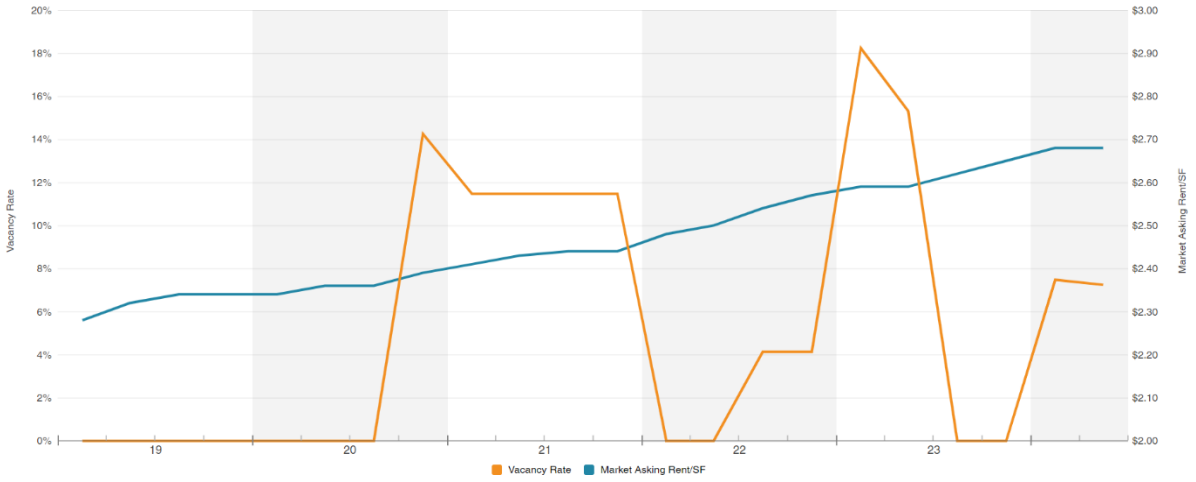
Retail Absorption, Deliveries and Vacancy



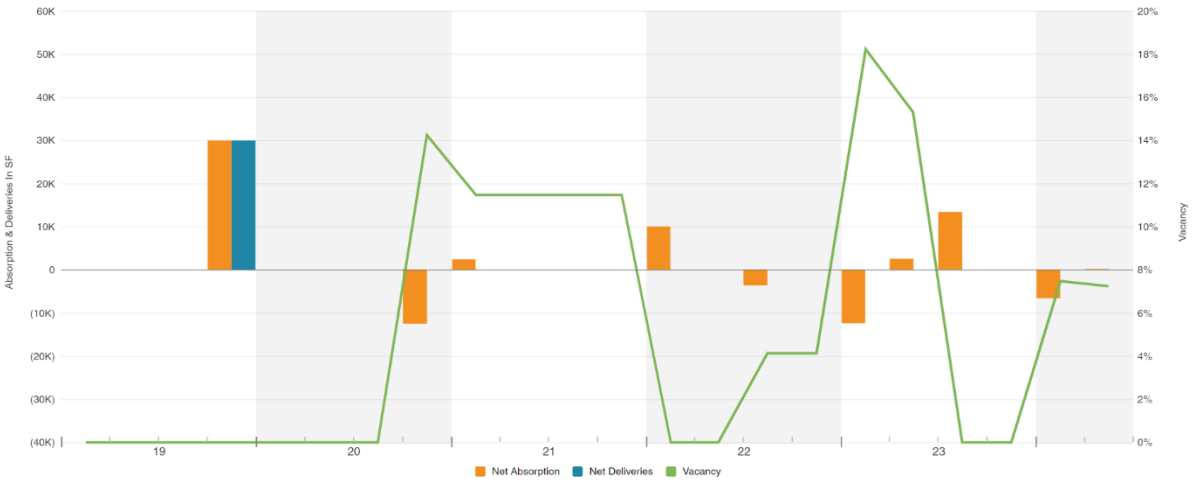
Office Market

The Eastvale office market experienced an increase in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the average asking rental rate as $2.68 per square foot per month, up from the $2.65 reported in the previous quarter. The vacancy rate was reported at 7.5%, up from the 0.0% reported in the previous quarter.

Office Vacancy and Asking Rental Rates



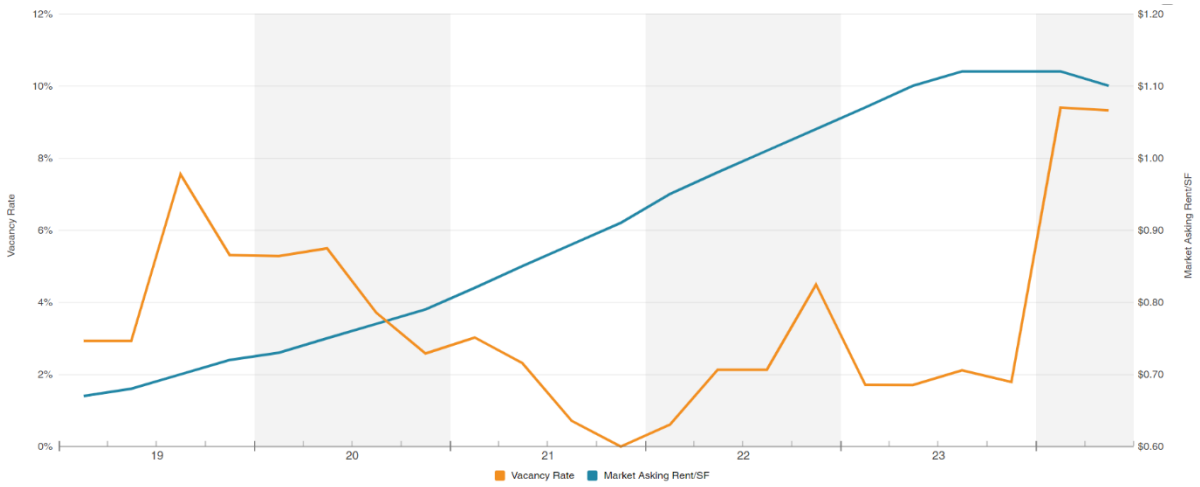
Absorption, Deliveries and Vacancy



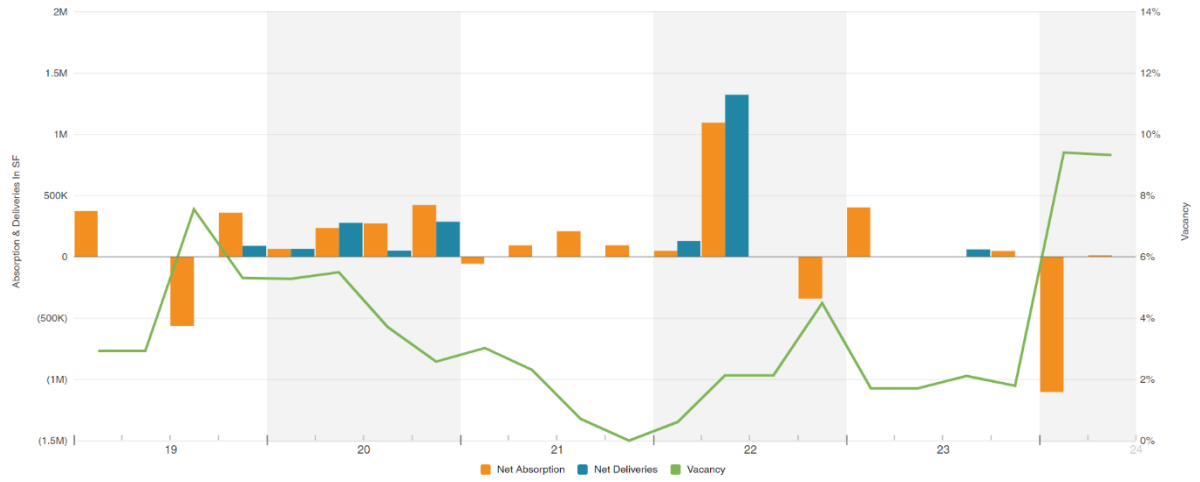
Industrial/Flex Market

The Eastvale industrial/flex market experienced no change in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the average asking rental rate as $1.11 per square foot per month, unchanged from the $1.11 reported in the previous quarter. The vacancy rate was reported at 9.4%, up from the 1.8% reported in the previous quarter.

Industrial/Flex Vacancy and Asking Rental Rates



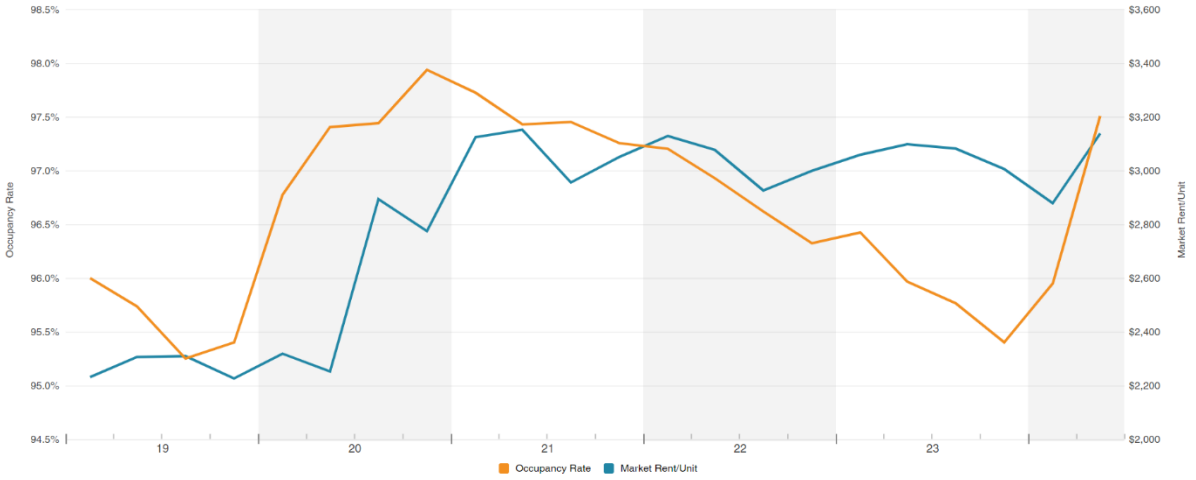
Industrial/Flex Absorption, Deliveries and Vacancy



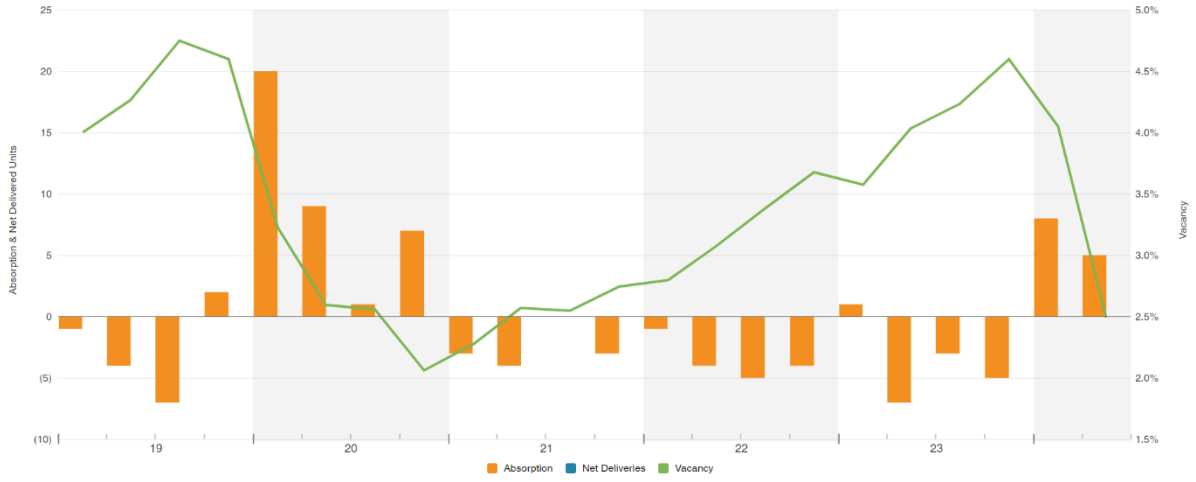
Multi-Family Market

The Eastvale multi-family market experienced an increase in the occupancy rate and a decrease in the market rental rate in the first quarter of 2024. The CoStar Group reported the average market rental rate as $2,879 per unit per month, down from the $3,006 reported in the previous quarter. The occupancy rate was reported at 95.95%, up from the 95.40% reported in the previous quarter.

Multi-Family Occupancy and Market Rental Rates



Absorption, Deliveries and Vacancy

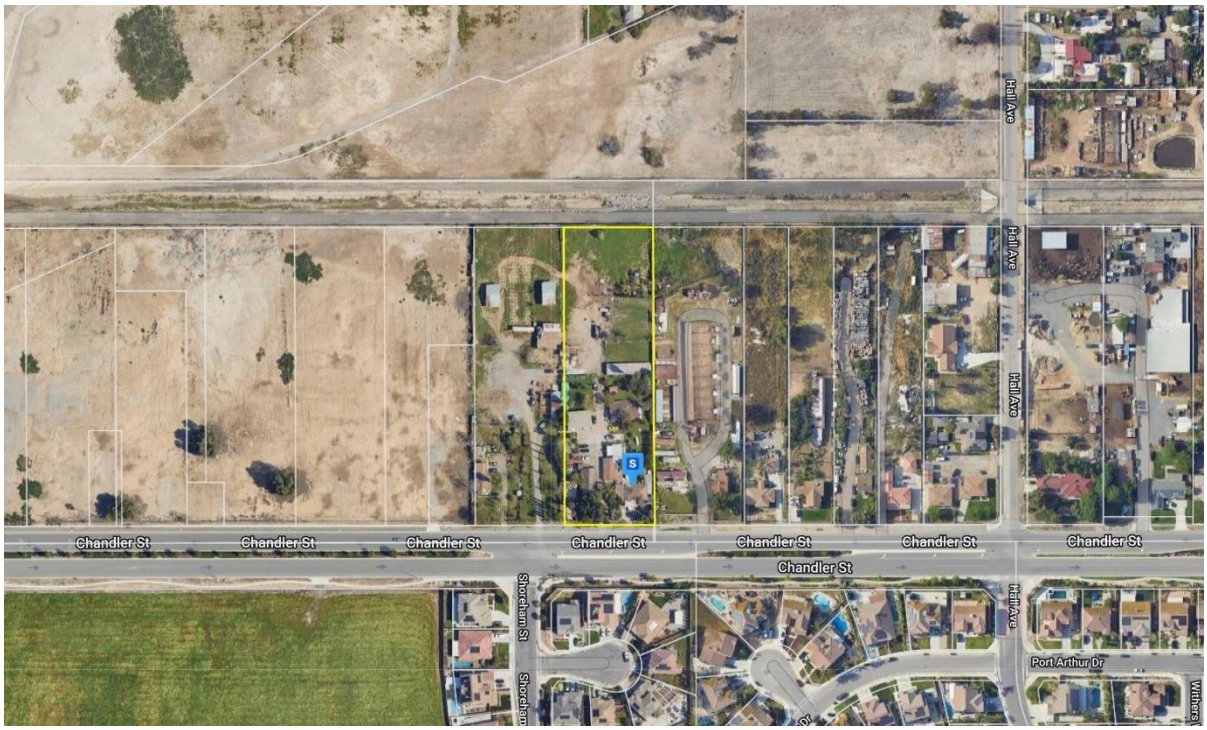


MARKET AREA ANALYSIS

Market area is defined as: “The area associated with a subject property that contains its direct competition”.

The subject property's market area boundaries are considered to be State Route 60 to the north, I-15 to the east, Santa Ana River and Norco to the south and Hellman Avenue to the west. The subject property is located on the north side of Chandler Street, which is a primary residential concrete street in the southwestern part of the City of Eastvale. The subject property is located 4 miles southwest of the downtown Eastvale central business district. This area is primarily a residential market which was originally developed in the early 2010’s. The subject does not conform to land uses in the area. In the Chandler area, there are potentially incompatible land uses adjacent to each other (homes, trucking yards and horse corrals coexist in the Chandler area), according to the City of Eastvale website and our field inspection. The land use on Chandler Street is primarily agricultural on the north side and residential on the south side in this area. Buildings in the area are used for agricultural, church and single family residences. Along Chandler Street, the land is agricultural in nature with nearby new residential construction. This agricultural land is anticipated to be converted to residential in the near future. Over the last several years the area has seen moderate development. Given the current economic trends in the area, it is anticipated that a change in use of properties will occur in the foreseeable future from agricultural to residential.

SUBJECT PHOTOGRAPHS
(OCTOBER 27, 2023)



Aerial photo


Residence one



Residence two



Rear view of residence two



Unpermitted structure



Rear area of property



Horse corral



Front view of subject



Front view of gates and fencing



Front view main entrance



Carport parking



Street scene looking east, subject on left



Street scene looking west, subject on right

LAND DESCRIPTION

The title report noted various exceptions for an easement for water pipelines, a potential prohibition to human habitation and perpetual easement for flood control, an easement for underground electrical supply, easement for public utilities, condemnation of a portion of the site by the Orange County Flood Control District (OCFCD) for a flowage easement and other non-realty exceptions. Many of the source documents could not be read or interpreted due to their historical nature. It should be noted that the subject property is not located in FEMA Flood Hazard Zone X, an area outside the 100 year flood.

Based on review of the OCFCD exception documents, we note that the northern portion of the subject parcel is impacted by both a US Government flood control easement and the OCFCD flowage easement, see Exhibit 2-Flowage Easement. The document reports that no structures for human habitation are allowed in the easement area and that any other structures must receive approval from OCFCD prior to construction. As reported in the legal description the OCFCD flowage easement totals 45,284 square feet. The client has estimated the US Government flood easement areas (two small triangular pieces) at 1,279 square feet. Therefore, the subject is encumbered by 46,563 square feet of flood control easements and has 43,362 square feet of unencumbered usable square footage.

Area:	89,925 gross square feet, based on County Assessor's map without benefit of survey. 43,362 net square feet
Location:	Interior Lot
Street:	Chandler Street is public and 60 feet wide
Alley:	None
Parking Access:	3 curb cuts on Chandler Street
Frontage:	165 feet along Chandler Street Please see plat map for further reference
Shape:	Rectangular
Dimensions:	165 x 545 feet
Topography:	Level
Geology:	No adverse conditions known
Relation to Grade:	Level
Drainage:	Appears to be adequate
Utility:	The site's characteristics appear to make it adequate for development.
Census Tract #:	0406.09
FEMA Flood Hazard Zone:	No Panel #06071C9375J, Zone X, Date 5/8/2024
Special Hazards:	Southern California has a history of earthquake activity, and we make no representation as to the subject's risk from such future activity.

Utilities on Site:	
Water	100 foot well on site. The land is anticipated to be redeveloped with multi-family residential, and at that time, the new developer will tie into the readily accessible city water.
Sewer	Yes
Electric	Yes
Gas	Yes
Telephone	Yes
Storm Drain	Yes
General Plan:	Eastvale General Plan
Zoning Classification:	A-1, Light Agricultural
Zoning Requirements:	
Permitted Uses	Agricultural, animal related, crop production, farm stand, grazing, kennel, cattery, home occupations, one-family dwellings, parks, playgrounds, mobile home, libraries, public recreation, religious, schools and winery.
Maximum Height	75 feet
Floor Area Ratio	Established by the Eastvale General Plan
Coverage Ratio	None
Zoning Setbacks	20' in front; 10' in back; 5' on a side
Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet
Parking Requirement:	2 spaces per dwelling; 2 parking spaces are required, and ample open parking is provided.
Zoning Change:	Likely to low density residential
Conform to Zoning:	Conforming
Easements, Restrictions and Reservations:	Standard utility easements were observed, see Land Description
Agreements:	None noted or observed
Covenants:	None noted or observed
Contracts:	None noted or observed
Declaration:	None noted or observed
Special Assessments:	None noted or observed
Ordinances:	None other than zoning

SITE IMPROVEMENTS

The site is utilized agriculturally and is largely a dirt/grass lot with tear-down improvements, such as barn, shed, corral and single family residential.

Parking Lot:	None
Bumpers:	None
Landscape Islands:	None
Curb:	Concrete
Gutter:	Concrete
Sidewalk:	Asphalt
Walkways:	None
Landscaping:	Trees, shrubs and grass
Outdoor Lighting:	Ground level
Fencing:	Chain link, wrought iron and block
Walls:	Block
Retaining Walls:	None

ENVIRONMENTAL CHECKLIST

Current Use:	Agricultural property
Presence of	
Underground Storage Tanks:	None noted or observed
Stained Soil:	None noted or observed
Vegetation Damage:	None noted or observed
Oily Surface Water:	None noted or observed
Discarded Batteries:	None noted or observed
Oil Drums:	None noted or observed
Propane Tanks:	None noted or observed
Water Wells:	100' well on site
Neighboring Properties With Environmental Risks:	None noted or observed

HIGHEST AND BEST USE

Highest and Best Use is "the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property-specific with respect to the user and timing of the use that is adequately supported and results in the highest present value."

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners.

The following tests must be met in estimating highest and best use. The use must be legal and probable, not speculative or conjectural. A demand for the use must exist, and it must yield the highest net return to the land for the longest period. These tests are applied to improved and vacant property. To arrive at an estimate of highest and best use, the subject site was analyzed 1) as though vacant and available for development, and 2) as presently improved.

Highest and Best Use Assuming a Vacant Site

Physical Possibility

The first constraint on the possible use of the property is dictated by the physical aspects of the site. "The land must be able to accommodate the size and shape of the ideal improvement." In general, the larger the site, the greater its potential to achieve economies of scale and flexibility in development.

The physical characteristics of the subject site will not impact development. The site is not in a FEMA Flood Hazard Zone.

Legally Permissible Use

Of particular importance in the analysis of highest and best use of the subject is to determine the legal extent and use to which the site can be developed. Development of the site is restricted by existing zoning regulations and subject to the interpretations by the planning, zoning and/or governing body charged with enforcing said regulations. In addition to these legal constraints, the property may be subject to restrictions placed upon the property by legislative laws, electoral laws, temporary legal restrictions, environmental issues or other possible factors under the public jurisdiction.

The site is zoned A-1 and is designated for light agricultural uses that allow for the development of various uses such as agricultural, animal related, crop production, farm stand, grazing, kennel, cattery, home occupations, one-family dwellings, parks, playgrounds, mobile home, libraries, public recreation, religious, schools and winery.

In addition to public regulations, the subject may have private restrictions that limit the site's ability to be developed. These restrictions are typically found in the title report which was reviewed. Based upon our review of the title report, we are unaware of any factors which would impact the subject's market value.

Financially Feasible Use

In determining which uses are legally permissible and physically possible, we eliminated some uses from consideration. We further analyzed the uses that meet these first two criteria to determine which are likely to produce an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization. We regard as financially feasible all uses that are expected to produce a positive return. Based on the subject's location, zoning and neighboring uses, the subject is not financially feasible to be developed at this time.

Maximally Productive Use

Of the financially feasible uses, the highest and best use is that use which produces the highest residual land value consistent with the rate of return warranted by the market for that use. To determine the highest and best use of land as though vacant, an appropriate rate of return reflecting the associated risk is often used to capitalize income streams from different uses into their respective values. The use that produces the highest residual land value is considered to be the highest and best use for the subject. The maximally productive use is for future agricultural development or possibly a zone change for residential development.

Conclusion

Based on our observation of the market and considering the factors above, it is our opinion that the highest and best use of the site, as if vacant, would be to be held for future development.

APPROACH TO VALUE

In the Sales Comparison Approach, market value is estimated by comparing the subject property to similar properties that have been sold recently or for which offers to purchase have been made. A major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of comparables, competitive properties. The comparative analysis in the Sales Comparison Approach focuses on differences in the legal, physical, locational, and economic characteristics of similar properties and the subject property and on differences in the real property rights conveyed, the dates of sale, the motivations of buyers and sellers, and the financing arrangements for each sales transaction, which can account for variations in prices.

SALES COMPARISON APPROACH

LAND COMPARABLE 1



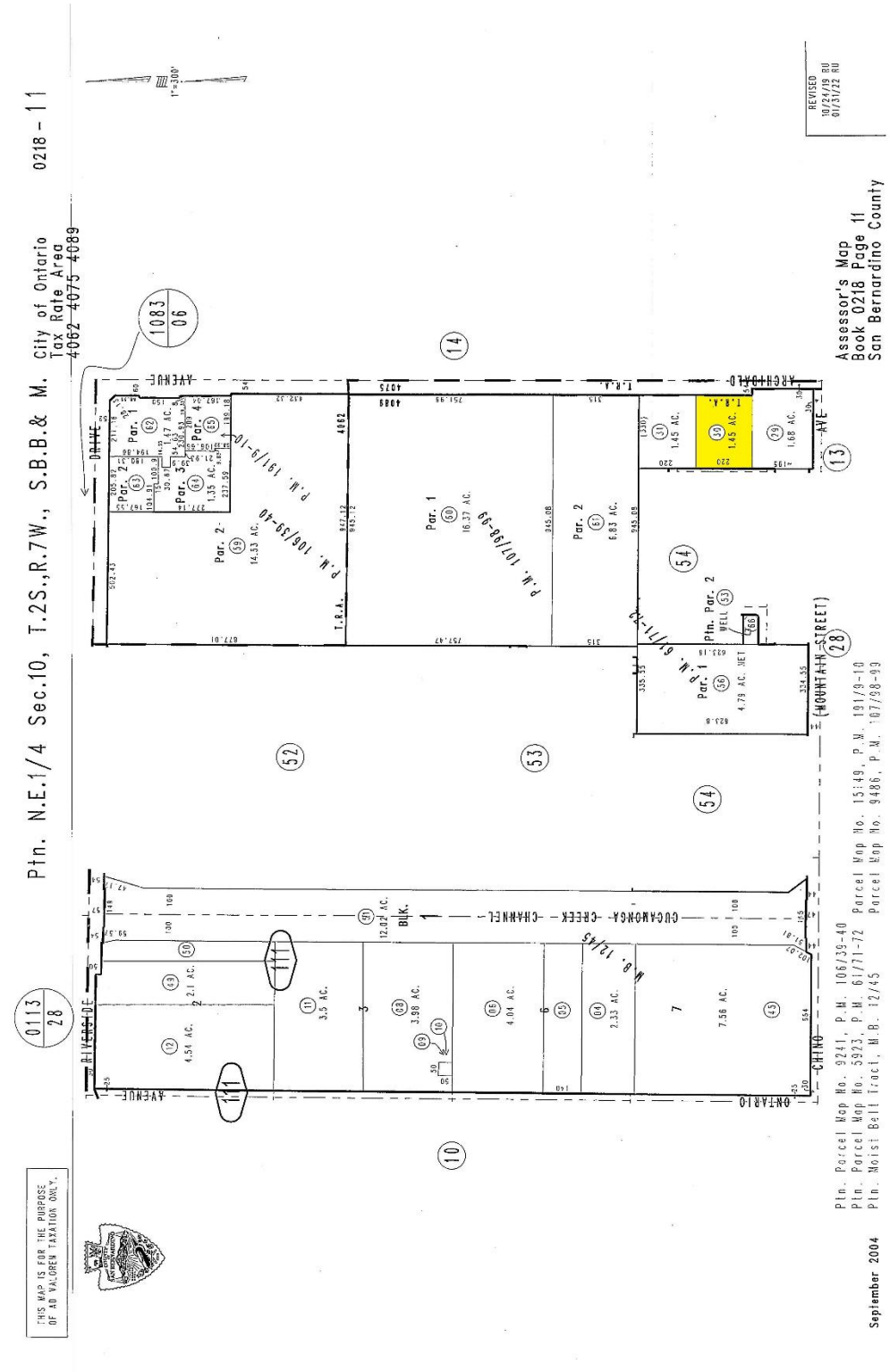
13170 Archibald Avenue, Ontario, California 91761
Distance from subject: 3.1 miles
APN: 0218-111-30

65,340 sq. ft. land area
220 ft. frontage on Archibald Avenue
A-1 Zone
Lat/Long: 34.0128/-117.59385
Utilities to site
Level topography

Date of sale: June 27, 2023
Price $900,000
All cash
$13.77 per square foot

This rectangular-shaped interior parcel is located north of the subject on a primary street. The property is improved at this time with a fruit stand and various out structures. These improvements are considered to have no contributory value because they will be demolished and redeveloped with residential uses. The marketing time for this sale was 522 days. The grantor was Kwak and LIM Corporation and the grantee was United Christian Church of Hacienda Heights on document number 2023.161891. This comparable was reported or verified by the document, Datatree, CoStar, the County Assessor and the broker via CoStar.

LAND COMPARABLE 1 PLAT MAP



LAND COMPARABLE 2



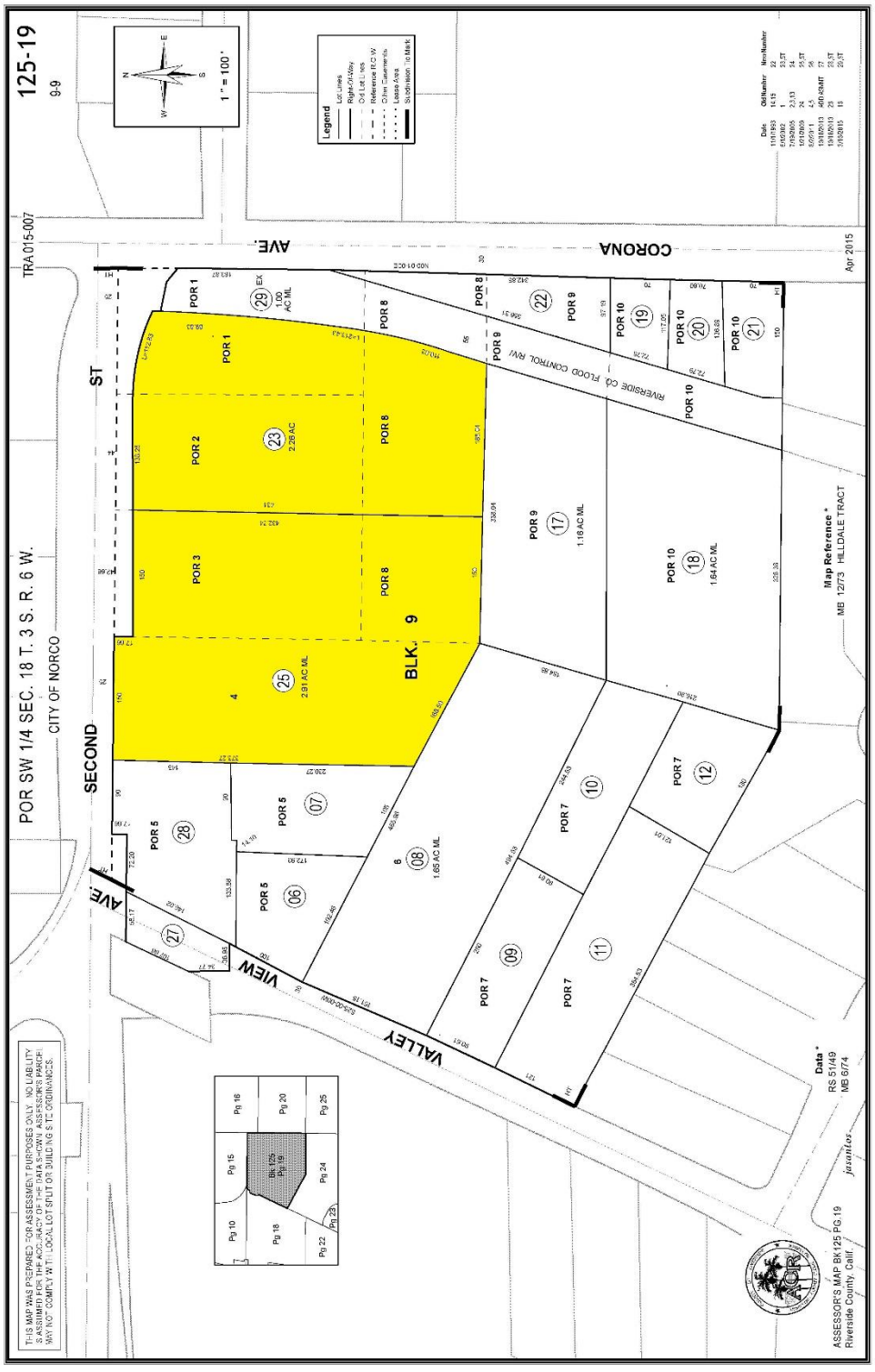
1370 Second Street, Norco, California 92860
Distance from subject: 5.0 miles
APN: 125-190-023, 025

225,205 sq. ft. land area
551.08 ft. frontage on Second Street
A-1 Zone
Lat/Long: 33.90919/-117.55356
Utilities on site
Level topography

Date of sale: February 18, 2022
Price $2,200,000
All cash
$9.77 per square foot

This irregular-shaped interior parcel is located southeast of the subject on a secondary street. The property is improved at this time with a single family residence, barn and various out structures. These improvements are considered to have no contributory value because they will be demolished and redeveloped with contractor's yard. The marketing time for this sale was 1,018 days. The grantor was Carl E. Henriksen and the grantee was Genesis and Manny Trucking, Inc. on document number 2022.0085829. This comparable was reported or verified by the document, Datatree, CoStar, the County Assessor and the broker via CoStar.

LAND COMPARABLE 2 PLAT MAP



LAND COMPARABLE 3



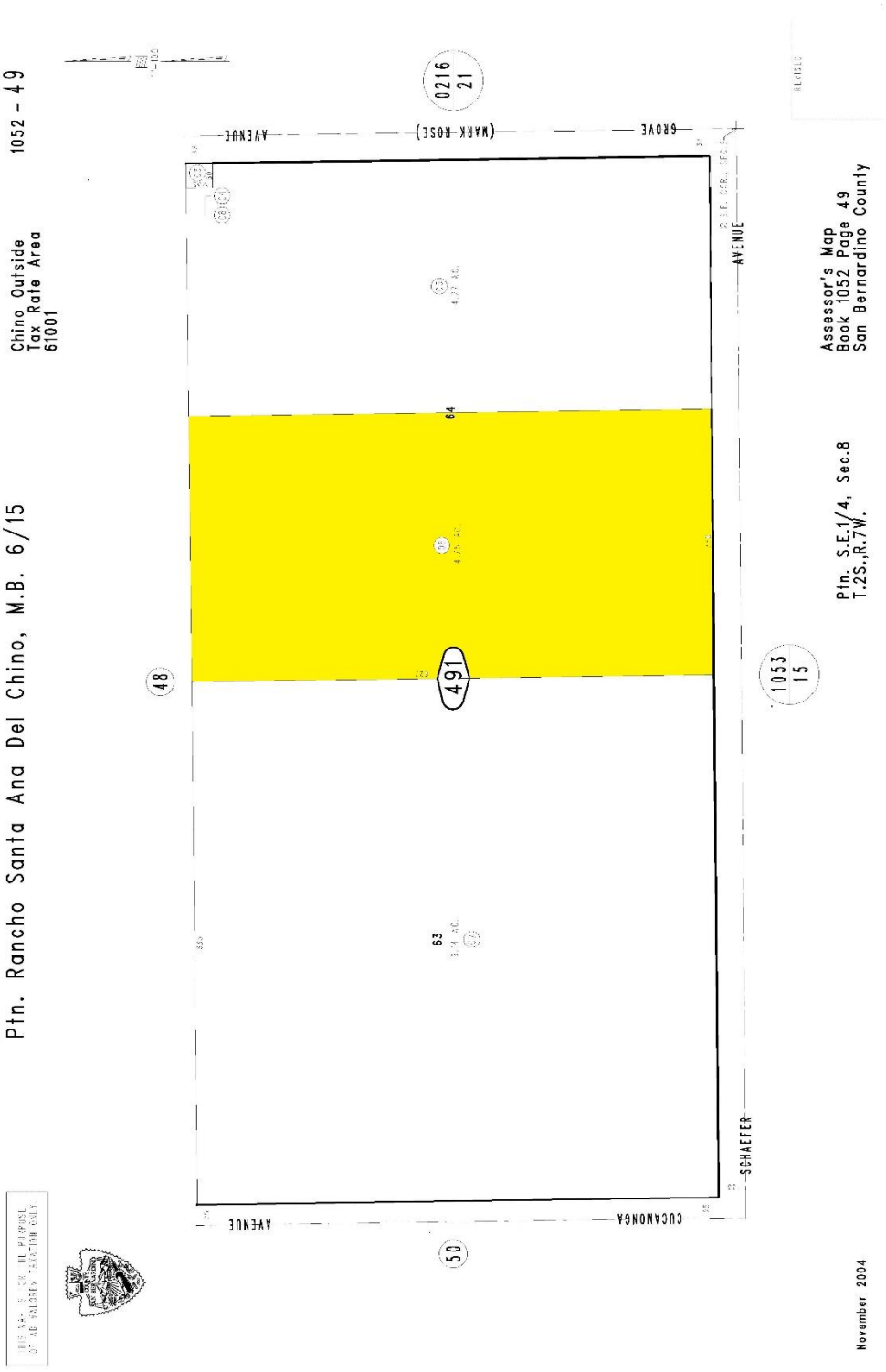
8010 Schaefer Avenue, Ontario, California 91761
Distance from subject: 5.0 miles
APN: 1052-491-06

206,910 sq. ft. land area
330 ft. frontage on Schaefer Avenue
A-1/MR Zone
Lat/Long: 34.00588/-117.62983
Utilities on site
Level topography

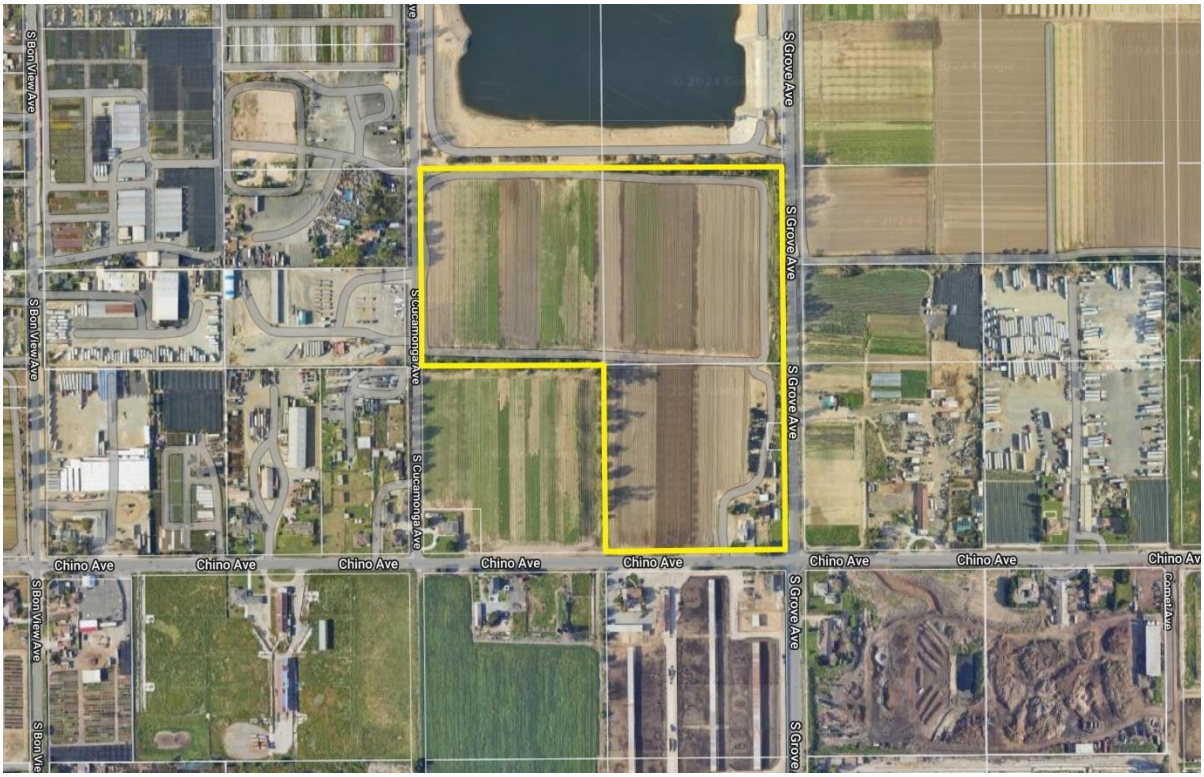
Date of sale: June 9, 2022
Price $2,850,000
All cash
$13.77 per square foot

This rectangular-shaped interior parcel is located northwest of the subject on a secondary street. The property is improved at this time with a trucking yard. These improvements are considered to have no contributory value because they will be demolished and redeveloped with residential uses. The grantor was William Clanin and the grantee was CMK Management LLC on document number 2022.210014. This comparable was reported or verified by the document, Datatree, CoStar, the County Assessor and the broker via CoStar.

LAND COMPARABLE 3 PLAT MAP



LAND COMPARABLE 4



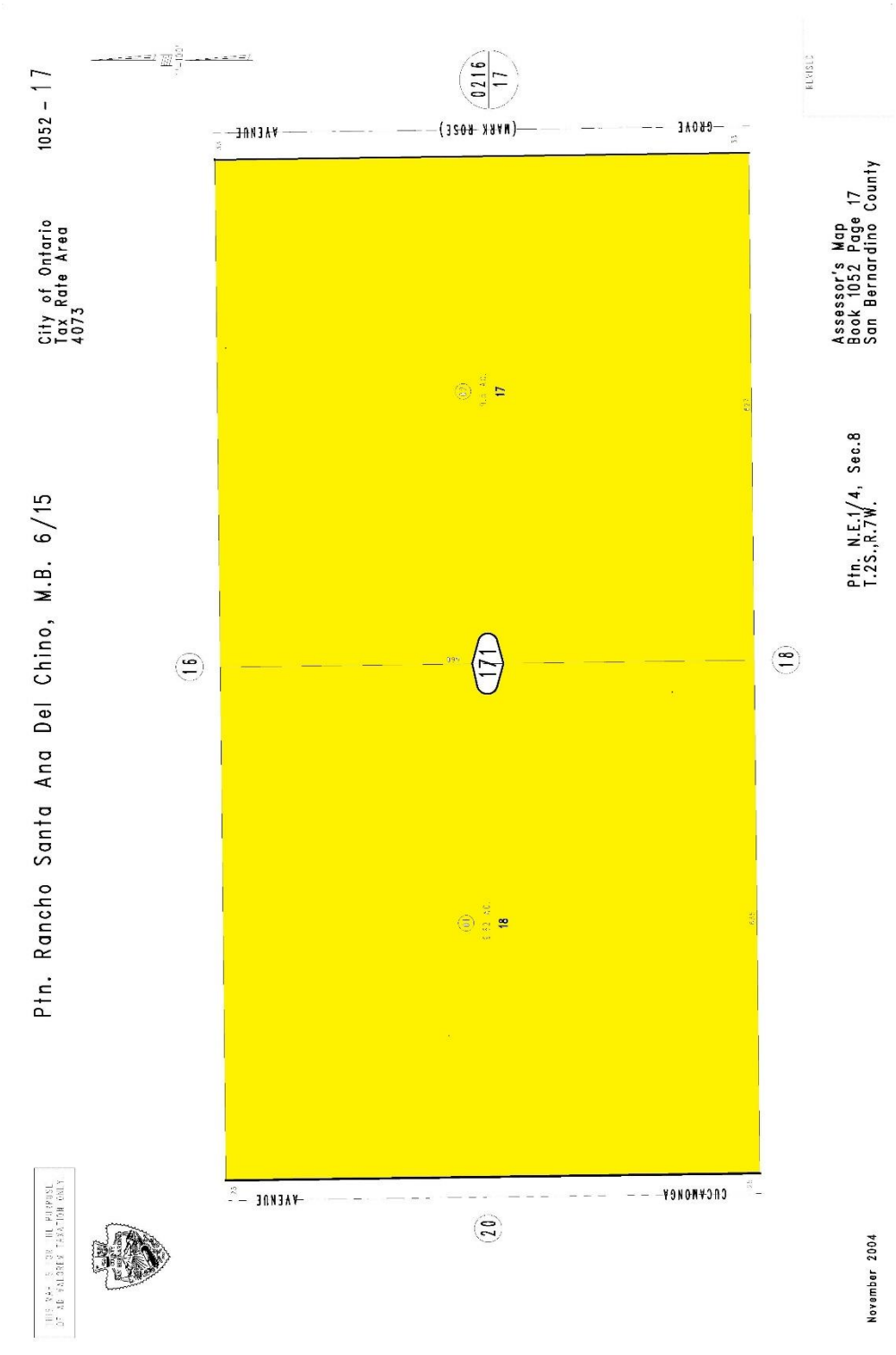
NWC Chino Avenue & S. Grove Avenue, Ontario, California 91761
Distance from subject: 4.7 miles
APN: 1052-171-01 & 02 and 1052-181-01 & 02

1,225,953 sq. ft. land area
+/-630 ft. frontage on chino Avenue
+/-1,300 ft. frontage on S. Grove Avenue
AG Zone
Lat/Long: 34.013012/-117.628952
Utilities on site
Level topography

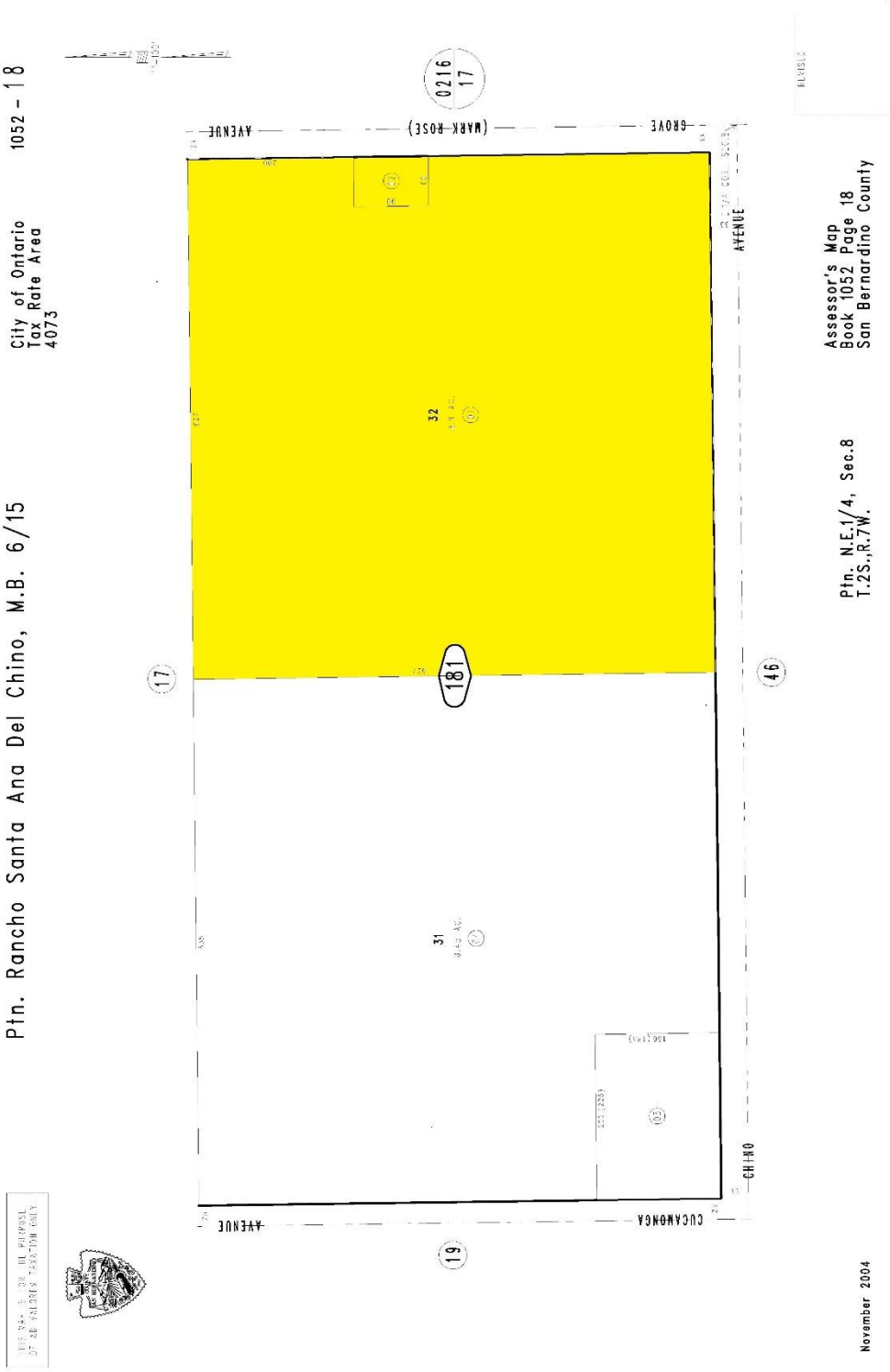
Date of sale: January 18, 2024
Price $15,500,000
All cash
$12.64 per square foot

This L-shaped corner parcel is located northwest of the subject on a primary street. The property is improved at this time with a minor residential and agricultural structures and agriculture crops. These improvements are considered to have no contributory value because they will be demolished and redeveloped with a mixed use or residential development. The marketing time for this sale was 835 days. The grantor was Paul A. Briano Separate Property Trust and the grantee was JH Bray LLC on document number 2024.14419. This comparable was reported or verified by the document, Datatree, CoStar, the County Assessor and the broker via CoStar.

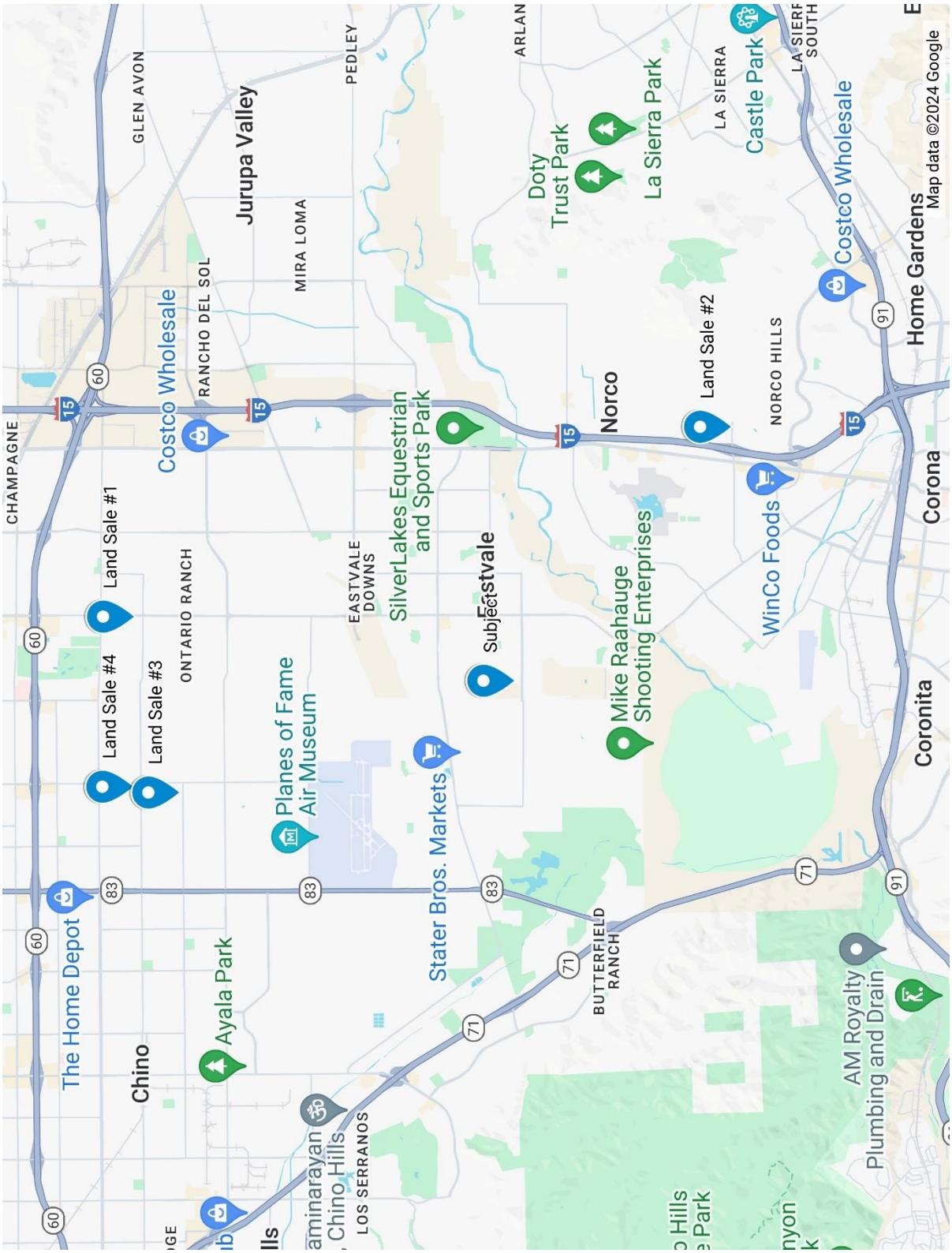
LAND COMPARABLE 4 PLAT MAP (1)



LAND COMPARABLE 4 PLAT MAP (2)



LAND COMPARABLES MAP



Analysis

The preceding comparables reflect recent activity in the subject market area. In our analysis of the data presented we considered a variety of factors, including cash equivalency, date of sale, listing discount, location, access, view, availability of utilities, topography, utility, zoning and size.

We have had to expand our date of sale parameters to 18 months due to the lack of recent activity.

We adjusted the comparables to the subject based on the differences noted. Except for those factors presented in the adjustment grid below, it is our opinion that the subject property and the comparables are similar or do not require further adjustments.

One of the foremost characteristics in the analysis of market sales is the relationship between price and time. The sales took place 153-852 days prior to our date of value and were adjusted by 3.0% per year.

Location is considered to be the most important factor in the analysis of a property. In this analysis, the comparables may be superior, inferior or similar to the property being appraised.

We found that larger sites tend to sell for less on a per square foot basis than smaller sites, which is clearly seen in the sales presented. This tendency is referred to as the principle of marginal utility, which is defined as "The addition to total utility made by the last unit of a good at any given point of consumption. In general, the greater the number of items, the lower the marginal utility, i.e., a greater supply of an item or product lowers the value of each item."

Zoning is defined as "The public regulation of the character and extent of real estate use through police power; accomplished by establishing districts or areas with uniform restrictions relating to improvements; structural height, area, and bulk; density of population; and other aspects of the use and development of private property." In the selection of land comparables every effort is made to find properties with identical zoning. When this is not possible, an adjustment may be applied. Properties that allow a larger and greater variety of development by law are more valuable than properties that allow for smaller and less variety of development.

When land is sold with obsolete improvements on the site, the cost of removing these improvements must be considered as an additional cost incurred by the purchaser for demolition. These costs must be estimated and an adjustment made to reflect the actual land acquisition cost. We utilized $25,000 for the subject demolition costs.

Infrastructure can affect value based on the time and cost to deliver necessary infrastructure, such as sidewalks, curbs, gutters and storm drains.

Adjustment Grid

(in dollars)

Land Comparable	Price Per Sq. Ft.	Time Adjustment	Location	Size	Zoning	Demolition Cost	Infrastructure (sidewalk/cur	Adj. Price Per Sq. Ft.
1.	13.77	0.41	(1.00)	-	-	(0.15)	(0.25)	12.78
2.	9.77	0.68	-	2.25	-	-	-	12.70
3.	13.77	0.84	(1.50)	2.00	(3.00)	-	0.50	12.61
4.	12.64	0.16	(1.50)	3.00	-	-	0.50	14.80

Land Comparable 1 is in a superior location, maintains concrete sidewalks and is adjacent to new development, all superior features. There are also small ancillary structures which require demolition. This land comparable was given primary consideration since it is most similar in size.

Land Comparable 2 required upward adjustments for the significantly larger size. Demolition costs are similar. We gave this comparable strong consideration.

Land Comparable 3 required an upward adjustment for size and infrastructure. Demolition costs are similar. Downward adjustments were applied for superior location and for superior zoning since the property was in the process of a zoning change at the time of sale. We gave this comparable the least consideration.

Land Comparable 4 required an upward adjustment for size and infrastructure. Demolition costs are similar. A downward adjustment was applied for superior location. This land comparable has also been given primary consideration since it is the most recent sale.

Based on our analysis of the adjusted prices of the comparables presented, it is our opinion the subject's land value, per square foot, is as follows:

43,362 square feet @ $13.00 = $563,706 or $564,000 rounded

VALUE CONCLUSION

The value estimate of the Sales Comparison Approach was based upon sales in the open market of similar properties. The quantity and quality of the market data transactions are considered adequate and the required adjustments or analysis were reasonable for the purpose of formulating a value estimate. The appeal of this approach is its objectivity, since the value estimate is derived from a consensus of buyers and sellers as indicated by recent sales prices.

Based on our investigation, together with the data and analysis contained in the accompanying report, the fee simple fair market value of the subject property on June 19, 2024 was Five Hundred Sixty Four Thousand Dollars.

$564,000.00

INFORMATION ON OUR COMPANY

BTI Appraisal specializes in valuations of real estate, businesses, intangible assets, machinery and equipment and financial analysis. Since 1974, we have performed extensive appraisals, valuations, inspections and research projects for virtually every need including sales, loans, insurance, corporate, legal, I.R.S. and S.E.C. requirements, eminent domain, feasibility and market studies, recapitalizations, economic damages and government requirements. Our clients include law firms and insurance companies, as well as lenders, corporations and federal, state and local governmental agencies. Various staff members normally contribute to a report to meet specialized requirements. This group of experienced professionals provides a broad range of in-depth coverage for a great diversity of project needs.

The firm is managed by Ben F. Tunnell III, Chairman. His previous background includes eight years with First Interstate Bank of California as Vice President at their Corporate Headquarters in Los Angeles. Mr. Tunnell received a BA degree in Economics from Claremont McKenna College and attended post-graduate courses at UCLA and the American Institute of Banking where he also lectured. He has served on the Board of Arbitrators for both the American Arbitration Association and the Better Business Bureau, and was previously a Registered Investment Advisor and a Broker/Dealer with the Securities and Exchange Commission as well as a licensed California Real Estate Broker. Mr. Tunnell is currently a Certified General Real Estate Appraiser in the State of California, license #AG006964, in the State of Arizona, license #31404 and in the State of Nevada, license #A.0207571-CG. He has previously been similarly licensed in many other states. He is also an ASA, the senior designation of the American Society of Appraisers in Business Valuation. Mr. Tunnell is also a member of the International Right of Way Association and Lambda Alpha International. He has qualified and testified in Federal Courts in Los Angeles, New Mexico, New York, Orange County, Oregon, San Diego and San Jose and Superior Courts in the Counties of Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara and Ventura as well as arbitration proceedings as an expert witness in the areas of business, equipment, real estate, personal property and vehicle appraisals.

Mr. Stephen O'Rourke, Executive Vice President and Certified General Real Estate Appraiser in the State of California, license #AG036788, in the State of Arizona, license #31554 and in the State of Nevada, license #A.0205776-CG, has been appraising since 2003. He is also an ASA, the senior designation of the American Society of Appraisers, in Real Estate. He has also obtained the Right of Way – Appraisal Certified (R/W-AC) Certification from the International Right of Way Association. He had previous experience appraising real property at KTR Newmark Real Estate Services. Previously he was in the Enterprise Risk Services division of Deloitte & Touche in Los Angeles. Mr. O'Rourke is a graduate of the University of Southern California with a degree in business administration. He is a licensed California real estate broker and a Marshall & Swift Certified Appraiser. He is a member of the International Right of Way Association.

REPRESENTATIVE BTI APPRAISAL CLIENT LIST

Attorneys
Akerman LLP
Bridge Law, LLP
Burt + Clerc
Chapman Glucksman Dean Roeb & Barger
Dentons US LLP
Fisher & Wolfe LLP
Gifford Dearing & Abernathy, LLP
Greenberg & Glusker
Guralnick & Gilliland
Hamburg, Karic, Edwards & Martin, LLP
Hamlin • Cody
Law Offices of Esther Hopkins, P.C.
Law Office of John M. Carmack
Lewis Brisbois
Litman and Associates
Loeb & Loeb
Mokri Vanis & Jones, LLP
Morris, Polich & Purdy
Musick Peeler & Garrett
Reed Smith
Sheppard Mullin Richter & Hampton LLC
Walch & Walch
Wasser Cooperman & Mandles, P.C.
Wolf, Rifkin, Shapiro, Schulman & Rabkin

Government Agencies
Caltrans
City of Chino
City of Downey
City of Eastvale
City of Henderson
City of Las Vegas
City of Long Beach
City of Los Angeles
City of North Las Vegas
City of Santa Clarita
City of South Pasadena
City of Torrance
County of Los Angeles
Los Angeles Housing Authority
Metropolitan Transit Authority
State of California

Corporations and Institutions
Alere
California Ironworkers Union
California Resources Corporation
Green Dot Public Schools California
Griffin Structures
International Brotherhood of Electrical Workers
Jewish Family Service LA
L.A. County Museum of Art
Latino Theater Co.
M^2O, Inc.
O'Connor & Co. Securities
Outfront Media
Sears Holdings Management Corporation
Sutter Hill Ventures
Tejon Ranch Co.

Financial Institutions
Bessemer Trust
Celtic Bank
J.P. Morgan Chase Bank
Morgan Stanley Wealth Management
Northeast Bank
Raymond James
Stifel Nicolaus Company
Zions Bank

Insurance Companies
AIG
Allstate Insurance
Automobile Club
Capital Insurance Group
Church Mutual Insurance
Farmers Insurance
Great American Insurance
Hartford Insurance
Liberty Mutual Insurance
Safeco Insurance
State Farm Insurance
Travelers Insurance
21st Century Insurance
Zurich Insurance

CERTIFICATION

We, Ben F. Tunnell III and Stephen O'Rourke, certify that, to the best of our knowledge and belief, the statements of fact contained in this report are true and correct. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analyses, opinions and conclusions.

We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

We previously appraised the subject property as of October 27, 2023. We have not performed any other professional services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformance with the standards and reporting requirements of the American Society of Appraisers and the Uniform Standards of Professional Appraisal Practice.

Unless otherwise noted in writing, the appraiser has done similar assignments to the subject and has the knowledge and experience to complete this assignment competently.

Stephen O'Rourke has made a physical inspection of the property that is the subject of this report. Ben F. Tunnell III has not made a physical inspection of the property that is the subject of this report.

No one provided significant appraisal assistance to the persons signing this certification. The preceding certification is cited from the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3, 2024 @ The Appraisal Foundation.

Stephen O'Rourke, ASA, R/W-AC
Executive Vice President
Certified General Real Estate Appraiser
#AG036788

Ben F. Tunnell III
Chairman
Certified General Real Estate Appraiser
#AG006964

EXHIBIT 1
LEGAL DESCRIPTION

135

Recording requested by (name):
Jose Jesse Perez

When recorded, mail to (name and address):

Trinidad Perez jr.

14821 Chandler St.

Corona, CA 92880

2016-0367982
08/26/2016 10:40 AM Fee: $ 31.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

					R	A	Exam:		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

PUBLIC RECORD

AFFIDAVIT – DEATH OF JOINT TENANT

Assessor's Parcel No.: 144-080-011

580

JOSE JESSE PEREZ, of legal age, being first duly sworn, deposes and says:

JOSE PEREZ, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Jose Trinidad Perez, named as one of the parties in that certain deed dated 8/11/2015, and executed by Severo Perez to Jose Trinidad Perez, and Eva Mejia Perez, Husband and wife and Trinidad Perez Jr., as Joint Tenants, recorded on 3/1/1988 as Instrument No 53805 in Book/Reel _____, Page/Image _____, of the Official Records of RIVERSIDE County, California, covering the following described property situated in RIVERSIDE County, California:

Lot 51 of PERSIMMON REPUBLIC ACRES, as shown by map on file in book 12 page 98 of maps, Riverside County Records. Excepting therefrom Parcel 2230-6 as shown on record of survey on file in Book 57 pages 94-97 inclusive of record of survey, records of Riverside County, California as conveyed to Riverside County Flood Control and Water Conservation District in Deed recorded September 14, 1972, as Instrument #122713 of official records.

Dated 8/12/2016

(Signature of declarant)

JOSE JESSE PEREZ
(Type or print name of declarant)

EXHIBIT 2
FLOWAGE EASEMENT

FLOWAGE EASEMENT

A perpetual right, power, privilege and easement in, on, over, under, and across the surface of that real property legally described as Exhibit A and depicted on Exhibit B of Attachments "1" and "2", consisting of Project Parcel Nos. E01PD-40-059 and E01PD-40-060, which cover a portions of Riverside County Assessor Parcel Nos. 144-080-010 and 144-080-011 (the "Easement Area"), to overflow, flood and/or submerge such real property including the right to cause, without limitation, erosion and/or deposition and associated damages to said Easement Area and any and all structures and improvements situated thereon, in connection with the operation, maintenance, repair, rehabilitation, restoration and improvement of the Prado Dam and reservoir/basin, together with all right, title and interest in and to the structures and improvements now situated on said Easement Area. No structures for human habitation shall be constructed or maintained on the Easement Area. No other structures shall be constructed or maintained within the Easement Area, except as may be approved in writing by the authorized representative of the easement holder. No excavation, drilling or mining shall be conducted, and no landfill placed on the Easement Area without easement holder approval as to the location and method of excavation, drilling, mining, and/or placement of landfill. The Subject Property Interests are subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to underlying fee owner all such rights and privileges as may be used without abridging the rights and easement hereby acquired, and provided that any use of the Easement Area shall be subject to all applicable laws including, but not limited, to laws regarding the environment.

Attachment E

EXHIBIT A

LEGAL DESCRIPTION

Santa Ana River – Prado Dam Basin
Facility No: E01PD
Parcel No.: 40-060

That portion of Lot 51 of Persimmon Republic Acres, in the City of Eastvale, County of Riverside, State of California as per map filed in Book 12, Page 98 of Maps, in the office of the County Recorder of said County, described whole as follows:

COMMENCING at the intersection of the westerly line of said lot with the southerly line of Parcel 2230-6 as shown on Record of Survey filed in Book 57, Pages 94-97 inclusive in the Office of said County Recorder;

Thence continuing along said westerly line South 00°47'16" West 19.81 feet to the intersection of the southerly line of an easement for flood control as described in Decree of Condemnation recorded in Book 586 page 534, of Official Records, in the office of County Recorder of said County, said point being the TRUE POINT OF BEGINNING;

Thence continuing along said westerly line of said lot South 00°47'16" West 284.87 feet;

Thence leaving said westerly line, North 72°59'16" East 146.75 feet;

Thence South 34°20'26" East 43.99 feet to a point on the easterly line of said lot;

Thence along said easterly line North 00°47'15" West 262.16 feet to the intersection of the southerly line of said easement for flood control;

Thence along said southerly line of said easement for flood control North 53°18'01" West 57.89 feet to a point on the southerly line of said Parcel 2230-6

Thence along the southerly line of said parcel North 89°21'43" West 75.44 feet to the intersection of the southerly line of said easement for flood control;

Thence along southerly line of said easement for flood control South 65°46'47" East 47.12 feet to the TRUE POINT OF BEGINNING;

Containing an area of 45284 Square Feet, more or less.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. DIVIDE A GRID DISTANCE BY 0.99998915 TO OBTAIN A GROUND DISTANCE.

See EXHIBIT B attached and by reference made a part hereof.

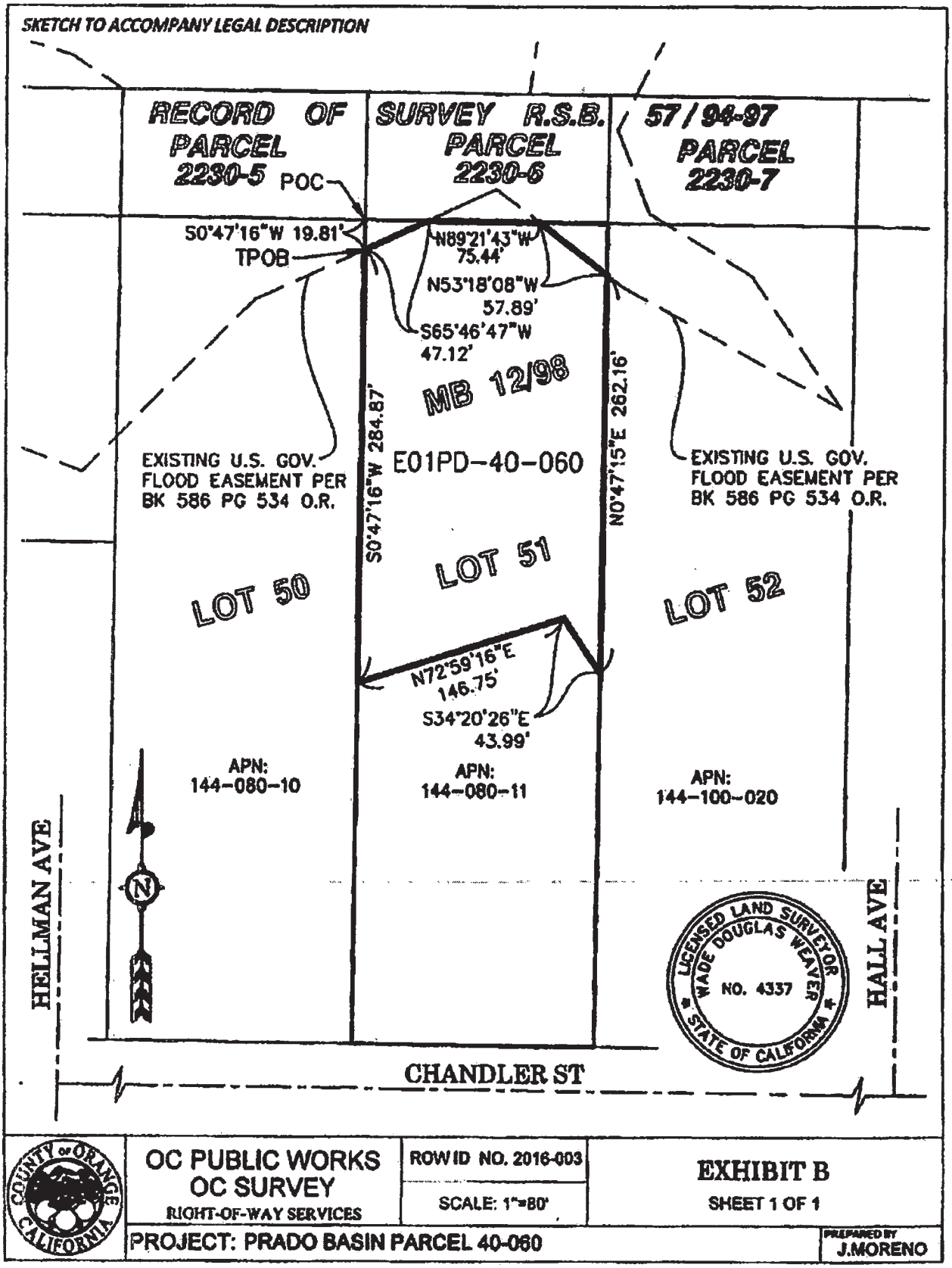
APPROVED

Kevin Hills, County Surveyor, L.S. 6617

Date: 8-13-2020

By: Wade Douglas Weaver, L.S. 4337

LICENSED LAND SURVEYOR
WADE DOUGLAS WEAVER
NO. 4337
STATE OF CALIFORNIA


SKETCH TO ACCOMPANY LEGAL DESCRIPTION
RECORD OF PARCEL 2230-5
SURVEY R.S.B. PARCEL 2230-6
57/94-97 PARCEL 2230-7
POC
TPOB
S0°47'16"W 19.81'
N89°21'43"W 75.44'
N53°18'08"W 57.89'
S65°46'47"W 47.12'
MB 12/98
E01PD-40-060
S0°47'16"W 284.87'
N0°47'15"E 262.16'
EXISTING U.S. GOV. FLOOD EASEMENT PER BK 586 PG 534 O.R.
EXISTING U.S. GOV. FLOOD EASEMENT PER BK 586 PG 534 O.R.
LOT 50
LOT 51
LOT 52
N72°59'16"E 146.75'
S34°20'26"E 43.99'
APN: 144-080-10
APN: 144-080-11
APN: 144-100-020
HELLMAN AVE
HALL AVE
CHANDLER ST
N
LICENSED LAND SURVEYOR
WADE DOUGLAS WEAVER
NO. 4337
STATE OF CALIFORNIA
COUNTY OF ORANGE CALIFORNIA
OC PUBLIC WORKS
OC SURVEY
RIGHT-OF-WAY SERVICES
ROW ID NO. 2016-003
SCALE: 1"=80'
EXHIBIT B
SHEET 1 OF 1
PROJECT: PRADO BASIN PARCEL 40-060
PREPARED BY
J.MORENO

APPRAISAL REPORT

OF THE

UNDERLYING LAND

LOCATED AT

14835 CHANDLER STREET

EASTVALE, CALIFORNIA 92880

AS OF

JUNE 19, 2024

June 28, 2024

Mr. Gabriel Mayorguin
Assistant Engineer
City of Eastvale
12363 Limonite Avenue
Eastvale, California 91752

Re: **14835 Chandler Street Land, UD/2024**

Dear Gabriel:

At your request, we physically inspected the underlying land located at 14835 Chandler Street, Eastvale, California 92880 in order to prepare an appraisal report. This is an update of our appraisal report of the subject property dated October 30, 2023.

It is our opinion that, based on the data and analysis contained in the accompanying report, the fee simple fair market value of the subject property on June 19, 2024 was Four Hundred Eighty Six Thousand Dollars.

$486,000.00

It should also be noted that the subject property is delinquent in real estate taxes for the 2021-2022 and 2023-2024 years in the amount of $24,405.53.

Very truly yours,

Stephen O'Rourke, ASA, R/W-AC
Executive Vice President
Certified General Real Estate Appraiser
#AG036788

Ben F. Tunnell III
Chairman
Certified General Real Estate Appraiser
#AG006964

BT:kp
N5883-1.rpt

WHEN VALUE MATTERS

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Client:	City of Eastvale
Owner:	Trinidad Perez
Property Type:	Underlying land
Property Location:	14835 Chandler Street Eastvale, CA 92880
Assessor Parcel Number(s):	144-080-010
Purpose of the Appraisal:	To determine the fair market value of the subject property.
Intended Use:	To assist the client in reviewing the asset value of the subject property for possible purchase.
Property Rights Appraised:	Fee Simple Estate
Date of Report:	June 28, 2024
Date of Value:	June 19, 2024
Parcel:	
Size:	89,925 gross square feet (per map) 37,422 net square feet
Shape:	Rectangular
Zoning:	A-1, Light Agriculture
Topography:	Level
Highest & Best Use:	
As Vacant:	Hold for future development
Legally Conforming:	Conforming
Value Conclusion:	$486,000

TABLE OF CONTENTS

LETTER OF TRANSMITTAL

SUMMARY OF SALIENT FACTS & CONCLUSIONS

INTRODUCTION

Assumptions & Limiting Conditions 1
Intended Use & Users of the Appraisal Report 2
Property Interest Being Appraised 2
Identification of Real Estate Being Appraised 3
Tax Information 3
County Assessor Plat Map 4
Date of Value 5
Fair Market Value Definition 5
Sale and Listing History of Subject 5
Exposure Time 6
Marketing Time 6
Scope of The Appraisal 7
Regional Analysis 10
Market Area Analysis 26

SUBJECT

Subject Photographs 27
Land Description 33
Site Improvements 35
Environmental Checklist 35
Highest and Best Use 36

VALUATION

Approach To Value 38
Sales Comparison Approach 39

CONCLUSION

Value Conclusion 52
Information On Our Company 53
Representative BTI Appraisal Client List 54
Certification 55

EXHIBITS

Legal Description 1
Flowage Easement 2

ASSUMPTIONS & LIMITING CONDITIONS

We believe the information furnished to us is reliable but assume no responsibility for its accuracy.

This appraisal assumes all elements of the subject property are in serviceable condition. Since BTI Appraisal is not a licensed building inspector, this report is subject to re-evaluation if elements of the property are found to be unserviceable.

If financial statements, operating histories or any other data relating to the income and expenses attributed to the subject property have been utilized, they were provided by the owner, or representatives of the owner, and have been accepted without further verification, except as specifically set forth in this report.

We assume no responsibility for legal matters, nor do we render an opinion as to the title of the subject property. The legal descriptions given in this report were furnished by others, based on our review of public records as noted in the report, and are assumed to be correct.

The appraiser made no legal survey, nor has one been commissioned. Therefore, any plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the subject property. Any sketch of the subject property included in this report has been prepared by our firm and has been relied upon unless specifically stated in this report.

The allocation of total value to land or building, if shown in this report, is invalidated if used separately or in conjunction with any other appraisal.

This report has been made without the benefit of a current soil or structural analysis by a competent engineer, a building inspection by a certified inspector or a termite report unless otherwise stated. We offer no opinion as to the structural integrity of retaining walls or foundations, nor to present or future adverse effects due to the presence of asbestos, soil contaminants or other natural or man-made pollutants.

We are unaware of any lawsuits or contractual obligations, other than those specifically noted in this report, that would enhance or diminish the value of the subject property or its assets. If the presence of such matters is revealed, we reserve the right to modify our opinions expressed in this report.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and/or analysis of the subject property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the subject property, together with a detailed analysis of the requirements of the ADA, could reveal that the subject property is not in compliance with one or more elements of the ADA. If so, this fact could have a negative

effect upon the value of the subject property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.

Possession of this report does not carry with it the right of publication, nor may it be used for any purpose by any person but the client without the previous written consent of the client and BTI Appraisal. Testimony or attendance in court by reason of this appraisal shall not be provided unless previous arrangements have been made.

INTENDED USE & USERS OF THE APPRAISAL REPORT

The intended use of the appraisal is to assist the client, City of Eastvale, in reviewing the asset value of the subject property for possible purchase.

PROPERTY INTEREST BEING APPRAISED

We are appraising the following interest in the subject property:

Fee Simple Estate: "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

IDENTIFICATION OF REAL ESTATE BEING APPRAISED

We will appraise the underlying land described by the document as provided by Datatree, as that certain real property situated in the State of California, County of Riverside, City of Eastvale, and more particularly described in Exhibit 1 – Legal Description.

This property is commonly referred to as:

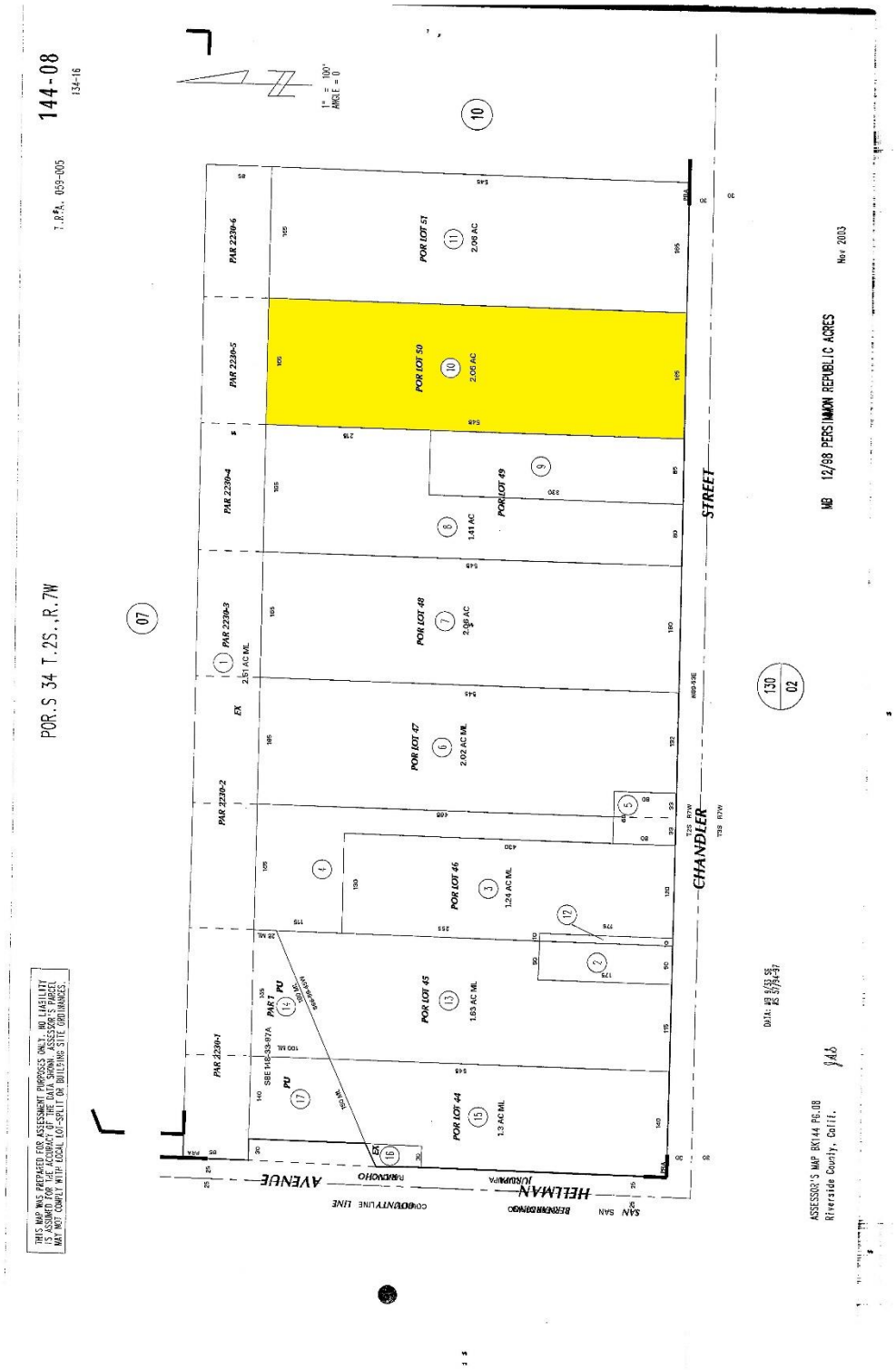
14835 Chandler Street
Eastvale, California 92880
Riverside County
Latitude and Longitude: 33.947730/-117.60746

TAX INFORMATION

Assessor's Parcel Number:	144-080-010	
Assessed Value:	Land	$ 643,872
	Improvements	64,377
	Total	$ 708,249
Tax Rate Area:	027-002	
Taxes:	$7,928.76 (2023)	
General Tax Rate:	1.11745%	
Direct Assessments:	$14.43	

The assessed value and real property taxes of the subject property are the result of California State Proposition 13, a statewide ballot issue passed in 1978. The proposition limits taxes to 1% of the property's assessed value, plus a factor for bonded county or city debt or special assessments. Assessed values are modified upon most transfers based upon the market value of the property at that time. Finally, all assessed values may be adjusted upward 2% annually unless they have been reassessed in the year of a transfer. In our analysis of the subject property, we have considered both the long and short-term effects on value due to any change in the tax liability of the property. Our research indicates the property taxes are currently delinquent for the 2021-2022 and 2023-2024 years in the amount of $24,405.53.

COUNTY ASSESSOR PLAT MAP



DATE OF VALUE

The appraiser performed a physical inspection of the subject property on October 27, 2023. At the request of City of Eastvale, the value of this report is specifically applicable to June 19, 2024.

FAIR MARKET VALUE DEFINITION

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: 12 C.F.R. §225.62 (h)

SALE AND LISTING HISTORY OF SUBJECT

The subject property is currently owned by Trinidad Perez. Based on a review of public records, there have been no transfers, sales or listings in the last three years.

EXPOSURE TIME

Exposure time is “the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective time estimate based upon an analysis of past events assuming a competitive and open market.” In assessing the subject's expected exposure time we are assuming that the subject would have been professionally marketed through a qualified broker or owner, that the property would have been listed at a reasonable asking price with an owner willing to accept a reasonable offer and that the buyer and seller would not have been influenced by undue stimuli. We estimate the subject's exposure time would have been within 6 months, based on a review of 4 comparable sales.

MARKETING TIME

“An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after effective date of an appraisal.” In assessing the subject's expected marketing time if offered for sale, we are assuming that the subject will be professionally marketed through a qualified broker or owner, that the property will be listed at a reasonable asking price with an owner willing to accept a reasonable offer and that the buyer and seller will not be influenced by undue stimuli. At the present time, we are unaware of any new developments expected to occur in the near future which would negatively or positively affect the marketability of the subject compared to recent trends of competitive properties in the area. Marketing time in the subject area, based on current supply and demand, is typically within 6 months, based on a review of 4 comparable sales.

SCOPE OF THE APPRAISAL

The following steps were taken in arriving at our final estimates of value of the subject property:

1. After receiving the assignment, a preliminary search was made to determine market trends and other significant factors pertinent to the subject property.

   In order to develop credible assignment results, this appraisal included research and analysis of property characteristics, taxes, zoning, restrictions and encumbrances.

   The Sales Comparison Approach included research of market trends, new construction, absorption, marketing and exposure time, comparable sales and analysis of sale comparables.

   In this case the sales comparison is the one applicable method for the valuation of underlying land.

   Data systems we utilize include, but are not limited to, the following:

   Datatree, provided by First American, is also a comprehensive on-line database providing a second, confirming source for data used in our reports.

   CoStar Comps, provided by the CoStar Group, is an on-line database which provides detailed sales and financial information for commercial, industrial, special purpose and apartment properties throughout the United States.

   Real Estate Multiple Listing Services provide on-line connections to MLS cooperatives throughout most of Southern California, allowing the appraiser to gather up-to-the-minute information on property sales, rentals and current listings.

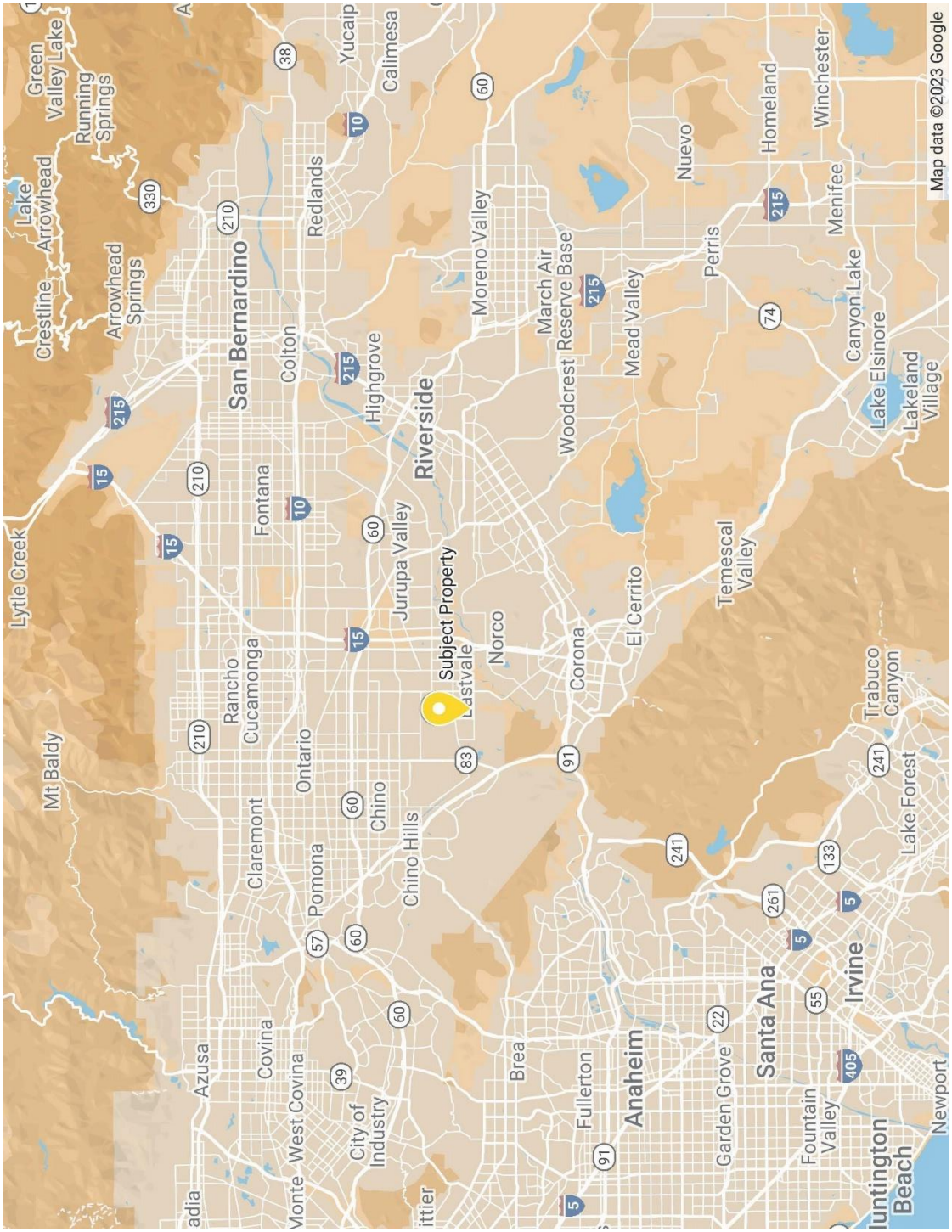
   In addition to our in-house data systems we interview, by telephone or in person, real estate brokers, property owners, buyers and sellers of property, and tenants, as well as governmental and non-governmental entities having jurisdiction or influence in current market trends and attitudes. We then analyze and reconcile the collected data to form our opinion of value.

2. A physical inspection of the subject property was performed. However, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, soil slippage, electrical, plumbing, roofing, foundation systems, etc., and no warranty is given with regard to these elements. As needed, inspections by various licensed professionals within these fields might be recommended with the final estimate subject to their findings.

3. This appraisal report was completed in accordance with requirements dictated by the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3, 2024 @ The Appraisal Foundation. This report includes such data and information needed to lead the reader to a similar estimate of our fair market value conclusions.

4. The Dictionary of Real Estate Appraisal, 7th edition, as published by the Appraisal Institute, is the source of all definitions in this appraisal report, unless otherwise noted.

REGIONAL MAP



REGIONAL ANALYSIS

Data Source

Quantitative data is supplied by CoStar and provides a view of market activity across the spectrum of all properties in the industrial, office and retail sectors. When a market area is small, we make no effort to limit the type of industrial, office or retail properties included in the search so that we can maximize the number of properties returned to illustrate overall market trends.

Properties included in the CoStar database are more heavily weighted to newer and high profile properties represented by brokers using CoStar's services to market commercial properties. As a result, vacancy rates tend to be understated and market rents tend to be above average. Data presented in this section of the report is only to identify overall trends and is not specifically applicable to the subject of this report.

Analysis

The combination of San Bernardino and Riverside Counties is known as the Inland Empire. It is the third largest metropolitan area in California, and reports increasing population data. In 2022, the population of the Inland Empire was nearly 5 million persons, a 12% increase over the figures of the 2010 census. As of the 2020 U.S. Census, the population was 2,181,654, making it the fifth-most populous county in California and the 14th-most populous in the United States. The population of the Inland Empire is larger than 24 states in the nation.

The Inland Empire is comprised of 52 incorporated cities within an area of 27,669 square miles. Its vast area stretches eastward from the edges of Orange, Los Angeles, and Kern Counties all the way to the borders of Arizona and Nevada. To the south, Riverside County shares a border with San Diego as well as Imperial County. To the north, San Bernardino County borders Inyo County. The area is a major transportation hub through which several interstate highways pass, including the I-15 and I-215 freeways; major north-south routes. Interstates 10 and 40 and state highways 60 and 91 also provide direct access to and from metropolitan Los Angeles and Orange County, joining up with national highways at the California/Arizona border.

Riverside is trisected by two transcontinental rail lines that carry over 75% of the freight handled by the ports of Long Beach and Los Angeles. Passenger railway lines also transit the area, provided by Amtrak/Metrolink, and the Riverside and San Bernardino Transit Authorities. Bus routes to and from Orange and Los Angeles Counties are also plentiful. Additionally, there are commercial airports in both Ontario and Palm Springs, as well as several municipal airports throughout the two-county area. The region is easily accessed by freeway, air, and rail transit from Los Angeles, Long Beach and San Diego airports and harbors.

The Inland Empire maintains a rich arts, music, recreation and cultural component and a full range of educational opportunities, from local school districts to prominent higher education institutions. The University of California at Riverside, Loma Linda University, California State University San Bernardino, and the University of Redlands are all in the Inland Empire and lure top students and professors from around the world.

Economy

The Inland Empire has been Southern California's growth leader in terms of overall economic output. In 2007, Riverside County was the second fastest growing county in California with a population of over 2.0 million residents, while San Bernardino County recorded the fifth largest numeric population increase in the state, according to the Department of Finance. In 2007 the U.S. Census Bureau and the Los Angeles Times stated that Riverside County had replaced Los Angeles County as the state's top destination for new residents. A report by the US Conference of Mayors predicts that the area will continue to grow, reaching an estimated population of 7.2 million in the next 30 years. If so, it will be one of the country's top 10 largest metro areas by 2046.

Companies are drawn to the Inland Empire for its large supply of available land and affordable housing for employees. While problems in housing and other sectors created a difficult environment between 2007 into 2009, the Inland Empire economy saw significant improvement in 2013, which continued steadily until the worldwide health crisis slowdown in 2020. More recently, as leasing and consumer spending begins to return to pre-pandemic levels, many business sectors are reporting an improved economic outlook.

The top employers in the Inland Empire are The Counties of Riverside and San Bernardino, the University of California Riverside, Loma Linda University, Kaiser Permanente, the U.S. Marine Corps Air Ground Combat Center, Ft. Irwin National Training Center and March Air Reserve Base. Construction companies are also major employers in the area, as the region regains its growth momentum after the Covid-19 slowdown.

In addition to retail and services industries, the industrial sector is a prime component of the economic base in the Inland Empire. Products manufactured in the region include medical devices and equipment, electronic components, light aircraft assembly, electrical instruments, insulation materials, fabricated metal items, cement, clay tile, mobile homes, and recreational vehicles, just to name a few. When pandemic-related shutdowns caused a dramatic shift in online retail volume, Riverside and San Bernadino's role in the e-commerce supply chain became increasingly evident. The area's central location continues to attract further development for use in the warehousing, fulfillment, and transportation sectors.

The unemployment rate in the Riverside-San Bernardino was 4.9% in April 2024. This compares with an unemployment rate of 5.3% for California and 3.9% for the nation during the same period. The unemployment rate was 4.9% in Riverside County, and 4.8% in San Bernardino County. While the rates are just slightly below the state's overall unemployment rate of 5.3%, they are relatively similar to the 4.8% reported for the Inland Empire in April 2024.

Residential Market

The Inland Empire was one of the fastest growing markets in California twice in the last decade. Both Riverside and San Bernadino enjoyed strong housing markets from 2002 to 2006 with increasing construction, sales, and median price. First-time buyers flocked to the area; assisted by adjustable rates and subprime mortgages. Beginning in 2007, like most housing markets across the nation, the Inland Empire was severely impacted by rising foreclosures and defaults on subprime mortgages. As interest rates increased, foreclosures in the Inland Empire more than doubled, to an astounding 126,000 in 2008. More recently, while there are still foreclosure properties in the county, the number is nowhere near the 2008 figure. According to California Forward, a non-profit alliance born out of the California Economic Summit in 2019, the Inland Empire has a 14% higher home ownership rate than the state.

Throughout much of 2022, the median price for a home in California had been rising steadily. The pandemic created an unprecedented sudden demand for larger suburban homes as people transitioned to working remotely. With the supply rush, coupled with rock-bottom mortgage rates, the market became a seller's delight. Existing single family home prices repeatedly hit record highs, month after month.

In 2023, most of Riverside and San Bernardino Counties has experienced decreasing sale prices because of continued increases in interest rates by the Federal Reserve Board. Higher mortgage interest rates, combined with the swift home price appreciation in the last several years have lessened demand for housing and impacted buyers' purchasing power and ability to afford increased monthly payments.

Redfin[1] reported in May 2024, Riverside County single family prices were up 4.1% compared to last year, selling for a median price of $635,000. On average, homes in Riverside County sold after 39 days on the market compared to 41 days last year. There were 2,029 homes sold in May this year, down from 2,132 last year.

Redfin reported in May 2024, Riverside County condominium prices were up 5.3% compared to last year, selling for a median price of $474,000. On average, condominiums in Riverside County sold after 57 days on the market compared to 45 days last year. There were 355 condominiums sold in May this year, down from 388 last year.

Redfin reported in May 2024, San Bernardino County single family prices were up 4.1% compared to last year, selling for a median price of $512,906. On average, homes in San Bernardino County sold after 36 days on the market compared to 40 days last year. There were 1,435 homes sold in May this year, down from 1,546 last year.

Redfin reported in May 2024, San Bernardino County condominium prices were up 11.4 % compared to last year, selling for a median price of $560,000. On average, condominiums in San Bernardino County sold after 36 days on the market compared to 34 days last year. There were 153 condominiums sold in May this year, up from 136 last year.

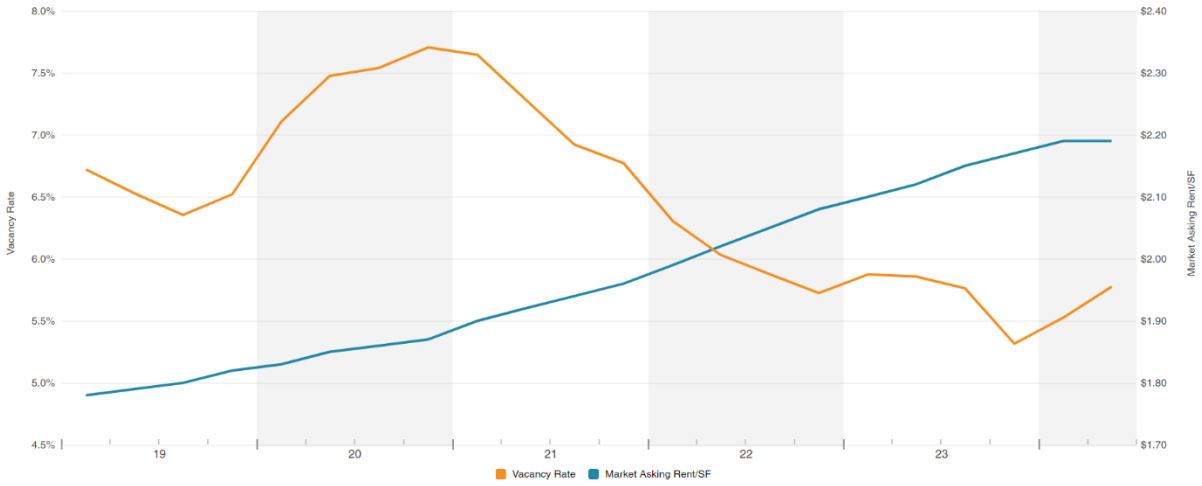
[1] The information presented is based on average selling prices for each period and may not be indicative of home prices across the board.

Retail Market

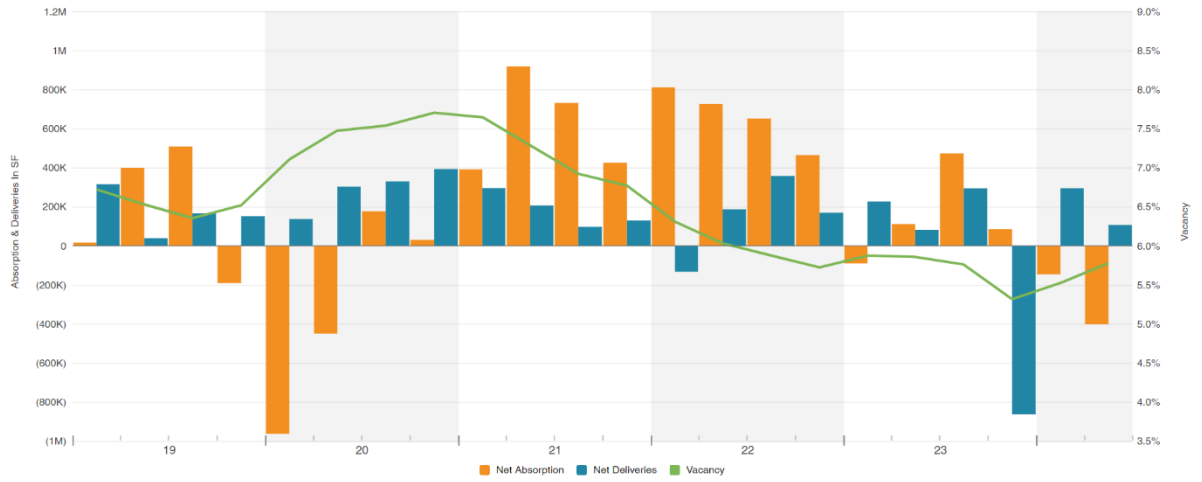
The Inland Empire has extensive commercial and retail opportunities. On a large scale, there are numerous regional malls which are anchored by notable retailers such as Nordstrom, Macy's, Saks Fifth Avenue, and Forever 21. The region is home to California's largest outlet mall, Ontario Mills. Target and Kohl's anchor many of the area's retail centers as well. There are also many neighborhood shopping malls, primarily anchored by grocery stores like Vons and Ralphs. Numerous mini-malls, strip retail centers, boutiques, and storefronts run by small businesses provide local level shopping to the many neighborhoods.

The Inland Empire retail market experienced an increase in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the asking rental rate as $2.19 per square foot per month, up from $2.17 reported in the previous quarter. The vacancy rate was reported at 5.53%, up from 5.32% reported in the previous quarter.

Retail - Vacancy and Asking Rental Rates



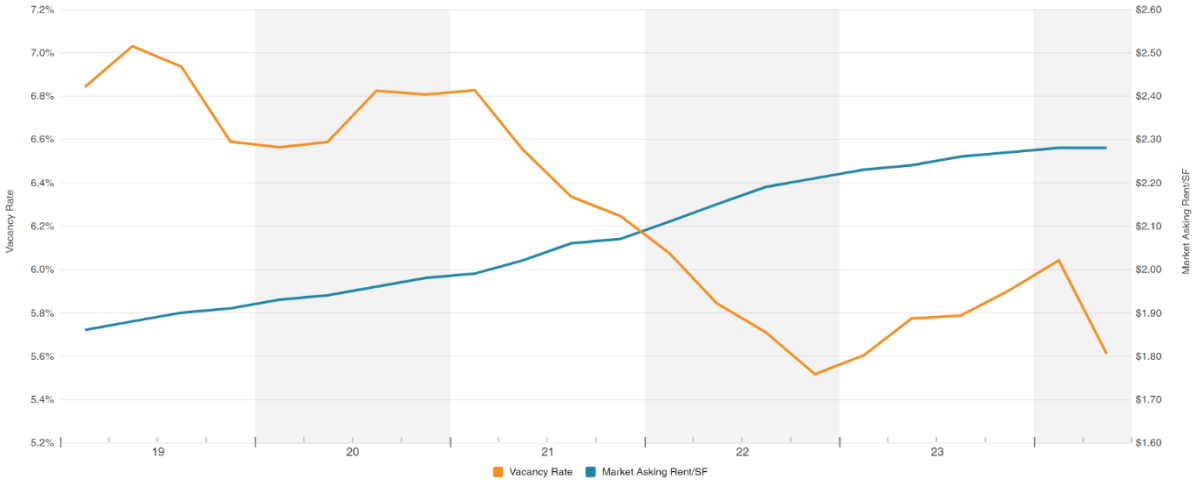
Retail - Absorption and Deliveries



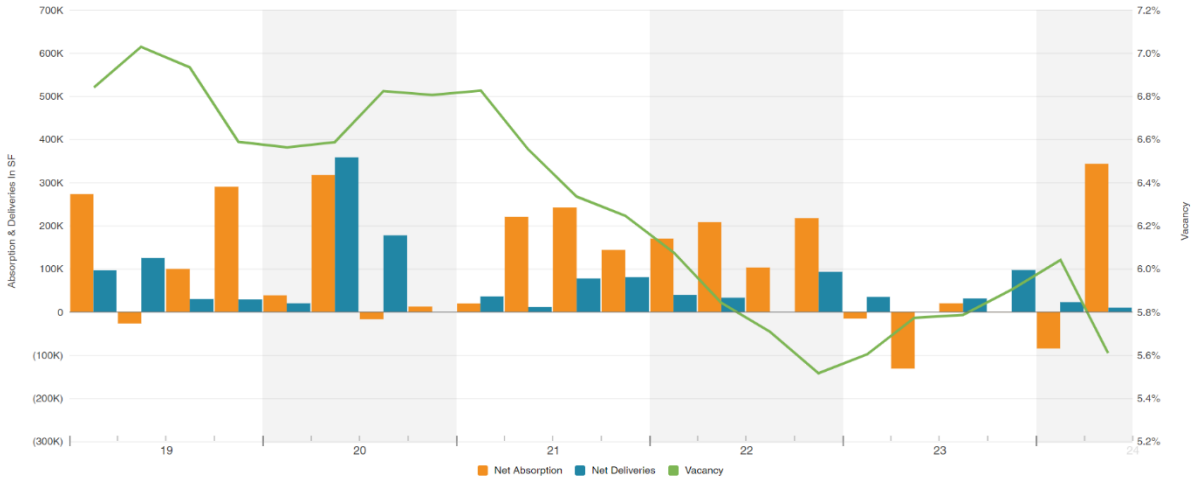
Office Market

The Inland Empire office market experienced an increase in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the asking rental rate as $2.28 per square foot per month, up from $2.27 reported in the previous quarter. The vacancy rate was reported at 6.04%, up from 5.90% reported in the previous quarter.

Office - Vacancy and Asking Rental Rates



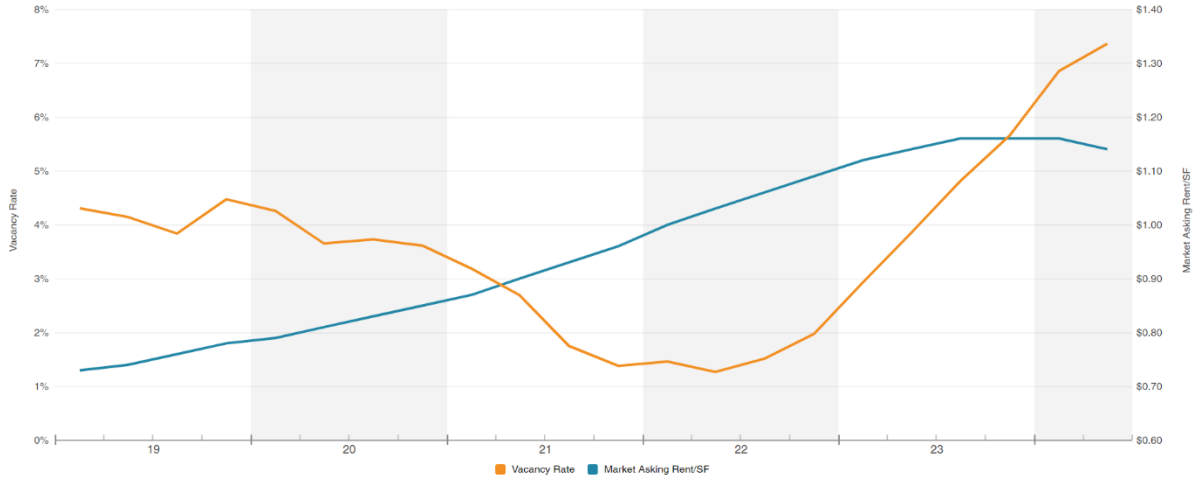
Office - Net Absorption and Deliveries



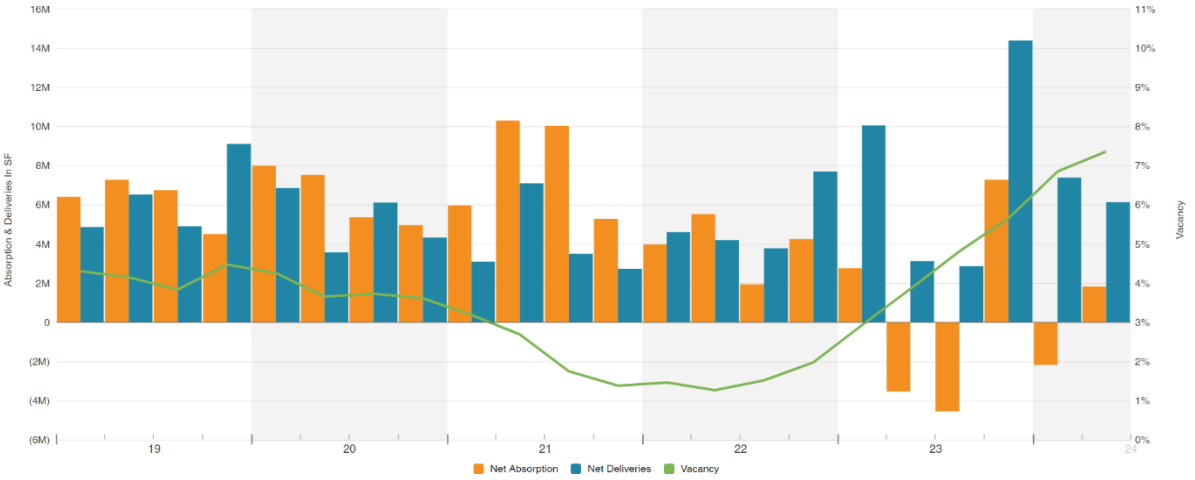
Industrial/Flex Market

The Inland Empire industrial/flex market experienced an increase in the vacancy rate and no change in the asking rental rate in the first quarter of 2024. The CoStar Group reported the asking rental rate as $1.16 per square foot per month, unchanged from $1.16 reported in the previous quarter. The vacancy rate was reported at 6.9%, up from 5.7% reported in the previous quarter.

Industrial/Flex - Vacancy and Asking Rental Rates



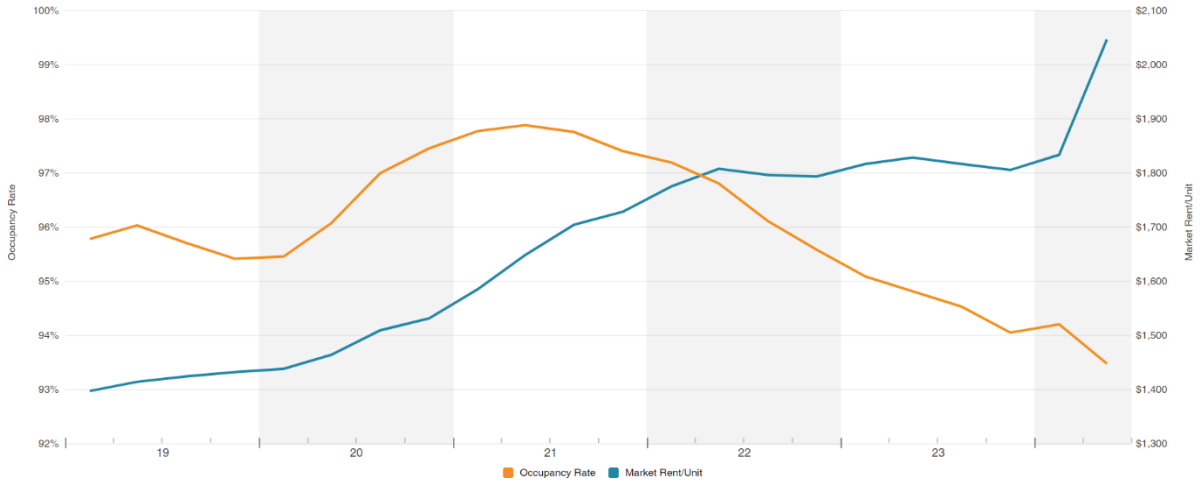
Industrial/Flex - Net Absorption and Deliveries



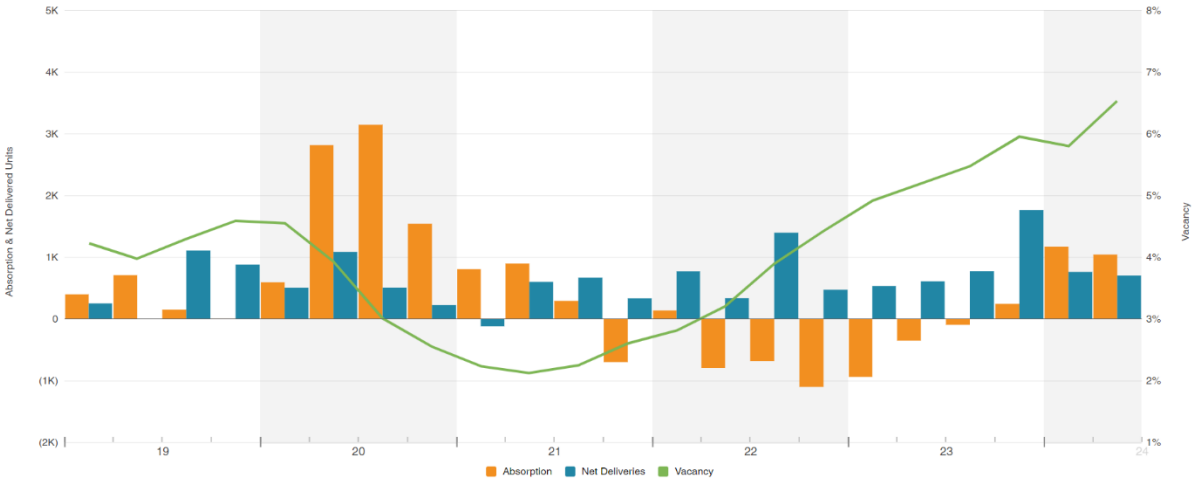
Multifamily Market

The Inland Empire multifamily market experienced an increase in the occupancy rate and an increase in the market rental rate in the first quarter of 2024. The CoStar Group reported the market rental rate was $1,833 per unit per month, up from $1,805 per unit per month reported in the previous quarter. The occupancy rate was reported at 94.2%, up from 94.0% reported in the previous quarter.

Multifamily - Occupancy and Market Rental Rates



Multifamily - Absorption, Deliveries & Vacancy



Conclusion

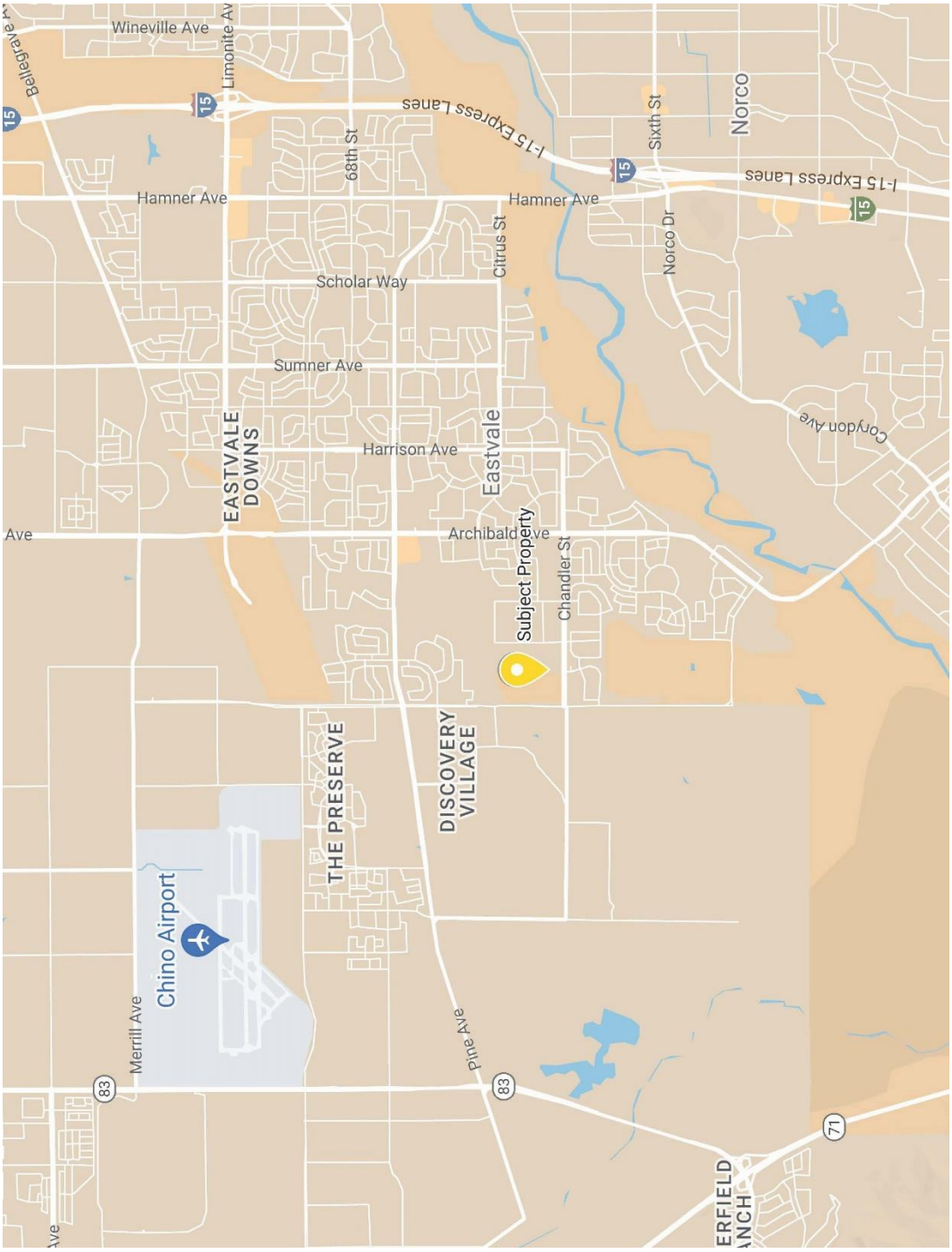
The Inland Empire was one of the fastest growing areas in the nation up to 2007, but its rapid development made the region more susceptible to the economic crises of the Great Recession. Foreclosures soared to new records in 2008, and the construction sector endured major setbacks. Since rebounding from the recession, the Inland Empire has established itself as one of Southern California's most important hubs for transportation.

The counties of the Inland Empire are showing marked improvement in all sectors during this year's recovery from the pandemic. Business and economic activity continues to steadily increase, and unemployment rates show significant improvement, recovering from historic declines during the second quarter of 2020. The United States has largely mirrored this growth, and both the nation and the Inland Empire are poised for more growth into 2023.

While the enormous difficulty inflicted on the entire US economy by the Covid-19 pandemic hit the Inland Empire hard, it also served to benefit the region's future. More people than ever before have transitioned to working remotely, triggering a migration from urban cores to more spacious and affordable housing such as that in the Inland Empire. As the Inland Empire's population continues to expand, it's anticipated that retail spending in the area will also. Additionally, as more consumers turn to online shopping, it is predicted that the warehouse, logistics, transport, and distribution industries that are currently setting up in the Inland Empire will make the region a prominent factor in the state's overall economy.

In 2024, it is widely predicted that additional leasing velocity in the retail sector will grow, as "non-essential" businesses continue reopening. It's also expected that more multi-tenant investments will be active from a diversity of buyer types. The overall picture of the Inland Empire is an optimistic one, as low interest rates continue, the debt markets relax and some of the uncertainty caused by COVID-19 is alleviated.

LOCAL CITY AREA MAP



EASTVALE, CALIFORNIA

Eastvale is a city in northwestern Riverside County, part of the Inland Empire region of Southern California. Portions of the Santa Ana River traverse the southern portion of the city. According to the 2020 Census data, the city of Eastvale is home to 69,757 residents, a 29.98% population increase from the 53,668 individuals recorded in the 2010 Census data. In 2023, the population estimate had grown to 74,518. According to the Eastvale area plan, Eastvale has a total area of 13.1 square miles, of which 12.5 square miles is land and 0.6 square miles, or 4.76%, is water. The city's boundaries border the San Bernardino County Line both to the west, at Hellman Avenue, and the north, at Bellegrave Avenue. Its eastern boundary is Interstate 15. The Los Angeles County line is approximately 8 miles northwest of Eastvale, and the Orange County line approximately 5 miles southwest. The proximity of these two heavily commercialized counties, and the fact that Eastvale is right between the Interstate 15 and California State Routes 91, 60, and 71, has made Eastvale a popular home for commuters.

Humans have lived along the Santa Ana River for at least 9,000 years. In the period immediately before and during European colonization, there were four distinct indigenous groups in the area. In 1838, the area became known as "Rancho Jurupa" under a Mexican land grant to Senõr Don Juan Bandini. What is now Eastvale was the westernmost quarter of the former rancho. In February1848, a vast portion of the southwest, including present day California, was ceded to the United States at the end of the Mexican American War. Two years later, in 1850, California entered the Union as a free, non-slavery state.

For 65 years, between 1889 and 1954, the Fuller family owned about 5,000 acres, including more than half of present-day Eastvale. The area between Schleisman Road and the river was included within the ranch's boundaries. O.R. Fuller named the ranch the "Fuller Rancho" with a capital "O" at the end, most likely for the first letter of his first name, demonstrated on all the old ranch paperwork. Fuller built up the ranch's dairy business and began home delivery routes in Pomona, Ontario, and San Bernardino. He turned part of their home into a guest ranch in 1937, expanding the house to accommodate as many as 25 guests. Lively dinners in the ornate dining room attracted Hollywood celebrities like W.C. Fields, Groucho Marx, Spencer Tracy, and Mary Pickford.

Eastvale, spelled as two words, "East Vale," in early records, was first an elementary school district. From the formation of Riverside County in 1893 up until 1947, it served the area for 54 years, before merging with Corona and Norco into a school district. Today, the resulting Corona-Norco Unified School District is a highly accredited public school system, named the top Exemplary School District of California in 2019.

From the 1950s and into the 1980s, the extended Los Angeles population continued to expand into outlying farmlands. Eastvale was still a primarily rural area, but dairy farms and agricultural areas were increasingly sharing space with residential development.

Eastvale continued to suburbanize in the 1990s, accommodating the steady influx of people from neighboring Orange and Los Angeles Counties in search of affordable housing. A large portion of the area's homes were sold to the community during the early and

mid-2000s at highly inflated prices; fueled by the subprime mortgage industry. This made Eastvale particularly vulnerable when the United States housing bubble burst in 2007. According to the Zillow database, the median home in Eastvale that had been valued at $601,000 in June 2006, fell drastically to a median value of $304,000 by June 2009. This represented a 50% decrease in home values over a span of three years. More recently, however, Eastvale has left those figures to history. In January 2022, Zillow reported the median home price in Eastvale was $856,128, an increase of 28.8% over the past year. As of August 2023, Zillow reported the median home price of $878,062.

Incorporated in 2010, Eastvale is one of the newest cities in Western Riverside County. The city has kept its ties to Corona and Norco, sharing both a school district and two zip codes: 92880 with the City of Corona, and 91752 with the City of Jurupa Valley. The city also contracts law enforcement and fire department services from Riverside County, although patched as city service personnel.

Eastvale is a fast-growing city, due to competitively priced housing, highly rated schools, multiple community parks, and the city's proximity to transportation corridors. Its streets are now lined with residential houses and upscale townhomes built within the last decade. In 2016, Eastvale was named by Money Magazine as #1 on the "Best Places to Live in California" list. That same year, WalletHub ranked it #5 of the "Best Places to Raise a Family in California."

The top employers in Eastvale are the Amazon and Walmart Fulfillment Centers, and the school district. Retail opportunities in Eastvale range from major retailers such as Costco, Albertson's and Home Depot to small businesses and artisanal markets. The city's many local businesses reflect the community's diversity, offering residents a variety of shopping options.

In April 2024, the unemployment rate for Eastvale, CA was 3.8%, which is below both the 4.9% reported for Riverside County and 5.3% reported for the entire state of California in the same period. Many of the area's residents are commuters. The nearby Riverside-San Bernardino-Ontario MSA is the 2nd largest metropolitan area in California by labor force and employment size.

During the first part of 2021 the median price for a home in California rose steadily. Throughout 2022, existing single family home prices repeatedly hit record highs month after month. California continues to be a highly active residential market despite seeing a statewide population decline last year, for the first time in more than a century. In 2023, most of Eastvale has experience decreasing sale prices because of continued increases in interest rates by the Federal Reserve Board. Higher mortgage interest rates, combined with the swift home price appreciation in the last several years have lessened demand for housing and impacted buyers' purchasing power and ability to afford increased monthly payments.

For the 1st quarter of 2024, CoreLogic[2] reported the following home price data for Eastvale, CA:

		Condominiums			Single Family Homes			SFR Only
Community name	ZIP Code	Sales Count Condos	Price Median Condos ($1,000)	Price % Change from 2023	Sales of Single Family Homes	Price Median SFR ($1,000)	Price % Change from 2023	Median Home Price/Sq. Ft.
Eastvale/Mira Loma	91752	5	$590	1.3%	32	$830	8.4%	$345
Eastvale/Corona	92880	8	$750	6.5%	51	$920	2.2%	$304

Data Source

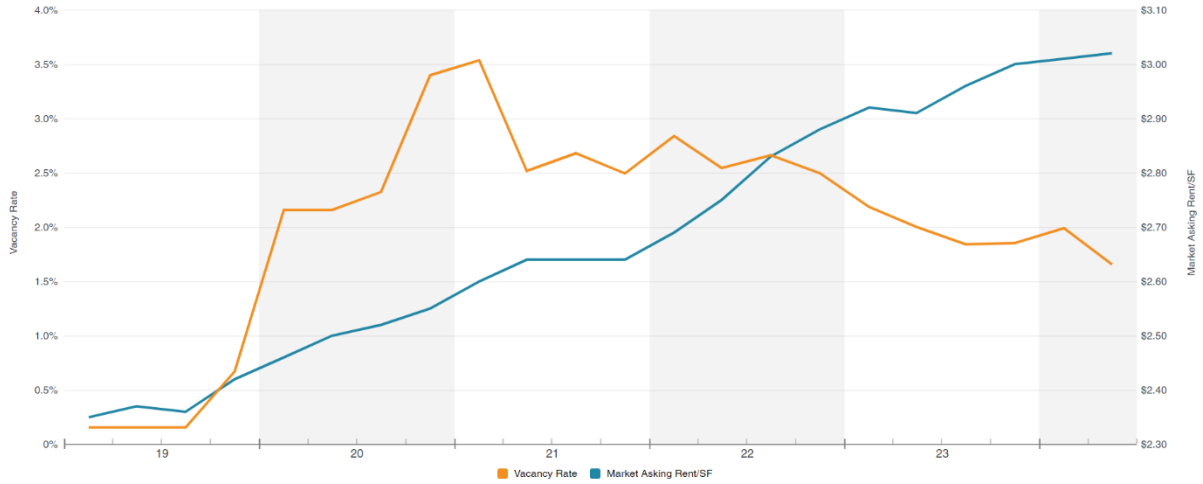
Quantitative data for retail, office, industrial and multi-family figures is supplied by CoStar to provide a view of market activity across the spectrum of the industrial, office and retail sectors. When a market area is small, we make no effort to limit the type of industrial, office or retail properties included in the search; to maximize the number of properties returned and illustrate overall market trends. Properties included in the CoStar database are more heavily weighted to newer and high-profile properties, represented by brokers using CoStar to market commercial properties. As a result, vacancy rates tend to be understated and market rents above average. Data presented in this section is presented only to identify overall trends. It is not specifically applicable to the subject of this report.

[2] The information presented is based on average selling prices for each period and may not be indicative of home prices across the board.

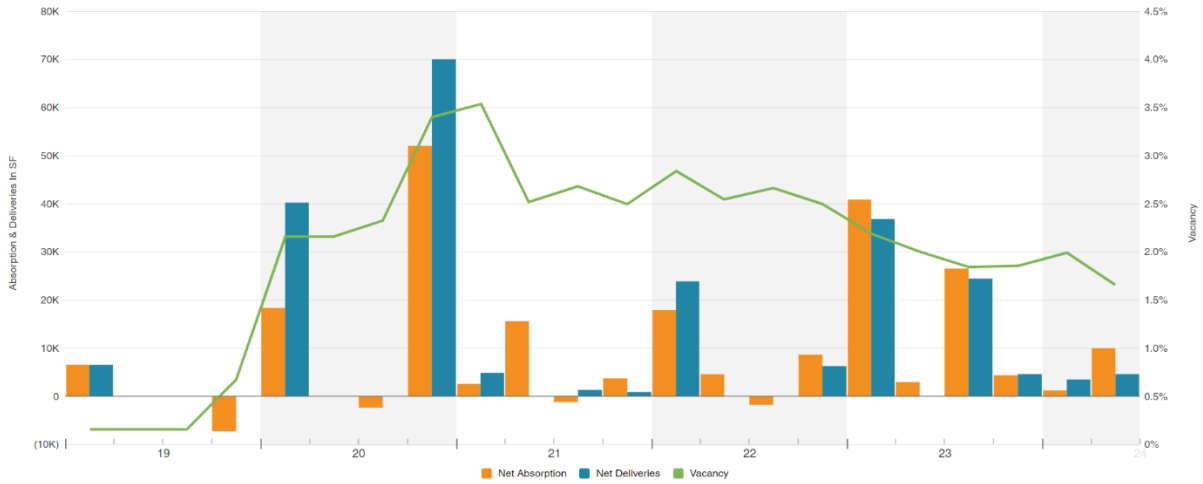
Retail Market

The Eastvale retail market experienced an increase in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the average asking rental rate as $3.01 per square foot per month, up from $3.00 reported in the previous quarter. The vacancy rate was reported at 1.99%, up from the 1.85% reported in the previous quarter.

Retail Vacancy and Asking Rental Rates



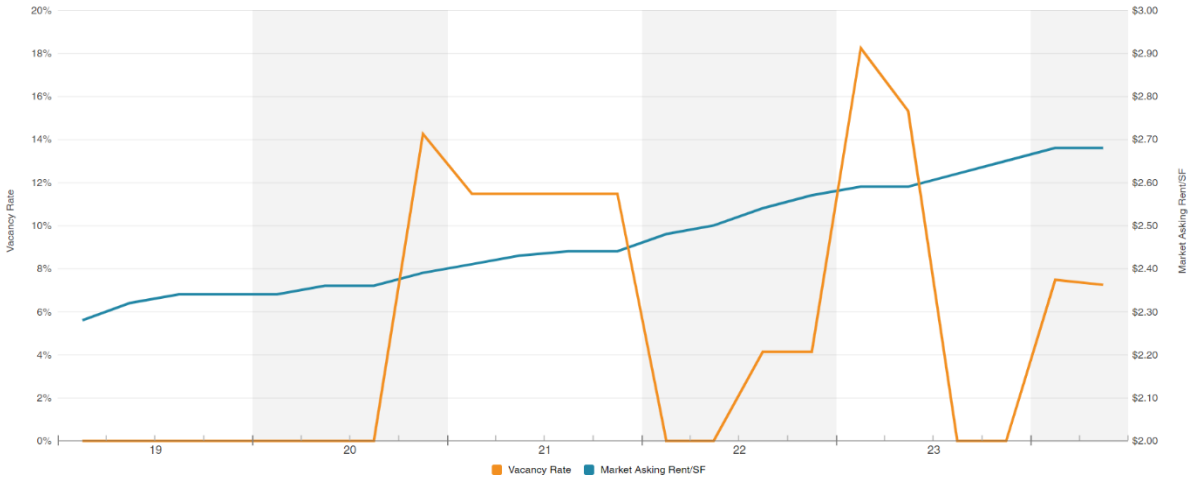
Retail Absorption, Deliveries and Vacancy



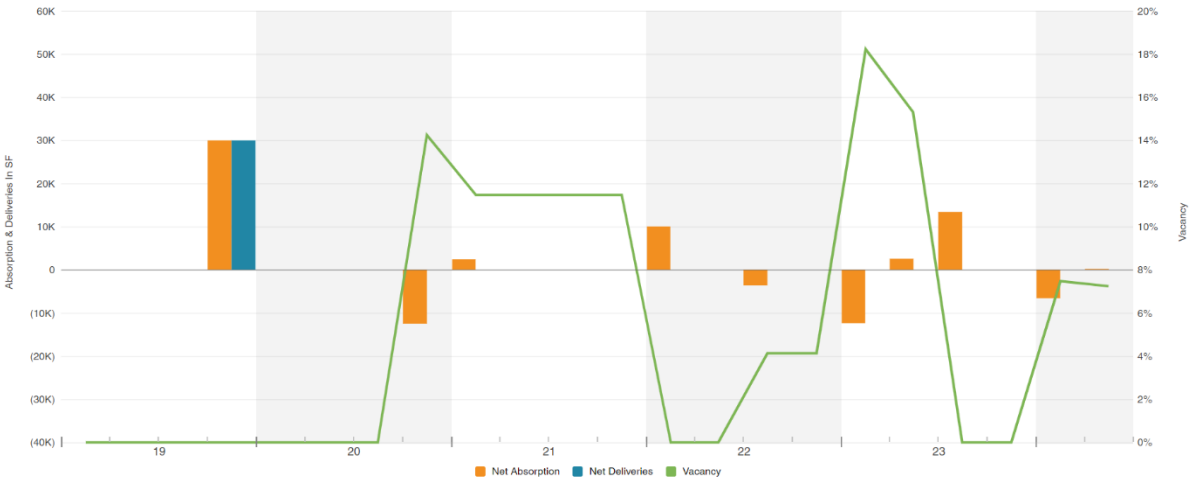
Office Market

The Eastvale office market experienced an increase in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the average asking rental rate as $2.68 per square foot per month, up from the $2.65 reported in the previous quarter. The vacancy rate was reported at 7.5%, up from the 0.0% reported in the previous quarter.

Office Vacancy and Asking Rental Rates



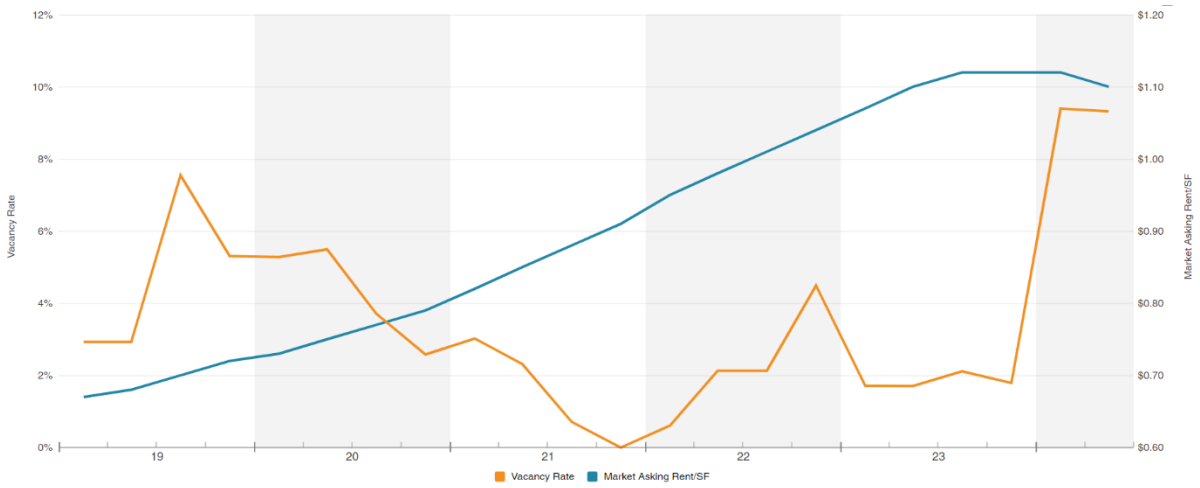
Absorption, Deliveries and Vacancy



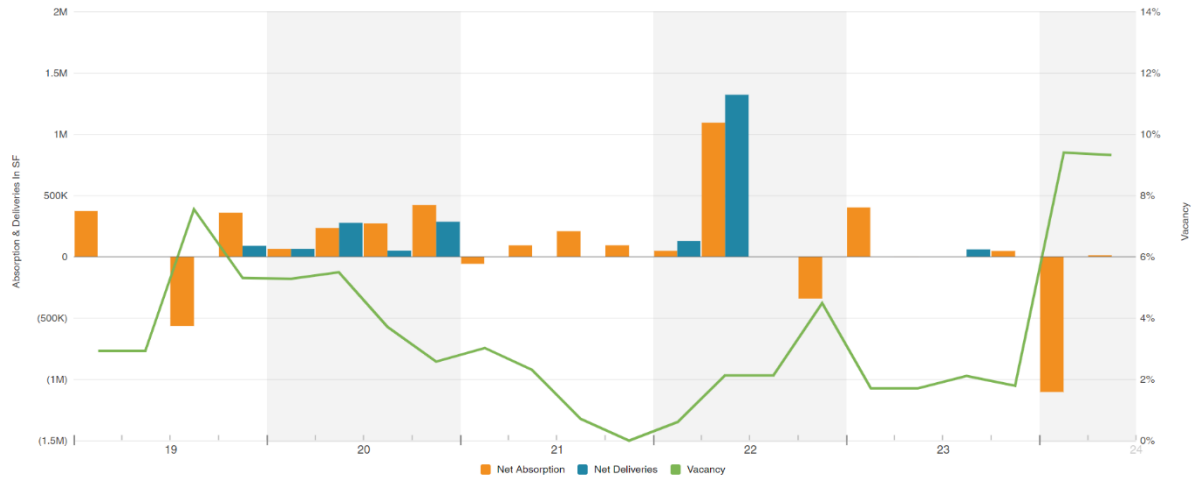
Industrial/Flex Market

The Eastvale industrial/flex market experienced no change in the vacancy rate and an increase in the asking rental rate in the first quarter of 2024. The CoStar Group reported the average asking rental rate as $1.11 per square foot per month, unchanged from the $1.11 reported in the previous quarter. The vacancy rate was reported at 9.4%, up from the 1.8% reported in the previous quarter.

Industrial/Flex Vacancy and Asking Rental Rates



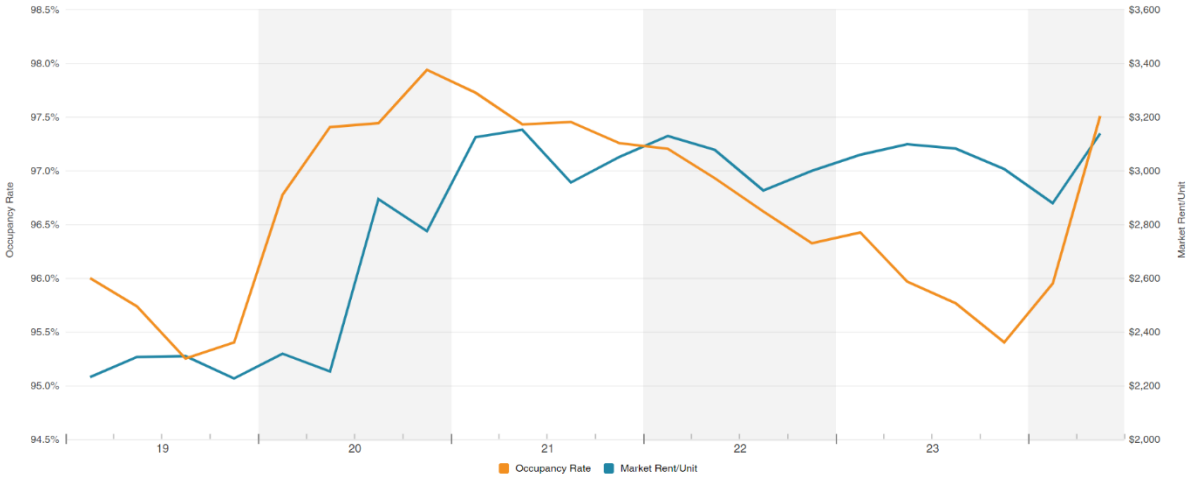
Industrial/Flex Absorption, Deliveries and Vacancy



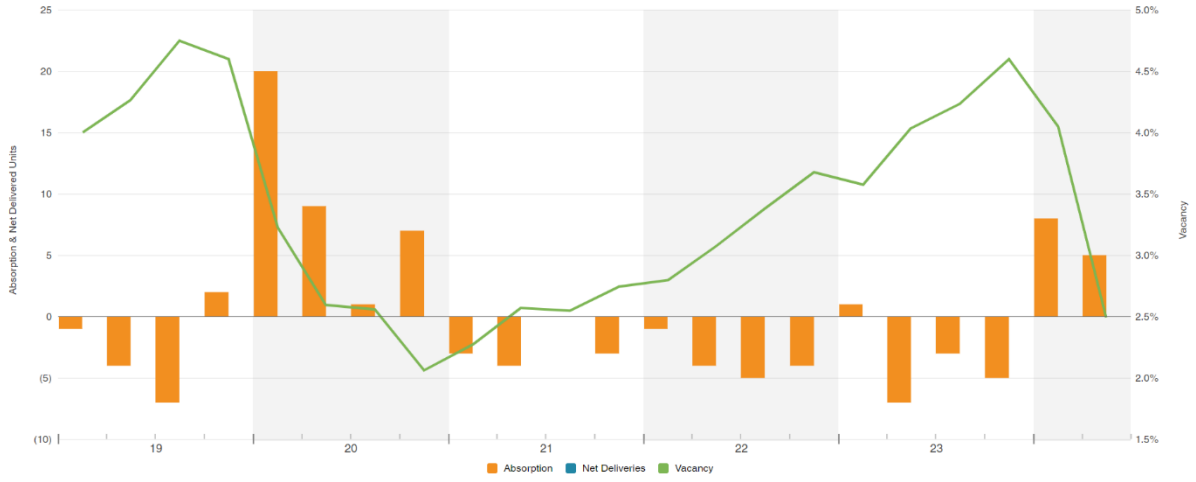
Multi-Family Market

The Eastvale multi-family market experienced an increase in the occupancy rate and a decrease in the market rental rate in the first quarter of 2024. The CoStar Group reported the average market rental rate as $2,879 per unit per month, down from the $3,006 reported in the previous quarter. The occupancy rate was reported at 95.95%, up from the 95.40% reported in the previous quarter.

Multi-Family Occupancy and Market Rental Rates



Absorption, Deliveries and Vacancy

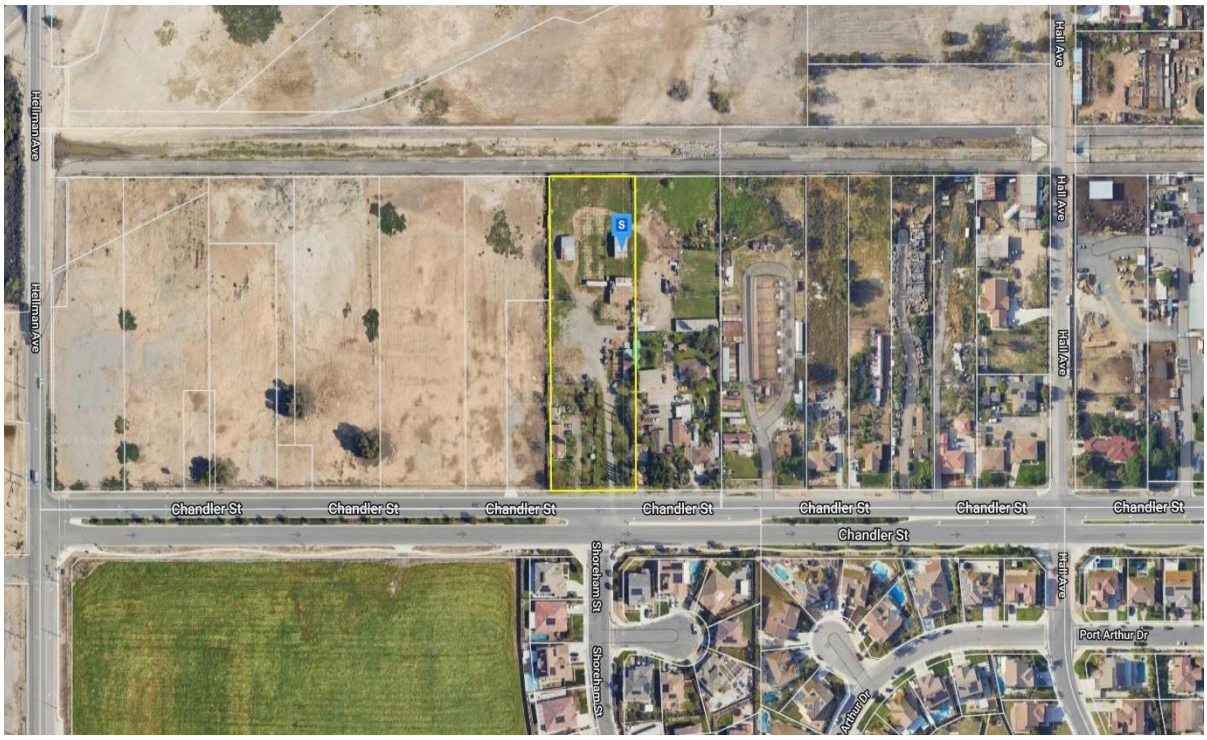


MARKET AREA ANALYSIS

Market area is defined as: “The area associated with a subject property that contains its direct competition”.

The subject property's market area boundaries are considered to be State Route 60 to the north, I-15 to the east, Santa Ana River and Norco to the south and Hellman Avenue to the west. The subject property is located on the north side of Chandler Street, which is a primary residential concrete street in the southwestern part of the City of Eastvale. The subject property is located 4 miles southwest of the downtown Eastvale central business district. This area is primarily a residential market which was originally developed in the early 2010’s. The subject does not conform to land uses in the area. In the Chandler area, there are potentially incompatible land uses adjacent to each other (homes, trucking yards and horse corrals coexist in the Chandler area), according to the City of Eastvale website and our field inspection. The land use on Chandler Street is primarily agricultural on the north side and residential on the south side in this area. Buildings in the area are used for agricultural, church and single family residences. Along Chandler Street, the land is agricultural in nature with nearby new residential construction. This agricultural land is anticipated to be converted to residential in the near future. Over the last several years the area has seen moderate development. Given the current economic trends in the area, it is anticipated that a change in use of properties will occur in the foreseeable future from agricultural to residential.

SUBJECT PHOTOGRAPHS
(OCTOBER 27, 2023)



Aerial photo


Front view of residence



Rear view of residence



Side view of residence



Main view of residence



Storage shed



Front view main entrance


Rear view of land



Westernmost view of property



Street scene looking east, subject on left



Street scene looking west, subject on right

LAND DESCRIPTION

The title report noted exceptions for watershed benefit assessment areas, easement for reservation to the Coachella Valley County Water District, two easements for flooding and incidental purposes, an easement for public utilities, condemnation of a portion of the by the Orange County Flood Control District (OCFCD) and other non-realty exceptions. It should be noted that the subject property is located in FEMA Flood Hazard Zone X, an area outside the 100 year flood.

Based on review of the OCFCD exception documents, we note that the northern portion of the subject parcel is impacted by both a US Government flood control easement and the OCFCD flowage easement, see Exhibit 2-Flowage Easement. The document reports that no structures for human habitation are allowed in the easement area and that any other structures must receive approval from OCFCD prior to construction. As reported in the legal description the OCFCD flowage easement totals 40,852 square feet. The client has estimated the US Government flood easement areas (north of OCFCD easement) at 11,651 square feet. Therefore, the subject is encumbered by 52,503 square feet of flood control easements and has 37,422 square feet of unencumbered usable square footage.

Area:	89,925 square feet, based on County Assessor's map without benefit of survey. 37,422 net square feet
Location:	Interior Lot
Street:	Chandler Street is public and 60 feet wide
Alley:	None
Parking Access:	2 curb cuts on Chandler Street
Frontage:	165 feet along Chandler Street Please see plat map for further reference
Shape:	Rectangular
Dimensions:	165 x 545 feet
Topography:	Level
Geology:	No adverse conditions known
Relation to Grade:	Level
Drainage:	Appears to be adequate
Utility:	The site's characteristics appear to make it adequate for development.
Census Tract #:	0406.09
FEMA Flood Hazard Zone:	No Panel #06071C9375J, Zone X, Date 5/8/2024
Special Hazards:	Southern California has a history of earthquake activity, and we make no representation as to the subject's risk from such future activity.

Utilities on Site:	
Water	200 foot well on site. The land is anticipated to be redeveloped with multi-family residential, and at that time, the new developer will tie into the readily accessible city water.
Sewer	Yes
Electric	Yes
Gas	Yes
Telephone	Yes
Storm Drain	Yes
General Plan:	Eastvale General Plan
Zoning Classification:	A-1, Light Agricultural
Zoning Requirements:	
Permitted Uses	Agricultural, animal related, crop production, farm stand, grazing, kennel, cattery, home occupations, one-family dwellings, parks, playgrounds, mobile home, libraries, public recreation, religious, schools and winery.
Maximum Height	75 feet
Floor Area Ratio	Established by the Eastvale General Plan
Coverage Ratio	None
Zoning Setbacks	20' in front; 10' in back; 5' on a side
Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet
Parking Requirement:	2 spaces per dwelling; 2 parking spaces are required, and ample open parking is provided.
Zoning Change:	Likely to low density residential
Conform to Zoning:	Conforming
Easements, Restrictions and Reservations:	Standard utility easements were observed, see Land Description
Agreements:	None noted or observed
Covenants:	None noted or observed
Contracts:	None noted or observed
Declaration:	None noted or observed
Special Assessments:	None noted or observed
Ordinances:	None other than zoning

SITE IMPROVEMENTS

The site is utilized agriculturally and is largely a dirt/grass lot with tear-down improvements, such as barn, shed, corral and single family residential.

Parking Lot:	None
Bumpers:	None
Landscape Islands:	None
Curb:	Concrete
Gutter:	Concrete
Sidewalk:	Asphalt
Walkways:	None
Landscaping:	Trees, shrubs and grass
Outdoor Lighting:	Ground level
Fencing:	Chain link, wrought iron and block
Walls:	Block
Retaining Walls:	None

ENVIRONMENTAL CHECKLIST

Current Use:	Agricultural property
Presence of	
Underground Storage Tanks:	None noted or observed
Stained Soil:	None noted or observed
Vegetation Damage:	None noted or observed
Oily Surface Water:	None noted or observed
Discarded Batteries:	None noted or observed
Oil Drums:	None noted or observed
Propane Tanks:	None noted or observed
Water Wells:	200' well on site
Neighboring Properties With Environmental Risks:	None noted or observed

HIGHEST AND BEST USE

Highest and Best Use is "the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property-specific with respect to the user and timing of the use that is adequately supported and results in the highest present value."

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners.

The following tests must be met in estimating highest and best use. The use must be legal and probable, not speculative or conjectural. A demand for the use must exist, and it must yield the highest net return to the land for the longest period. These tests are applied to improved and vacant property. To arrive at an estimate of highest and best use, the subject site was analyzed 1) as though vacant and available for development, and 2) as presently improved.

Highest and Best Use Assuming a Vacant Site

Physical Possibility

The first constraint on the possible use of the property is dictated by the physical aspects of the site. "The land must be able to accommodate the size and shape of the ideal improvement." In general, the larger the site, the greater its potential to achieve economies of scale and flexibility in development.

The physical characteristics of the subject site will not impact development. The site is not in a FEMA Flood Hazard Zone.

Legally Permissible Use

Of particular importance in the analysis of highest and best use of the subject is to determine the legal extent and use to which the site can be developed. Development of the site is restricted by existing zoning regulations and subject to the interpretations by the planning, zoning and/or governing body charged with enforcing said regulations. In addition to these legal constraints, the property may be subject to restrictions placed upon the property by legislative laws, electoral laws, temporary legal restrictions, environmental issues or other possible factors under the public jurisdiction.

The site is zoned A-1 and is designated for light agricultural uses that allow for the development of various uses such as agricultural, animal related, crop production, farm stand, grazing, kennel, cattery, home occupations, one-family dwellings, parks, playgrounds, mobile home, libraries, public recreation, religious, schools and winery.

In addition to public regulations, the subject may have private restrictions that limit the site's ability to be developed. These restrictions are typically found in the title report which was reviewed. Based upon our review of the title report, we are unaware of any factors which would impact the subject's market value.

Financially Feasible Use

In determining which uses are legally permissible and physically possible, we eliminated some uses from consideration. We further analyzed the uses that meet these first two criteria to determine which are likely to produce an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization. We regard as financially feasible all uses that are expected to produce a positive return. Based on the subject's location, zoning and neighboring uses, the subject is not financially feasible to be developed at this time.

Maximally Productive Use

Of the financially feasible uses, the highest and best use is that use which produces the highest residual land value consistent with the rate of return warranted by the market for that use. To determine the highest and best use of land as though vacant, an appropriate rate of return reflecting the associated risk is often used to capitalize income streams from different uses into their respective values. The use that produces the highest residual land value is considered to be the highest and best use for the subject. The maximally productive use is for future agricultural development or possibly a zone change for residential development.

Conclusion

Based on our observation of the market and considering the factors above, it is our opinion that the highest and best use of the site, as if vacant, would be to be held for future development.

APPROACH TO VALUE

In the Sales Comparison Approach, market value is estimated by comparing the subject property to similar properties that have been sold recently or for which offers to purchase have been made. A major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of comparables, competitive properties. The comparative analysis in the Sales Comparison Approach focuses on differences in the legal, physical, locational, and economic characteristics of similar properties and the subject property and on differences in the real property rights conveyed, the dates of sale, the motivations of buyers and sellers, and the financing arrangements for each sales transaction, which can account for variations in prices.

SALES COMPARISON APPROACH

LAND COMPARABLE 1



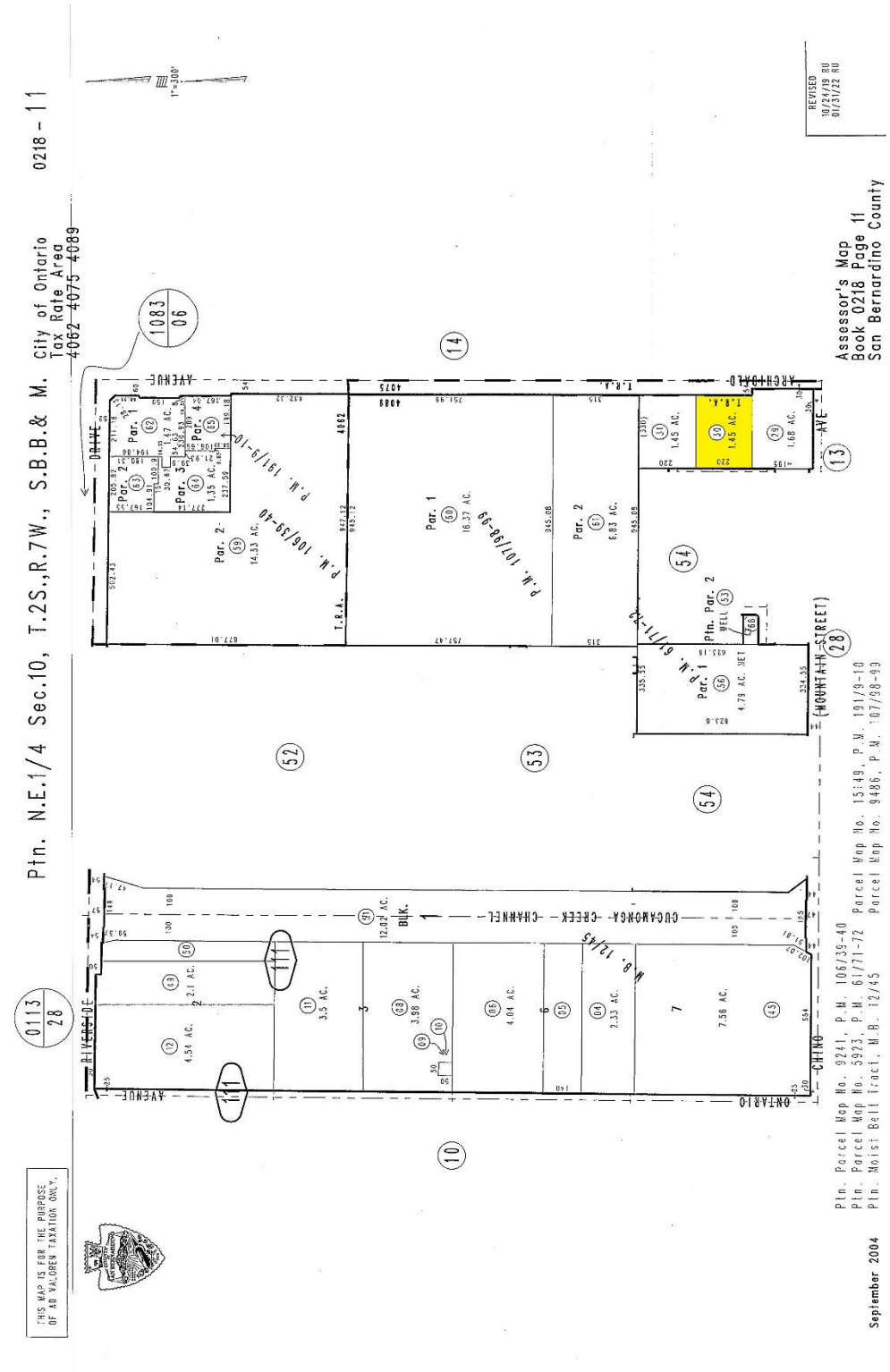
13170 Archibald Avenue, Ontario, California 91761
Distance from subject: 3.1 miles
APN: 0218-111-30

65,340 sq. ft. land area
220 ft. frontage on Archibald Avenue
A-1 Zone
Lat/Long: 34.0128/-117.59385
Utilities to site
Level topography

Date of sale: June 27, 2023
Price $900,000
All cash
$13.77 per square foot

This rectangular-shaped interior parcel is located north of the subject on a primary street. The property is improved at this time with a fruit stand and various out structures. These improvements are considered to have no contributory value because they will be demolished and redeveloped with residential uses. The marketing time for this sale was 522 days. The grantor was Kwak and LIM Corporation and the grantee was United Christian Church of Hacienda Heights on document number 2023.161891. This comparable was reported or verified by the document, Datatree, CoStar, the County Assessor and the broker via CoStar.

LAND COMPARABLE 1 PLAT MAP



LAND COMPARABLE 2



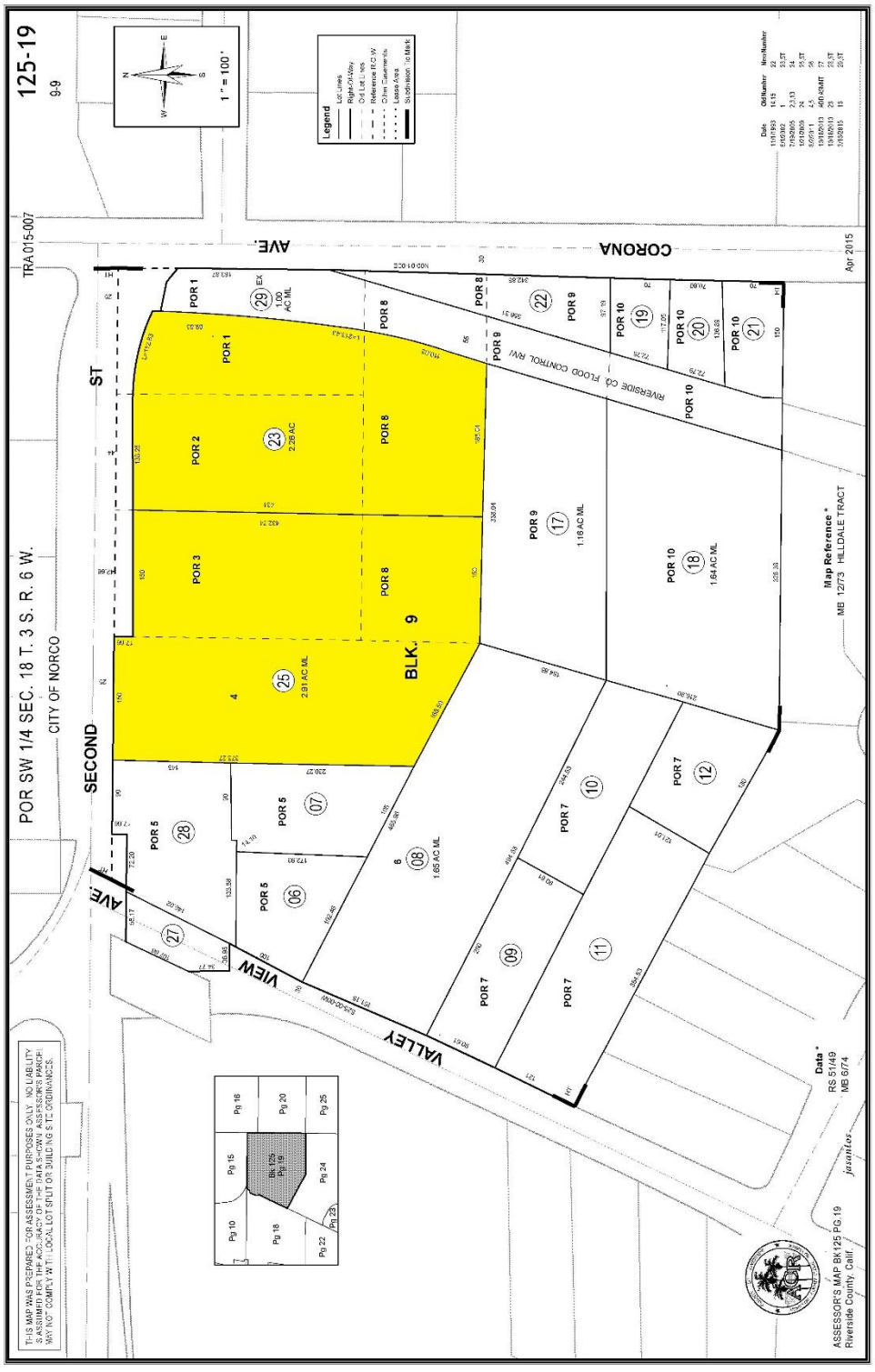
1370 Second Street, Norco, California 92860
Distance from subject: 5.0 miles
APN: 125-190-023, 025

225,205 sq. ft. land area
551.08 ft. frontage on Second Street
A-1 Zone
Lat/Long: 33.90919/-117.55356
Utilities on site
Level topography

Date of sale: February 18, 2022
Price $2,200,000
All cash
$9.77 per square foot

This irregular-shaped interior parcel is located southeast of the subject on a secondary street. The property is improved at this time with a single family residence, barn and various out structures. These improvements are considered to have no contributory value because they will be demolished and redeveloped with contractor's yard. The marketing time for this sale was 1,018 days. The grantor was Carl E. Henriksen and the grantee was Genesis and Manny Trucking, Inc. on document number 2022.0085829. This comparable was reported or verified by the document, Datatree, CoStar, the County Assessor and the broker via CoStar.

LAND COMPARABLE 2 PLAT MAP



LAND COMPARABLE 3



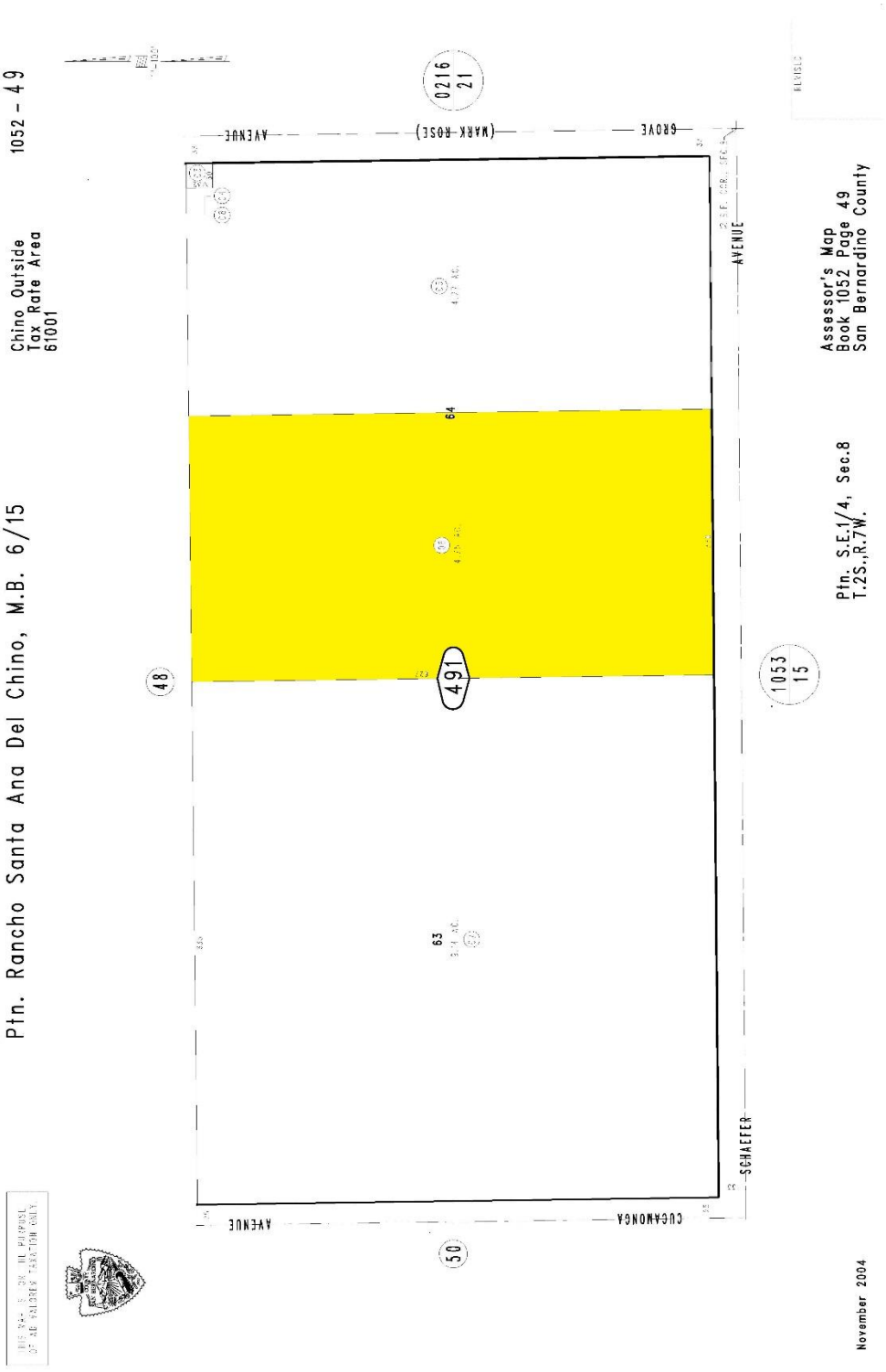
8010 Schaefer Avenue, Ontario, California 91761
Distance from subject: 5.0 miles
APN: 1052-491-06

206,910 sq. ft. land area
330 ft. frontage on Schaefer Avenue
A-1/MR Zone
Lat/Long: 34.00588/-117.62983
Utilities on site
Level topography

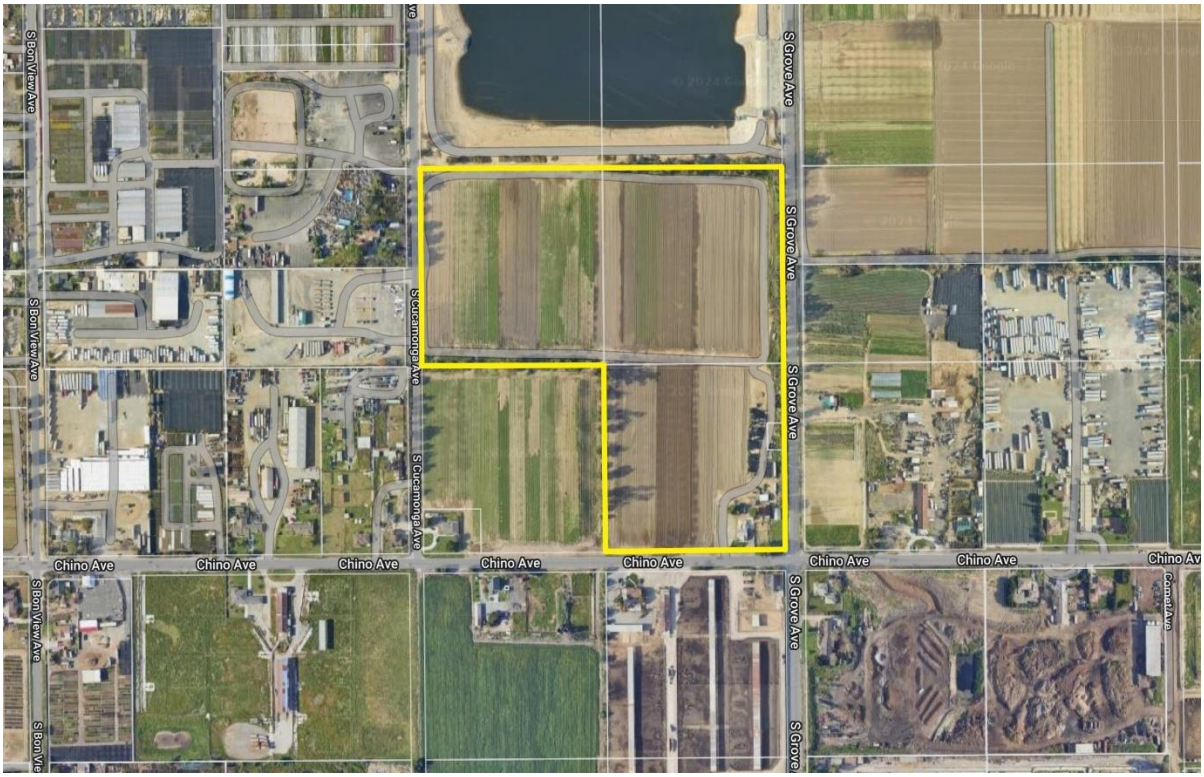
Date of sale: June 9, 2022
Price $2,850,000
All cash
$13.77 per square foot

This rectangular-shaped interior parcel is located northwest of the subject on a secondary street. The property is improved at this time with a trucking yard. These improvements are considered to have no contributory value because they will be demolished and redeveloped with residential uses. The grantor was William Clanin and the grantee was CMK Management LLC on document number 2022.210014. This comparable was reported or verified by the document, Datatree, CoStar, the County Assessor and the broker via CoStar.

LAND COMPARABLE 3 PLAT MAP



LAND COMPARABLE 4



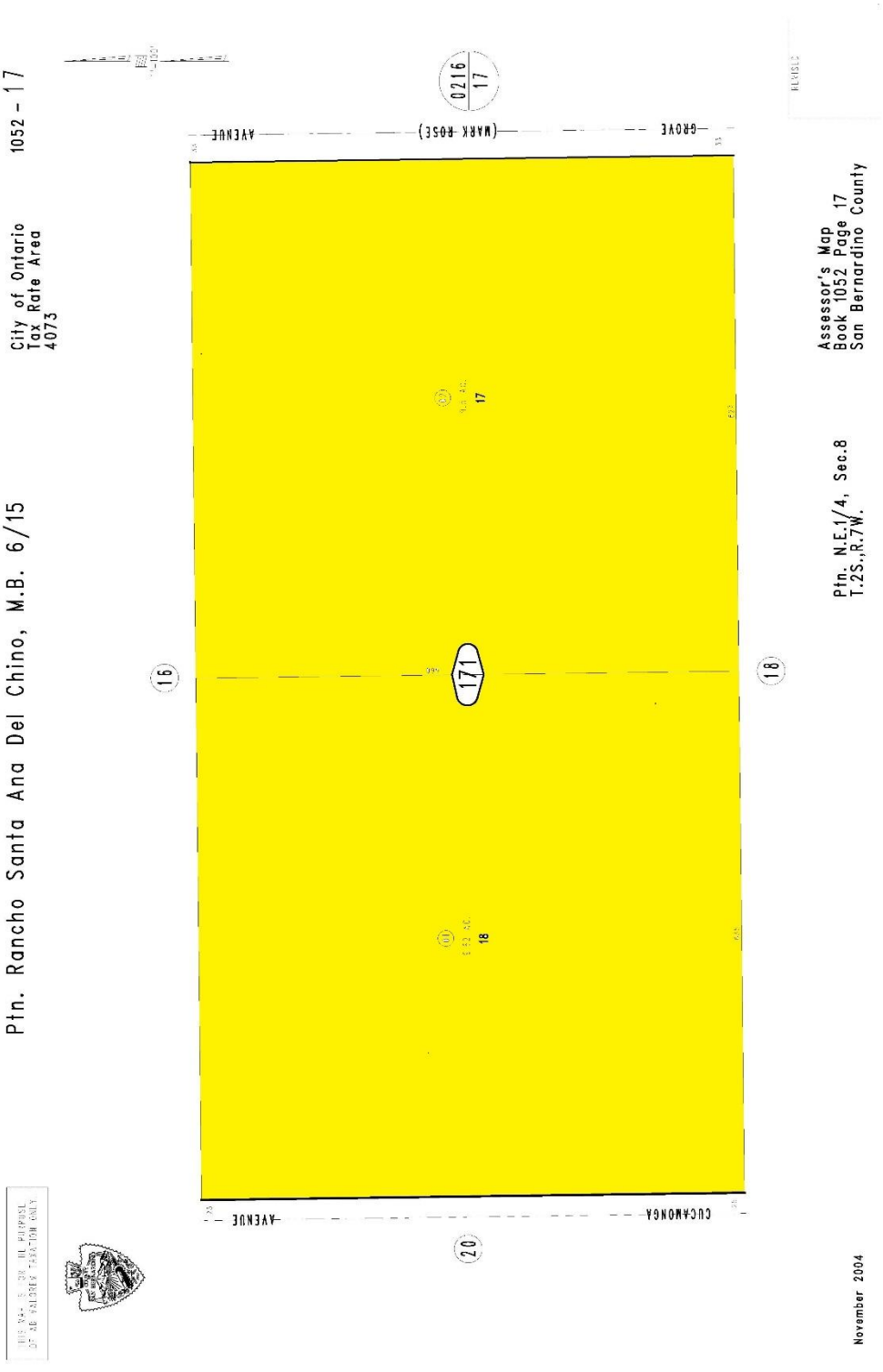
NWC Chino Avenue & S. Grove Avenue, Ontario, California 91761
Distance from subject: 4.7 miles
APN: 1052-171-01 & 02 and 1052-181-01 & 02

1,225,953 sq. ft. land area
+/-630 ft. frontage on chino Avenue
+/-1,300 ft. frontage on S. Grove Avenue
AG Zone
Lat/Long: 34.013012/-117.628952
Utilities on site
Level topography

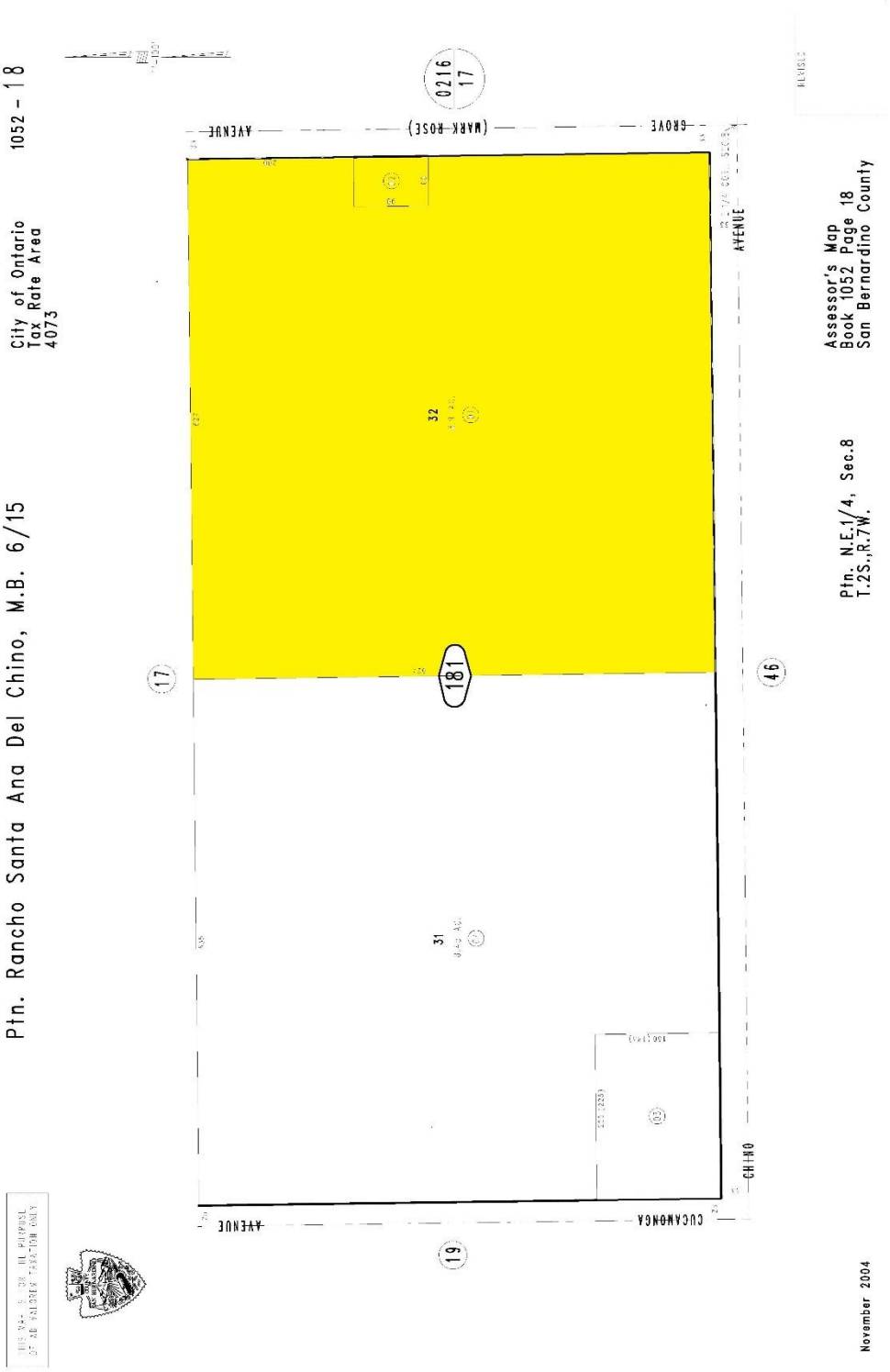
Date of sale: January 18, 2024
Price $15,500,000
All cash
$12.64 per square foot

This L-shaped corner parcel is located northwest of the subject on a primary street. The property is improved at this time with a minor residential and agricultural structures and agriculture crops. These improvements are considered to have no contributory value because they will be demolished and redeveloped with a mixed use or residential development. The marketing time for this sale was 835 days. The grantor was Paul A. Briano Separate Property Trust and the grantee was JH Bray LLC on document number 2024.14419. This comparable was reported or verified by the document, Datatree, CoStar, the County Assessor and the broker via CoStar.

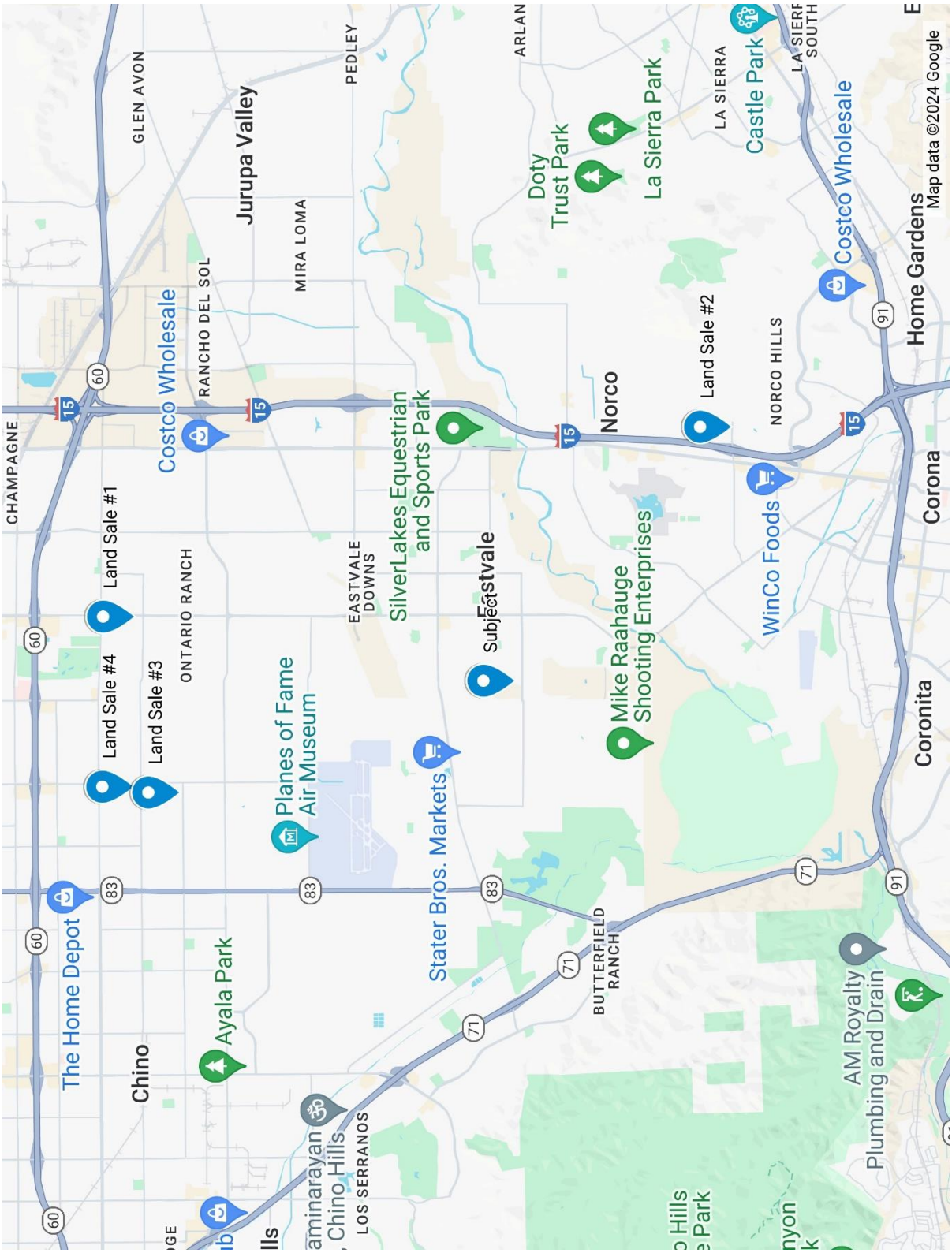
LAND COMPARABLE 4 PLAT MAP (1)



LAND COMPARABLE 4 PLAT MAP (2)



LAND COMPARABLES MAP



Analysis

The preceding comparables reflect recent activity in the subject market area. In our analysis of the data presented we considered a variety of factors, including cash equivalency, date of sale, listing discount, location, access, view, availability of utilities, topography, utility, zoning and size.

We have had to expand our date of sale parameters to 18 months due to the lack of recent activity.

We adjusted the comparables to the subject based on the differences noted. Except for those factors presented in the adjustment grid below, it is our opinion that the subject property and the comparables are similar or do not require further adjustments.

One of the foremost characteristics in the analysis of market sales is the relationship between price and time. The sales took place 153-852 days prior to our date of value and were adjusted by 3.0% per year.

Location is considered to be the most important factor in the analysis of a property. In this analysis, the comparables may be superior, inferior or similar to the property being appraised.

We found that larger sites tend to sell for less on a per square foot basis than smaller sites, which is clearly seen in the sales presented. This tendency is referred to as the principle of marginal utility, which is defined as "The addition to total utility made by the last unit of a good at any given point of consumption. In general, the greater the number of items, the lower the marginal utility, i.e., a greater supply of an item or product lowers the value of each item."

Zoning is defined as "The public regulation of the character and extent of real estate use through police power; accomplished by establishing districts or areas with uniform restrictions relating to improvements; structural height, area, and bulk; density of population; and other aspects of the use and development of private property." In the selection of land comparables every effort is made to find properties with identical zoning. When this is not possible, an adjustment may be applied. Properties that allow a larger and greater variety of development by law are more valuable than properties that allow for smaller and less variety of development.

When land is sold with obsolete improvements on the site, the cost of removing these improvements must be considered as an additional cost incurred by the purchaser for demolition. These costs must be estimated and an adjustment made to reflect the actual land acquisition cost. We utilized $25,000 for the subject demolition costs.

Infrastructure can affect value based on the time and cost to deliver necessary infrastructure, such as sidewalks, curbs, gutters and storm drains.

Adjustment Grid

(in dollars)

Land Comparable	Price Per Sq. Ft.	Time Adjustment	Location	Size	Zoning	Demolition Cost	Infrastructure (sidewalk/cur	Adj. Price Per Sq. Ft.
1.	13.77	0.41	(1.00)	-	-	(0.15)	(0.25)	12.78
2.	9.77	0.68	-	2.25	-	-	-	12.70
3.	13.77	0.84	(1.50)	2.00	(3.00)	-	0.50	12.61
4.	12.64	0.16	(1.50)	3.00	-	-	0.50	14.80

Land Comparable 1 is in a superior location, maintains concrete sidewalks and is adjacent to new development, all superior features. There are also small ancillary structures which require demolition. This land comparable was given primary consideration since it is most similar in size.

Land Comparable 2 required upward adjustments for the significantly larger size. Demolition costs are similar. We gave this comparable strong consideration.

Land Comparable 3 required an upward adjustment for size and infrastructure. Demolition costs are similar. Downward adjustments were applied for superior location and for superior zoning since the property was in the process of a zoning change at the time of sale. We gave this comparable the least consideration.

Land Comparable 4 required an upward adjustment for size and infrastructure. Demolition costs are similar. A downward adjustment was applied for superior location. This land comparable has also been given primary consideration since it is the most recent sale.

Based on our analysis of the adjusted prices of the comparables presented, it is our opinion the subject's land value, per square foot, is as follows:

37,422 square feet @ $13.00 = $486,486 or $486,000 rounded

VALUE CONCLUSION

The value estimate of the Sales Comparison Approach was based upon sales in the open market of similar properties. The quantity and quality of the market data transactions are considered adequate and the required adjustments or analysis were reasonable for the purpose of formulating a value estimate. The appeal of this approach is its objectivity, since the value estimate is derived from a consensus of buyers and sellers as indicated by recent sales prices.

Based on our investigation, together with the data and analysis contained in the accompanying report, the fee simple fair market value of the subject property on June 19, 2024 was Four Hundred Eighty Six Thousand Dollars.

$486,000.00

INFORMATION ON OUR COMPANY

BTI Appraisal specializes in valuations of real estate, businesses, intangible assets, machinery and equipment and financial analysis. Since 1974, we have performed extensive appraisals, valuations, inspections and research projects for virtually every need including sales, loans, insurance, corporate, legal, I.R.S. and S.E.C. requirements, eminent domain, feasibility and market studies, recapitalizations, economic damages and government requirements. Our clients include law firms and insurance companies, as well as lenders, corporations and federal, state and local governmental agencies. Various staff members normally contribute to a report to meet specialized requirements. This group of experienced professionals provides a broad range of in-depth coverage for a great diversity of project needs.

The firm is managed by Ben F. Tunnell III, Chairman. His previous background includes eight years with First Interstate Bank of California as Vice President at their Corporate Headquarters in Los Angeles. Mr. Tunnell received a BA degree in Economics from Claremont McKenna College and attended post-graduate courses at UCLA and the American Institute of Banking where he also lectured. He has served on the Board of Arbitrators for both the American Arbitration Association and the Better Business Bureau, and was previously a Registered Investment Advisor and a Broker/Dealer with the Securities and Exchange Commission as well as a licensed California Real Estate Broker. Mr. Tunnell is currently a Certified General Real Estate Appraiser in the State of California, license #AG006964, in the State of Arizona, license #31404 and in the State of Nevada, license #A.0207571-CG. He has previously been similarly licensed in many other states. He is also an ASA, the senior designation of the American Society of Appraisers in Business Valuation. Mr. Tunnell is also a member of the International Right of Way Association and Lambda Alpha International. He has qualified and testified in Federal Courts in Los Angeles, New Mexico, New York, Orange County, Oregon, San Diego and San Jose and Superior Courts in the Counties of Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara and Ventura as well as arbitration proceedings as an expert witness in the areas of business, equipment, real estate, personal property and vehicle appraisals.

Mr. Stephen O'Rourke, Executive Vice President and Certified General Real Estate Appraiser in the State of California, license #AG036788, in the State of Arizona, license #31554 and in the State of Nevada, license #A.0205776-CG, has been appraising since 2003. He is also an ASA, the senior designation of the American Society of Appraisers, in Real Estate. He has also obtained the Right of Way – Appraisal Certified (R/W-AC) Certification from the International Right of Way Association. He had previous experience appraising real property at KTR Newmark Real Estate Services. Previously he was in the Enterprise Risk Services division of Deloitte & Touche in Los Angeles. Mr. O'Rourke is a graduate of the University of Southern California with a degree in business administration. He is a licensed California real estate broker and a Marshall & Swift Certified Appraiser. He is a member of the International Right of Way Association.

REPRESENTATIVE BTI APPRAISAL CLIENT LIST

Attorneys
Akerman LLP
Bridge Law, LLP
Burt + Clerc
Chapman Glucksman Dean Roeb & Barger
Dentons US LLP
Fisher & Wolfe LLP
Gifford Dearing & Abernathy, LLP
Greenberg & Glusker
Guralnick & Gilliland
Hamburg, Karic, Edwards & Martin, LLP
Hamlin • Cody
Law Offices of Esther Hopkins, P.C.
Law Office of John M. Carmack
Lewis Brisbois
Litman and Associates
Loeb & Loeb
Mokri Vanis & Jones, LLP
Morris, Polich & Purdy
Musick Peeler & Garrett
Reed Smith
Sheppard Mullin Richter & Hampton LLC
Walch & Walch
Wasser Cooperman & Mandles, P.C.
Wolf, Rifkin, Shapiro, Schulman & Rabkin

Government Agencies
Caltrans
City of Chino
City of Downey
City of Eastvale
City of Henderson
City of Las Vegas
City of Long Beach
City of Los Angeles
City of North Las Vegas
City of Santa Clarita
City of South Pasadena
City of Torrance
County of Los Angeles
Los Angeles Housing Authority
Metropolitan Transit Authority
State of California

Corporations and Institutions
Alere
California Ironworkers Union
California Resources Corporation
Green Dot Public Schools California
Griffin Structures
International Brotherhood of Electrical Workers
Jewish Family Service LA
L.A. County Museum of Art
Latino Theater Co.
M^2O, Inc.
O'Connor & Co. Securities
Outfront Media
Sears Holdings Management Corporation
Sutter Hill Ventures
Tejon Ranch Co.

Financial Institutions
Bessemer Trust
Celtic Bank
J.P. Morgan Chase Bank
Morgan Stanley Wealth Management
Northeast Bank
Raymond James
Stifel Nicolaus Company
Zions Bank

Insurance Companies
AIG
Allstate Insurance
Automobile Club
Capital Insurance Group
Church Mutual Insurance
Farmers Insurance
Great American Insurance
Hartford Insurance
Liberty Mutual Insurance
Safeco Insurance
State Farm Insurance
Travelers Insurance
21st Century Insurance
Zurich Insurance

CERTIFICATION

We, Ben F. Tunnell III and Stephen O'Rourke, certify that, to the best of our knowledge and belief, the statements of fact contained in this report are true and correct. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analyses, opinions and conclusions.

We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

We previously appraised the subject property as of October 27, 2023. We have not performed any other professional services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

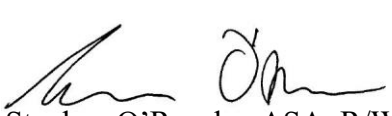
Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformance with the standards and reporting requirements of the American Society of Appraisers and the Uniform Standards of Professional Appraisal Practice.

Unless otherwise noted in writing, the appraiser has done similar assignments to the subject and has the knowledge and experience to complete this assignment competently.

Stephen O'Rourke has made a physical inspection of the property that is the subject of this report. Ben F. Tunnell III has not made a physical inspection of the property that is the subject of this report.

No one provided significant appraisal assistance to the persons signing this certification. The preceding certification is cited from the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3, 2024 @ The Appraisal Foundation.



Stephen O'Rourke, ASA, R/W-AC
Executive Vice President
Certified General Real Estate Appraiser
#AG036788



Ben F. Tunnell III
Chairman
Certified General Real Estate Appraiser
#AG006964

EXHIBIT 1
LEGAL DESCRIPTION

002 RECORDING REQUESTED BY
TITLE365

RECORDING REQUESTED BY:
Title365
Mail Tax Statements to:
AND WHEN RECORDED MAIL TO:

Trinidad Perez, Jr
118 HIdden Paddock Ln
Georgetown, KY 40324

DOC # 2015-0174930
04/29/2015 02:39 PM Fees: $28.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: CMCALEXANDER

APN: 144-080-010-8

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 410-1504175-41 **Escrow No.: 002946-DL**

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

DOCUMENTARY TRANSFER TAX is $NONE

[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Maria A. Perez, spouse of the grantee herein**

hereby GRANT(s) to **Trinidad Perez, Jr, a married man as his sole and separate property**

the real property in the City of Eastvale, County of Riverside, State of California, described as:
Lot 50 of Persimmon Republic Acres as shown by Map on file in Book 12, Page 98 of Maps, records of Riverside County, California.
Except Parcel 2230-5 as shown on record of survey recorded December 15, 1971 in Book 57, Pages 94-97 inclusive of records of survey, records of Riverside County, California.
Also Known as: 14835 Chandler Street, Corona, CA 92880
A.P. # 144-080-010-8

This conveyance establishes sole and separate property of a spouse, R & T 11911. 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.

Dated April 20, 2015

Maria A. Perez

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Kentucky
COUNTY OF Scott
On April 21, 2015 before me, Tammy S. Hatton A Notary Public personally appeared Maria A. Perez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Kentucky that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Tammy S Hatton #476250 (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

EXHIBIT 2
FLOWAGE EASEMENT

FLOWAGE EASEMENT

A perpetual right, power, privilege and easement in, on, over, under, and across the surface of that real property legally described as Exhibit A and depicted on Exhibit B of Attachments "1" and "2", consisting of Project Parcel Nos. E01PD-40-059 and E01PD-40-060, which cover a portions of Riverside County Assessor Parcel Nos. 144-080-010 and 144-080-011 (the "Easement Area"), to overflow, flood and/or submerge such real property including the right to cause, without limitation, erosion and/or deposition and associated damages to said Easement Area and any and all structures and improvements situated thereon, in connection with the operation, maintenance, repair, rehabilitation, restoration and improvement of the Prado Dam and reservoir/basin, together with all right, title and interest in and to the structures and improvements now situated on said Easement Area. No structures for human habitation shall be constructed or maintained on the Easement Area. No other structures shall be constructed or maintained within the Easement Area, except as may be approved in writing by the authorized representative of the easement holder. No excavation, drilling or mining shall be conducted, and no landfill placed on the Easement Area without easement holder approval as to the location and method of excavation, drilling, mining, and/or placement of landfill. The Subject Property Interests are subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to underlying fee owner all such rights and privileges as may be used without abridging the rights and easement hereby acquired, and provided that any use of the Easement Area shall be subject to all applicable laws including, but not limited, to laws regarding the environment.

Attachment E

EXHIBIT A

LEGAL DESCRIPTION

Santa Ana River – Prado Dam Basin
Facility No: E01PD
Parcel No.: 40-059

That portion of Lot 50 of Persimmon Republic Acres, in the City of Eastvale, County of Riverside, State of California as per map filed in Book 12, Page 98 of Maps, in the office of the County Recorder of said County, described whole as follows:

COMMENCING at the intersection of the easterly line of said lot with the southerly line of Parcel 2230-S as shown on Record of Survey filed in Book 57, Pages 94-97 inclusive in the Office of said County Recorder;

Thence continuing along said easterly line South 00°47'16" West 19.81 feet to the intersection of the southeasterly line of an easement for flood control as described in Decree of Condemnation recorded in Book 586 page 334, of Official Records, in the office of County Recorder of said County, said point being the **TRUE POINT OF BEGINNING;**

Thence continuing along said easterly line of said lot South 00°47'16" West 284.57 feet;

Thence leaving said easterly line, South 62°25'11" West 45.81 feet;

Thence North 89°45'43" West 57.86 feet;

Thence North 69°18'41" West 71.13 feet to a point on the westerly line of said Lot 50;

Thence continuing along said westerly line of said lot North 00°47'19" East 157.25 feet to the intersection of the southeasterly line of said easement for flood control;

Thence along said southeasterly line of said easement for flood control North 45°43'18" East 129.48 feet;

Thence continuing along said southeasterly line of said easement for flood control North 65°56'38" East 81.09 feet to the **TRUE POINT OF BEGINNING;**

Containing an area of 40852 Square Feet, more or less.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. DIVIDE A GRID DISTANCE BY 0.99998915 TO OBTAIN A GROUND DISTANCE.

See EXHIBIT B attached and by reference made a part hereof.

APPROVED

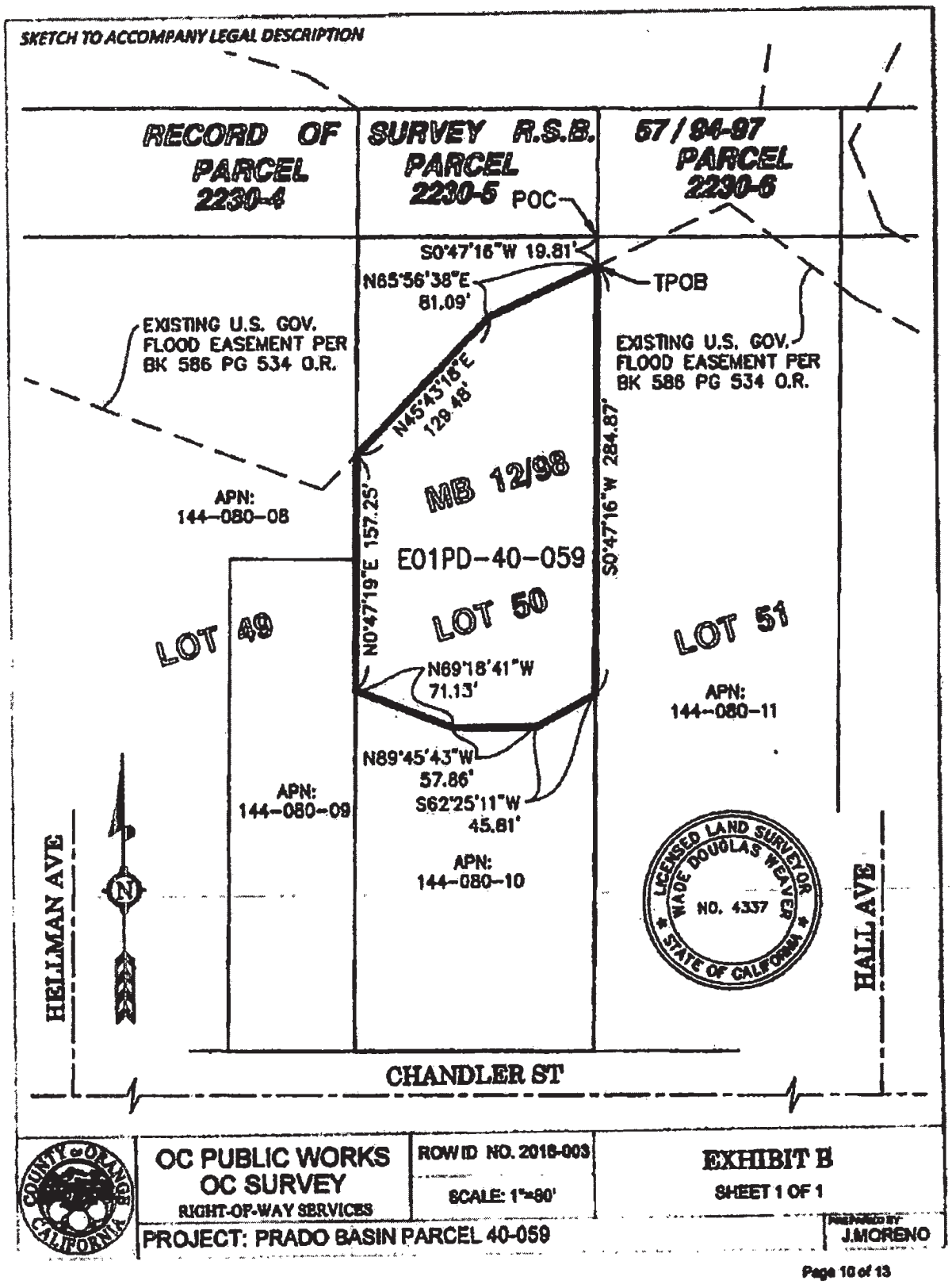
Kevin Hills, County Surveyor, L.S. 6617

_____ Date: 8-13-2020

By: Wade Douglas Weaver, L.S. 4337

LICENSED LAND SURVEYOR
WADE DOUGLAS WEAVER
NO. 4337
STATE OF CALIFORNIA

Attachment E



Page 10 of 13

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.1
September 18, 2024

PLN24-20024 Major Development Review and Conditional Use Permit - Mister Car Wash

Prepared By:

Steven D. Fowler, Planning Technician

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find the project consistent with the Environmental Impact Report (EIR) prepared for the Eastvale Crossing Retail Center, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted EIR and subsequent addenda, in accordance with State CEQA Guidelines Section 15162;
2. Approve a Major Development Review (DR) and Conditional Use Permit (CUP), PLN24-20024, for the development and operation of a 5,435 square-foot drive-through carwash (dba Mister Carwash), subject to conditions of approval.

Summary

The applicant (Mister Car Wash) is requesting that the Planning Commission approve a Major Development Review (DR) and Conditional Use Permits (CUP) to allow the development of a new 5,435 square-foot drive-through car wash (dba Mister Car Wash) on a 1.51 acres site at the southeast corner of Limonite Avenue and Archibald Avenue within The Crossings at Eastvale Shopping Center. As detailed in the Eastvale Crossing Environmental Impact Report (SCH No. #2015011020), and as detailed in the staff report below, with implementation of the conditions of approval and mitigation measures, the requested DR and CUP are consistent with the General Plan, applicable Zoning Code regulations and compatible with the existing surrounding uses while bringing additional services in the northwest portion of the City.

Background

Prior to Eastvale's incorporation, a project was approved by the County of Riverside to develop the site with a small retail center and mini-storage complex. The project was known as the "Nexus" development. Pursuant to County actions and approvals, the Nexus development was set to expire in 2010. Following incorporation in 2010, the City granted an additional one-year time extension for the County-approved project. Due to project inactivity on behalf of the applicant, the City-approved time extension expired on December 18, 2011, rendering the original County of Riverside project entitlements void, with the exception of the adopted General Plan and Zoning designations which remain in place.

In 2012 the City received an application for a new retail center at the subject property. Known as the Eastvale Crossings, the project proposal included a new Walmart retail store and accompanying gas station, as well as three retail outparcels. This application included a General Plan Amendment, Tentative Tract Map, Change of Zone, three Conditional Use Permits for drive-throughs on Parcels 3, 4, and the Walmart site for a pharmacy drive-through, two Conditional Use Permits for off-sale alcohol at the Walmart and the Fuel station, and a Variance from the requirements of parking lot landscape.

On March 15, 2017, the Planning Commission recommended that City Council adopt the Environmental Impact Report (SCH No. #2015011020), approve a General Plan Amendment (GPA) to change the land use designation from Light Industrial to Commercial Retail, approve a Change of Zone (COZ) from Manufacturing – Service Commercial (M-SC) to General Commercial (C-1/C-P), and approve Tentative Tract Map 35061 (TTM) to subdivide the 24.68 acre parcel into six (6) parcels, a DR for the development of an approximately 192,000 square foot Walmart retail store, a Conditional Use Permit to operate a drive-through pharmacy at the proposed Walmart store, two (2) Conditional Use Permits to allow for alcohol sales in a future gasoline service station and within the retail store, two (2) additional Conditional Use Permits to allow for two (2) additional drive-through facilities on outparcels located within the retail center, and approve a variance from the parking lot landscaping requirements.

On April 26, 2017, the City Council upheld the Planning Commission's recommendation and adopted the EIR (via Resolution 17-28), and approved all components of the project.

Location

The 1.51-acre project site is located on one of the previously created outparcels within The Crossings at Eastvale Shopping Center at the southeast corner of Limonite Avenue and Archibald Avenue, specifically Parcel 5 of Tract Map 35061. The project site is bounded by a future internal shopping center access drive to the north, Southern California Edison (SCE) Easement to the south, Archibald Avenue to the west, and the future Walmart to the east.

Project Description

As shown in the proposed site plan (**Attachment 2 – Development Plan**), the applicant is proposing to develop a new a 5,435 square-foot drive-through car wash on a 1.51-acre site at the southeast corner of Limonite Avenue and Archibald Avenue (Parcel 5 of Tract Map 35061. The hours of operation are Monday through Saturday 7:30 a.m. – 7:00 p.m. and Sunday 8:00 a.m. – 6:00 p.m. There will be 2-4 employees per shift and will be a maximum 16 employees.

Analysis

General Plan and Zoning Consistency

The General Plan land use designation for the subject site is Commercial Retail (CR) which 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 (**Figure 4 of Attachment 1**). The zoning for the project site is General Commercial (C-1/C-P) which would allow a car wash with the approval of a CUP for their drive-through operations (**Figure 5 of Attachment 1**).

Pursuant to Sec. 120.03.030 – Commercial and industrial permitted uses and development standards the applicant has filed a CUP application for the proposed car wash use to ensure the project is evaluated at a public hearing for potential environmental impacts, and that conditions of approval and mitigation measures may be imposed to ensure the project does not impact the health, safety, and well-being of the residents of the City. As such the proposed project is consistent with the General Plan and Zoning, subject to the recommended conditions of approval.

Compliance with the General Plan and development standards of the Zoning Code are described below.

Table 1: Existing Land Use and Zoning Designations			
	Existing General Plan Land Use Designation	**Existing Zoning**	**Existing Land Use**
Project Site	Commercial Retail	General Commercial (C-1/C-P)	Vacant
North	Commercial Retail	General Commercial (C-1/C-P)	Commercial Center (The Merge)
South	Open Space – Recreation	Manufacturing – Service Commercial	Vacant
East	Commercial Retail	General Commercial (C-1/C-P)	Vacant (Future Walmart Retail Store)
West	Industrial Flex	Industrial Park (I-P)	Industrial

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 & 4 – Draft Resolutions** .

Table 2: Compliance with Development Standards

Standard	Required	Proposed	Meets Standard
Lot Size	None	1.51 acres	Yes
Lot Width	75 ft. minimum	112 ft.	Yes
Street Frontage **Building Setback**	None	Archibald Avenue: 35 ft.	Yes
Building Height	50 ft. maximum	35 ft.	Yes
On-site employee vehicle parking	**Carwash (Drive-Through)** Employee: 1 space: 3 employees 4 employee proposed/3 = 2 spaces Total Spaces Req. = **2 spaces**	Total Provided: **4 spaces**	Yes

Design and Architecture

The proposed building (i.e. approximately 34' wide and 128' long) is situated towards the center of the parcel with its main frontage and drive-through entry oriented towards Archibald Avenue. The project proposes three drive-through stacking lanes along the building's northern elevation allowing vehicles to queue prior to merging into the building's single car drive-through entry where vehicles are washed. Vehicles enter the car wash from the building's west elevation in a singular lane being washed as they progress in a easterly direction through the building, with the option for patrons to exit toward the Walmart site or U-turn back southerly to access the 21 available vacuum bays.

The proposed elevations (**Figure 6 of Attachment 1**) of the drive-through car wash (Mister Car Wash) show architectural details with stone veneer along the wainscoting and prominent edges and columns, horizontal fiberboard cladding, 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 the City's adopted Design Guidelines.

Landscaping and Screening

The conceptual landscape plan (**Figure 7 of Attachment 1**) is consistent with the design and landscape standards as referenced in the Municipal Code. The proposed landscaping provides sufficient coverage while exceeding the minimum 10% landscape requirement. A variety of plant materials, such as Purple-Leaf Acacia, Columbia London Plane Tree, Idaho Pink Locust trees and Blue Fox Tail Agave, Dwarf Bottlebrush, and California Fuchsia are proposed to further enhance the aesthetics of the project site and surrounding area. In lieu of a standard six-foot-tall block wall to minimize the visual impacts of the proposed retail center from the residential property located south of the adjacent SCE easement, staff recommends that a dense evergreen screen hedge be provided along the entire southernly property line, a condition of approval has been included to reflect this in **Attachment 5**. 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's landscape

regulations.

Noise

On April 26, 2017, City Council certified the Eastvale Crossing Environmental Impact Report (EIR). As part of the analysis, noise level information was gathered with consideration to the Municipal Code, General Plan, and state noise requirements. Survey data captured project-related operational noise sources (drive-through queues, carwash turbine/drying system, vacuums, outdoor dining area, vehicle movements, etc. to range from 55 to 60 decibels and is not expected to exceed the General Plan noise level standard of 65 decibels or exceed the Municipal Code standard of 65 decibels. Further, project operations would be subject to the standards identified in City Municipal Code Section 8.52.040 (General Sound Level Standards) to regulate potential exterior daytime and nighttime noise levels that may result in disturbance to off-site sensitive uses and ensure that noise levels do not exceed established noise level thresholds at the property line. Mitigation measures have been included as part of the conditions of approval to ensure noise impacts as a result of construction are reduced to less than significant. Additionally, conditions have been included to ensure compliance with the City Municipal Code Noise Ordinance and for the developer to provide dense landscape screening along the southern property line to ensure added visual and auditory screening. With the following data collected, mitigation measures, and conditions of approval, noise impacts are anticipated to remain less than significant and would not exceed established noise level thresholds at the property line.

Circulation and Drive-Through

As shown in **Figure 2 & 3 of Attachment 1**, the proposed project would provide two restricted access driveways: one right turn in only driveway and one right-turn in/out only driveways at an interior street within the shopping center to the east of Archibald Avenue. All internal drive aisles within the commercial development meet the minimum 24-foot drive aisle requirement and provide access to a total of 26 parking spaces across the parcel.

The Eastvale Zoning Code Sec. 120.05.060 (Off-street vehicle parking) requires that all drive-through operations provide a minimum stacking of six (6) vehicles prior to the menu board in conjunction with the approval of a CUP. The proposed Mister Car Wash will be implementing a membership program that utilizes license plate readers and an automated gate system which allows the carwash to run more efficiently as carwash members are able to pull through with a pre-selected carwash option that has already been paid through their subscription. Also, the car wash has been designed with three (3) queue lanes which narrows to one (1) to accommodate a 26-car stacking to the ordering kiosk and an additional six (6) vehicles before entering the car washing structure, for an overall capacity of 32 vehicles. As part of the queuing analysis report prepared by Urban Crossroads, surveys were conducted at the existing Mister Car Wash locations (39315 10th Street West Palmdale, 524 W Avenue Lancaster and 127 West Valley Boulevard, Rialto) from Sunday, February 11, 2024, to Sunday, February 25, 2024. The results of the survey reported an average queue of 5 vehicles, a 95th-percentile of 9 vehicles, and a maximum queue of 17 vehicles.

To ensure the proposed drive-through will not result in the stacking of vehicles that would obstruct site drive aisles and public rights-of-way, as seen with other Eastvale drive-through locations, staff recommends additional conditions of approval. Staff recommends implementation of mitigation measure TRA-1 from the certified EIR requiring the project applicant and/or the drive-through operators to prepare a Final Traffic Management Plan (TMP) for approval by the City of Eastvale

Traffic Engineer (prior to the initiation of construction) to ensure that drive-throughs will not result in stacking of vehicles that would obstruct shared on-site drive-aisles and public rights-of-way (streets, drives, walks, etc.).

Finally, staff recommends a six (6) month and one (1) year review from the start of operations to ensure the Planning Commission is made aware of any complaints, code enforcement cases, compliance with the conditions of approval, and whether revisions to the drive-through operation are needed. In summary, the queuing analysis performed for the Mister Car Wash project determined that the site as designed could accommodate adequate queuing for the 95th percentile; however, with the recommended conditions of approval, staff believes the proposed project would provide adequate queuing capacity.

With the recommended conditions of approval, staff believes the proposed drive-through facilities meet the requirements of the Eastvale Zoning Code and required CUP findings.

ALUC – Airport Influence Area
On October 8, 2015, the Riverside County Airport Land Use Commission (ALUC) reviewed The Eastvale Crossing Retail Center in its entirety as part of project PLN 12-0051. As this current application does not contain any changes to the General Plan or Zoning of the site, further review from ALUC is not required. The shopping center contains required ALUC distressed aircraft zones C and D throughout the site. Accordingly, the project complies with ALUC requirements.

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 September 8, 2023, for the Planning Commission meeting on September 18, 2023, and mailing notices were mailed on September 6, 2023. The Notice of Public Hearing and a map showing the properties that received notification are included as **Attachment 7** and 8. At the time of staff report preparation, no comments have been received.

Environmental

Commercial retail development is consistent with the uses contemplated on Parcel 5 of the Eastvale Crossing Site Plan and were fully evaluated in the Eastvale Crossing Project Environmental Impact Report (SCH No. #2015011020) certified by the City Council on April 26th, 2017. Staff has reviewed the project and finds that it is consistent with the certified EIR. Approximately 12,200 square feet of commercial development on Parcel 5 were analyzed as part of the EIR. The proposed project would not exceed the previously analyzed development in terms of size or intensity of use. Development of the proposed project would remain consistent with the analysis of the EIR and would not require a change to the site's land use designation or zoning. Therefore, no additional environmental analysis is necessary. Applicable mitigation measures included in the EIR would be required for the development of the proposed project, however a Notice of Determination shall be filed following any action taken on the project.

Strategic Plan Action - Priority Level: 1 | Target #: B | Goal #: B

Create "Destination Eastvale" with high quality and unique business.

Fiscal Impact

There is no direct fiscal impact to the City for the processing of this project. The applicant is responsible for paying for staff time required to process the project and paying for all necessary modifications or improvements to the project site.

Prior City Council/Commission Action

On April 26, 2017, The City of Eastvale City Council reviewed, and approved applications listed below for Project No. PLN12-0051 for the development of Eastvale Crossings Retail Center:

- Environmental Impact Report (SCH No. 2015011020)
- General Plan Amendment for the eastern half of the site from Light Industrial (LI) to Commercial Retail (CR)
- Change of Zone from the eastern half of the site from Manufacturing-Service Commercial (M-SC) to General Commercial (C-1/C-P)
- Major Development Review for the development of an approximately 192,000 square foot Walmart store and associated improvements within the retail center
- Conditional Use Permit to operate a drive-through pharmacy for the proposed Walmart Store
- Two (2) Conditional Use Permits to allow two (2) drive-through facilities on two parcels located in the retail center
- Conditional Use Permit to allow alcohol sales in the proposed Walmart
- Conditional Use Permit to allow alcohol sales in a future gasoline service station located in the retail center, with a condition of approval that the Planning Commission consider the design review for the gasoline service station at a future meeting
- Tentative Tract Map No. 35061 for the subdivision of approximately 24.78 acres into five (5) commercial parcels and one (1) detention basin parcel
- Variance from the parking lot landscaping and shading requirements of the Eastvale Zoning Code for a portion of the parking lot

On January 15, 2020, the City of Eastvale Planning Commission reviewed and approved the application listed below for Project PLN19-20052:

- One-year Extension of Time for Tentative Tract Map No. 35061 which subdivides approximately 24.78 acres into five (5) commercial parcels and one (1) detention basin parcel.

On October 20, 2021, the City of Eastvale Planning Commission reviewed and approved the applications listed below for Project PLN21-20021:

- One-year Extension of Time for Tentative Tract Map No. 35061 which subdivides approximately 24.78 acres into five (5) commercial parcels and one (1) detention basin parcel.
- Amendment to Tentative Tract Map No. 35061 to address future building placement and site circulation.
- Major Development Review for the development of a 1,620 square foot convenience store with 16-pump fuel station located on Parcel 2 of Tentative Tract Map No. 35061.

On April 20, 2022, the City of Eastvale's Planning Commission reviewed and approved the application listed below for Project PLN22-20017:

- Find the project consistent with Environmental Impact Report and subsequent addendum,

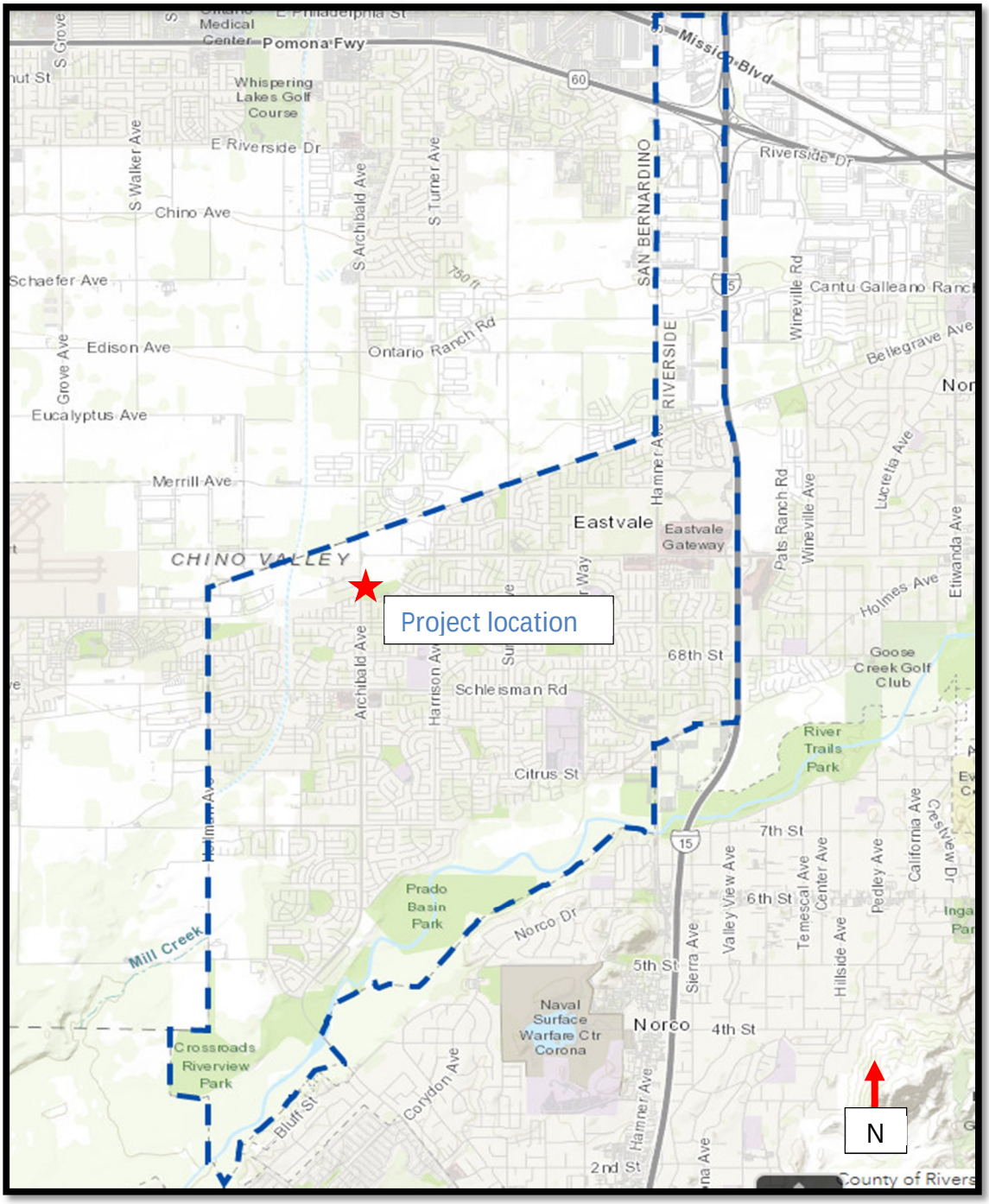
have been adequately analyzed pursuant to applicable legal standard to remain consistent with CEQA Guidelines Section 15162.

- One-year Extension of Time for Tentative Tract Map No. 35061 which subdivides approximately 24.78 acres into five (5) commercial parcels and one (1) detention basin parcel.

Attachment(s)

Attachment 1 - Exhibits
Attachment 2 - Development Plans
Attachment 3 - Draft Resolution - DR
Attachment 4 - Draft Resolution - CUP
Attachment 5 - Draft COA DR
Attachment 6 - Draft COA CUP
Attachment 7 - Notice of Public Hearing
Attachment 8 - Radius Map - 600'

Figure 1: Vicinity Map



Return to Agenda

Figure 2: Center Location



Figure 3: Site Plan

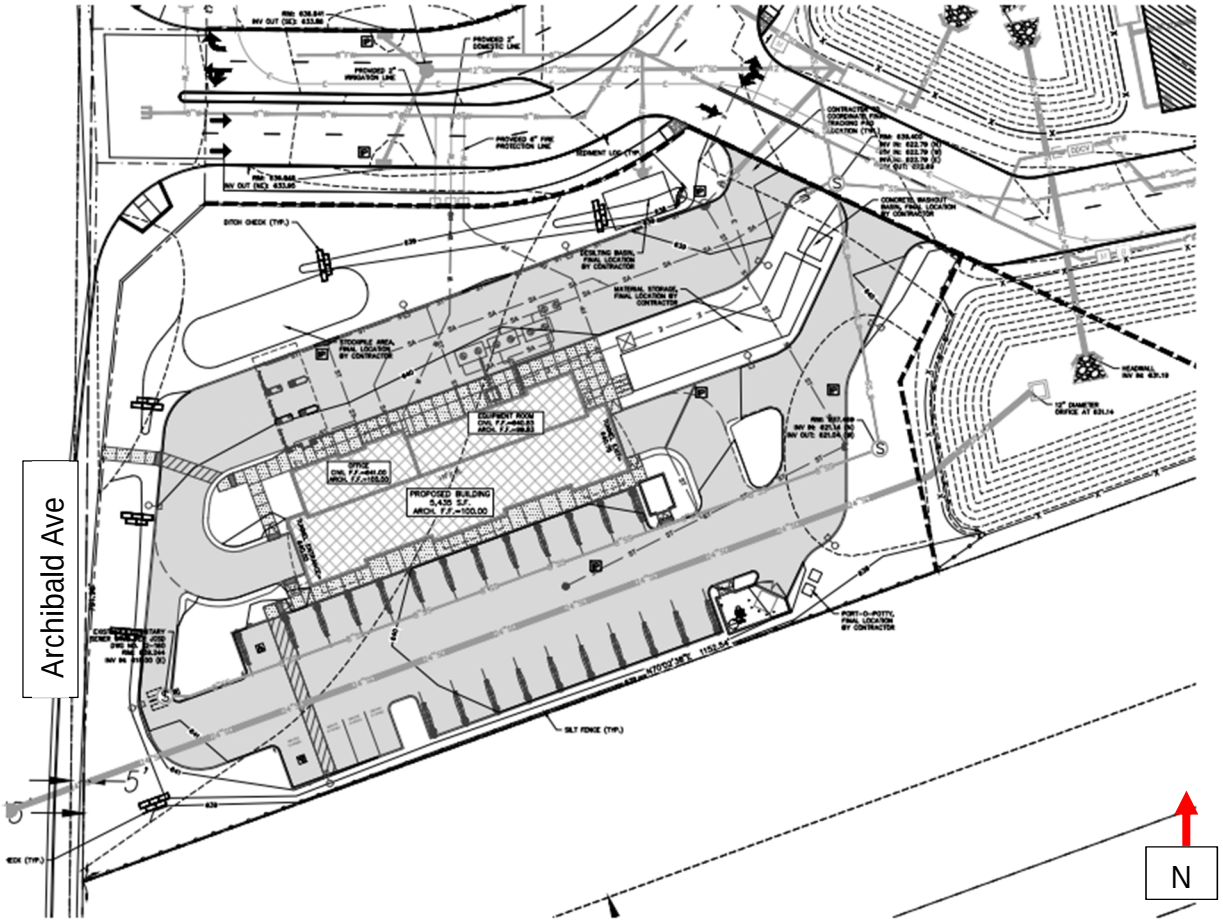


Figure 4: General Plan – Land Use Map

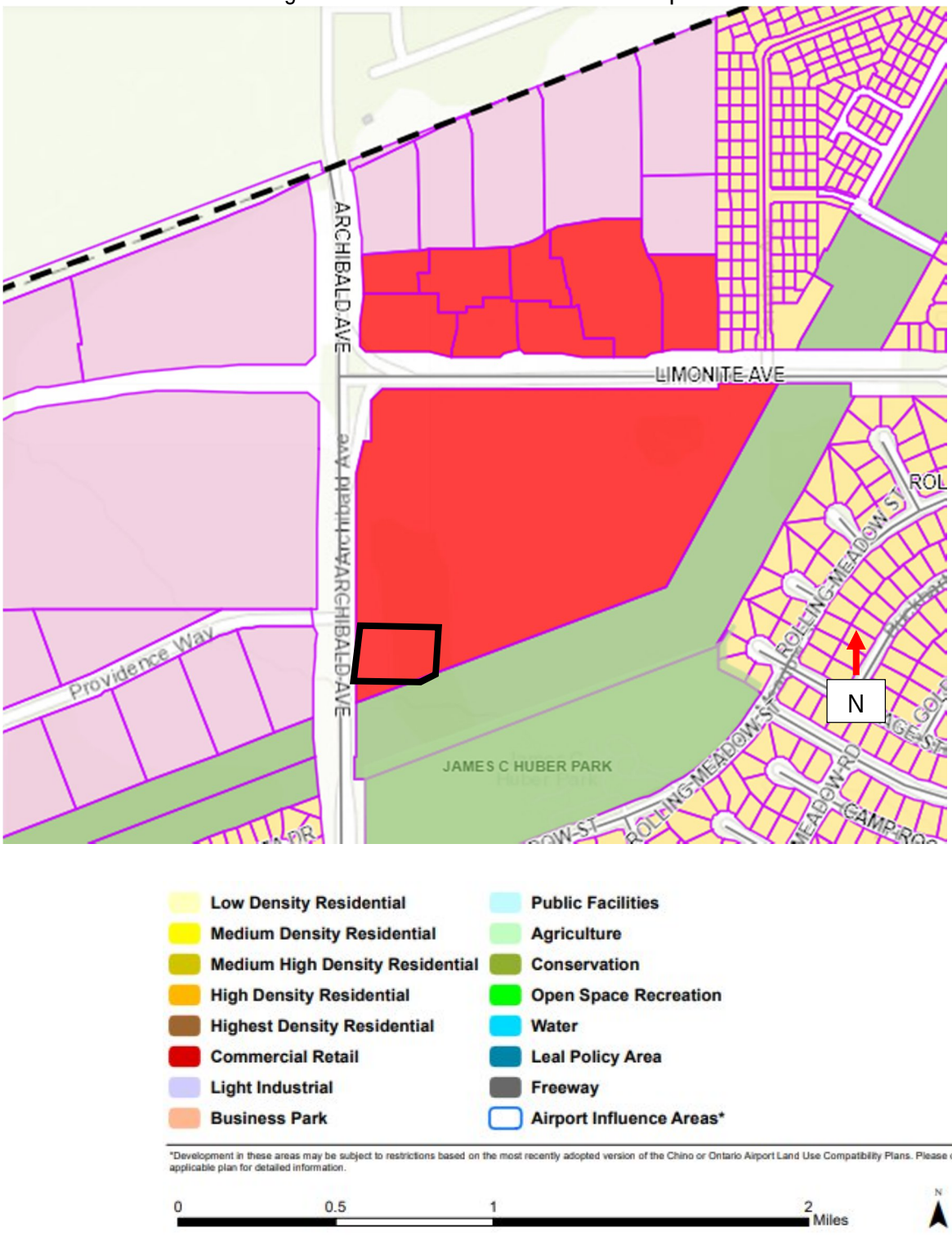
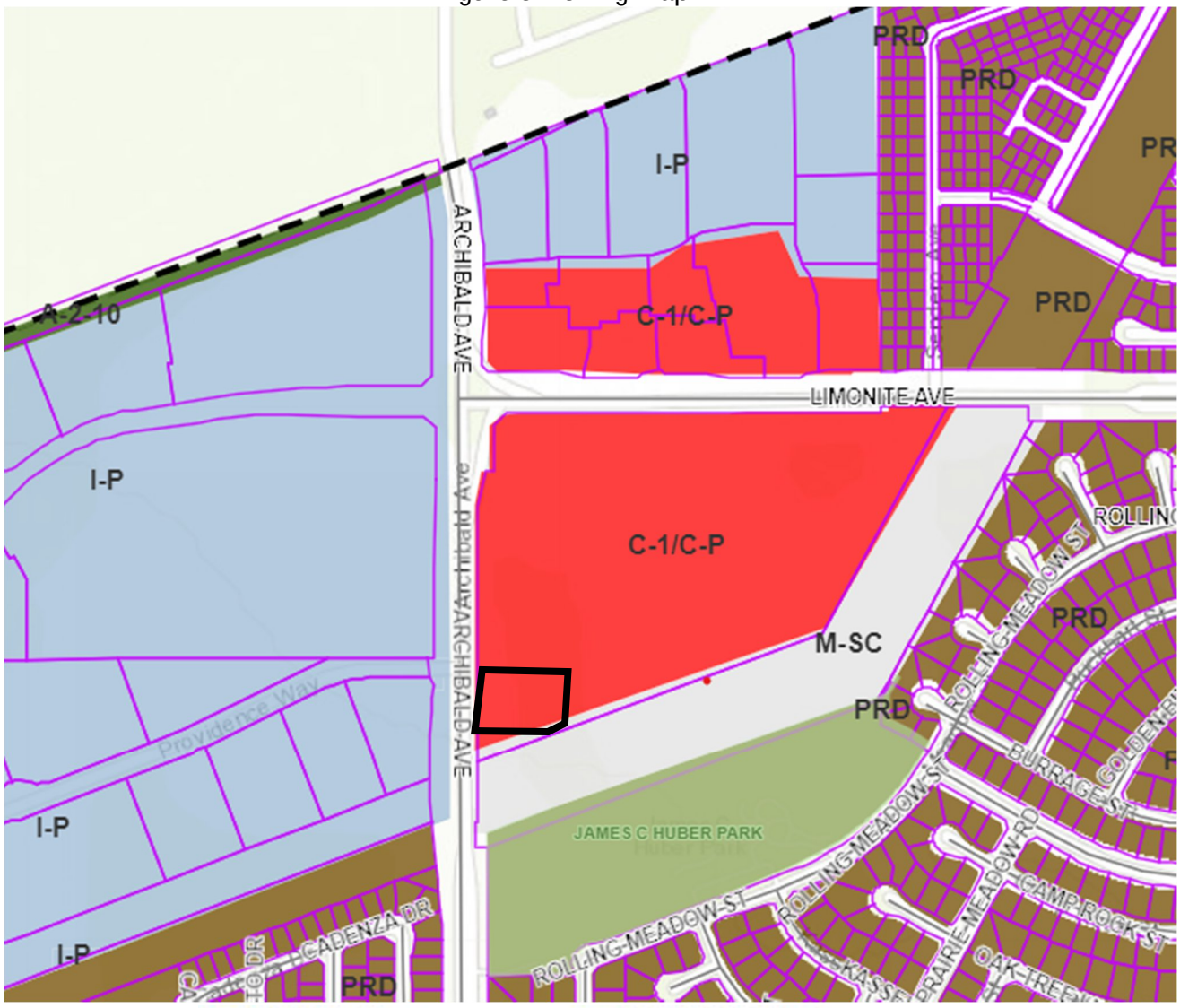


Figure 5: Zoning Map



A-1 - Light Agriculture
A-2 - Heavy Agriculture
C-1/C-P - General Commercial
C-P-S - Scenic Highway Commercial
I-P - Industrial Park
M-H - Manufacturing - Heavy
M-M - Manufacturing - Medium
M-SC - Manufacturing - Service Commercial
PRD - Planned Residential Developments
R-1 - One-Family Dwellings
R-2 - Multiple Family Dwellings
R-3 - General Residential
R-5 - Open Space Combined Zone - Residential Developments
R-A - Residential Agricultural
R-R - Rural Residential
Leal Master Plan
R-T - Mobile Home Subdivision and Mobile Home Park
S-P Specific Plan
W-1 - Watercourse, Watershed, and Conservation Areas

Airport Influence Areas**
Other City Boundary
Riverside County Boundary
Eastvale City Limits
Senior Housing Overlay

*Numbers in parentheses on the parcels on this map indicate the minimum required lot size (in acres if applicable) for a particular zone
**Development in these areas may be subject to restrictions based on the most recently adopted version of the Chino or Ontario Airport Land Use Compatibility Plans. Please consult the applicable plan for detailed information.

Figure 6: Elevations/Renderings – Mister Carwash (Drive-Through Carwash)

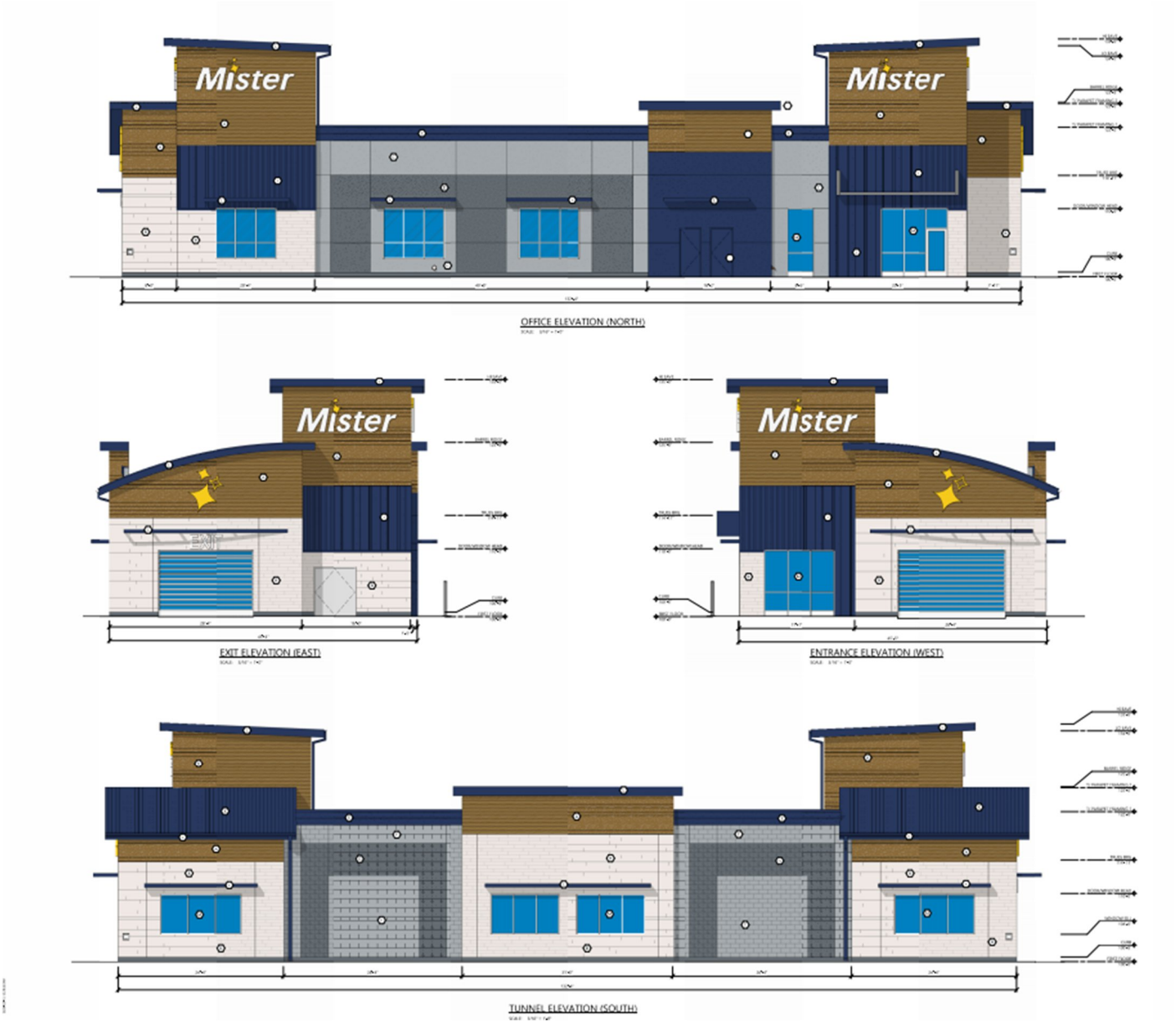
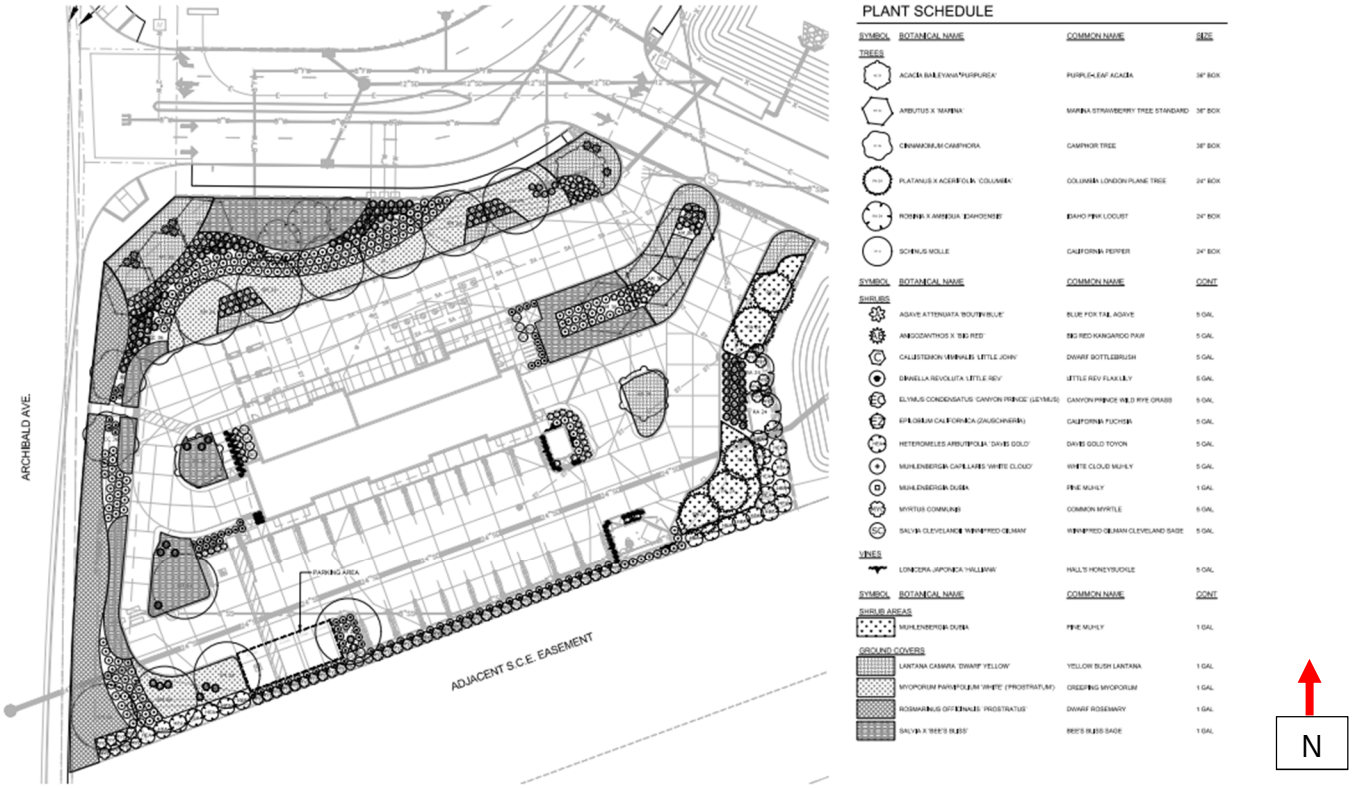


Figure 7: Conceptual Landscape Plan



SURVEY/EXISTING CONDITIONS NOTE:
PROPOSED DRAWINGS USED AS EXISTING CONDITIONS. PROPOSED DRAWINGS BY KIMLEY HORN BY JACOB S. GLAZE R.C.E. NO. 087934, (714)-205-1374, DATED 09/12/2023. ALTA SURVEY CERTIFIED BY PETER WEILBACHER, PLS 8403, DATED MARCH 25, 2022. PRIOR TO CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SEIZES, ETC. NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER TO NOTIFY SURVEYOR AS NEEDED. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

LEGAL DESCRIPTION:
TRACT NO. 35061
BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 13-0934, RECORDED JULY 1, 2015 AS INSTRUMENT NO. 2015-0283593 OF OFFICIAL RECORDS WITHIN A PORTION OF THE NORTHWEST QUART OF SECTION 26, TOWNSHIP 2, SOUTH, RANGE 7 WEST, PER SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS FILED IN BOOK 9, PAGE 33, OF MAPS, RECORDS OF SAN BERNADINO COUNTY.

NOTE:
A KEY LOCK BOX (MINIMUM KNOX 3200 SERIES) SHALL BE INSTALLED AT THE MAIN ENTRANCE TO THE BUILDING PER LOCAL STANDARDS. COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT AND BUILDING INSPECTOR.

APN:
144030039

BASIS OF BEARING NOTE (PER PROPOSED KIMLEY HORN DRAWINGS USED AS EXISTING CONDITIONS):
THE BEARINGS SHOWN HEREON ARE BASED ON STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "NOCO" AND "MLFP", BEING NORTH 88°59'15" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

CGPS STATION "NOCO"
NORTHING: 2,280,816.88
EASTING: 6,161,339.39

CGPS STATION "MLFP"
NORTHING: 2,279,468.00
EASTING: 6,237,668.24

DATUM STATEMENT
THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CGS83) ZONE VI, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2007.00 EPOCH GPS ADJUSTMENT)

BENCHMARK NOTE (PER PROPOSED KIMLEY HORN DRAWINGS USED AS EXISTING CONDITIONS):
COUNTY OF RIVERSIDE BENCHMARK ID "34-1-64"

ELEVATION: 607.064 FEET [DATUM: NGVD 29]

DESCRIPTION: AT THE N.E. CORNER OF THE "T" INTERSECTION OF ORANGE STREET AND SUMNER AVENUE, 84.0 FEET EASTERLY AND 22.0 FEET SOUTHERLY OF THE CENTERLINE INTERSECTION OF SUMNER AVENUE AND ORANGE STREET. TOP OF CURB 10 FEET EASTERLY OF THE SOUTHEAST ECR, A 3" ALUMINUM DISK SET IN THE TOP OF CURB STAMPED "M.L. 34-1 RESET".

GENERAL PROJECT NOTES

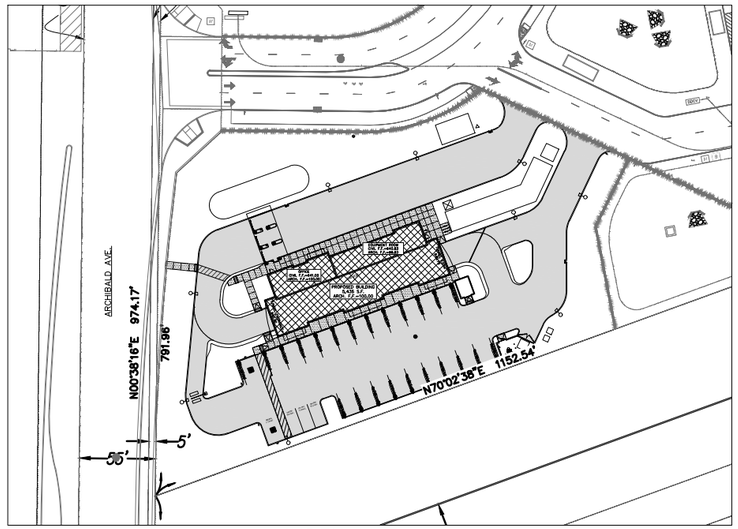
1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS.

NOTES

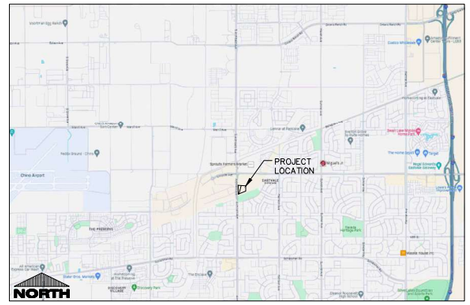
1. ALL WORK SHALL CONFORM TO THE CITY'S LATEST MUNICIPAL CODE AND ORDINANCE, THE 2022 STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDINGS STANDARD CODE, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) 2021 EDITION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY THE CITY'S WATER DIVISION AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PHASES OF CONSTRUCTION WITH THE VARIOUS UTILITY COMPANIES INVOLVED.
3. NO FILL SHALL BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX DRY DENSITY.
5. THE GRADING PLANS SHALL AT A MINIMUM, CONFORM TO ALL REQUIREMENTS OF SECTIONS 107 AND 110 OF THE CALIFORNIA BUILDING CODE, INCLUDING THE FOLLOWING:
   - 5.A. ALL SITE/GRADING PLANS SHALL BE BASED UPON AN ACCURATE BOUNDARY LINE SURVEY WITH MONUMENT AND HORIZONTAL/VERTICAL CONTROL DISPOSITION SHOWN ON THE PLANS;(SECTION 107.2.6 CALIFORNIA BUILDING CODE);
   - 5.B. DEMOLITION WORK FOR IMPROVEMENTS TO BE REMOVED AND/OR PROTECTED IN PLACE;
   - 5.C. THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL WORK WITHIN THE STREET RIGHT-OF-WAY. ALSO, ADD A CLEAR NOTE ON THE PLANS STATING, "NO WORK IS TO BE PERFORMED IN PUBLIC RIGHT OF WAY PRIOR TO OBTAINING A SEPARATE PUBLIC PROPERTY ENCROACHMENT PERMIT."
   - 5.D. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST NPDES PERMIT AND THE CITY'S ADOPTED LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS.

PRECISE GRADING PLAN FOR:
MISTER CAR WASH #1032 (ARCHIBALD)

LOCATED IN NW SECTION 26, TOWNSHIP 2 S, RANGE 7 W



INDEX MAP
SCALE: 1"=50'
" = 50'
25 0 50 100 150



PROJECT LOCATION MAP

WATER AND SANITARY SEWER
COMPANY: JURUPA COMMUNITY SERVICES DISTRICT (JCSD)
CONTACT: NICOLE SMITH
PHONE: 951-685-7434 (EXT. 140)
EMAIL: nsmith@jcsd.us

STORM SEWER
COMPANY: CITY OF EASTVALE PUBLIC WORKS
CONTACT: GABRIEL MAYORQUIN
PHONE: 951-703-4492
EMAIL: gmayorquin@eastvaleca.gov

ELECTRIC COMPANY
COMPANY: SOUTHER CALIFORNIA EDISON
CONTACT: DAVID CASTELLANOS
PHONE: 213-231-7876
EMAIL: MOS-AF@sce.com

TELECOM COMPANY
COMPANY: AT&T
CONTACT: STEPHAN CIOLEK
PHONE: 714-398-7749
EMAIL: sc4365@att.com

GAS COMPANY
COMPANY: CA GAS COMPANY
PHONE: 1-800-427-2000

EMERGENCY CONTACT
OWNER: MISTER CAR WASH
CONTACT: ADRIANA WRIGHT
PHONE: 949-734-9506
EMAIL: awright@mistercarwash.com

KIMLEY HORN LEGEND

LEGEND

- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING RIGHT OF WAY CENTERLINE
- PROPOSED RIGHT OF WAY/PROPERTY LINE
- EXISTING SCE EASEMENT CENTERLINE
- PROPOSED OUTPARCEL PROPERTY LINE
- EXISTING EASEMENTS
- CENTERLINE
- BUILDING SETBACK
- APPROXIMATE CIVIL LIMITS OF WORK
- SS PROPOSED SEWER LINE
- SD PROPOSED STORM DRAIN LINE
- W PROPOSED WATER LINE
- FW PROPOSED FIRE WATER
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- T EXISTING FIRE LINE
- (647) EXISTING CONTOUR
- (647) PROPOSED CONTOUR
- GB GRADE BREAK
- R RIDGE LINE
- FLOW LINE
- (647.50 TC) (647.00 FS) EXISTING SPOT GRADE
- 647.50 TC 647.00 FS PROPOSED SPOT GRADE
- 2.00% PROPOSED FLOW (DIRECTION AND SLOPE)
- 2:1 SLOPE (MAX)
- EXISTING CURB INLET/DROP INLET
- PROPOSED CURB INLET/DROP INLET
- PROPOSED MODULAR WETLAND
- EXISTING MANHOLE
- PROPOSED MANHOLE
- PROPOSED BEND AND THRUST BLOCK
- PROPOSED BACKFLOW PREVENTER
- PROPOSED METER
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED FDC
- PROPOSED BUILDING POINT OF CONNECTION
- CONNECTION TO EXISTING
- CAP
- PROPOSED CLEANOUT

ABREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT
AHJ	AUTHORITY HAVING JURISDICTION
BC	BACK OF CURB
BS	BOTTOM OF STAIR
BLDG	BUILDING
BW	BACK OF WALK
CAB	COMPACTED AGGREGATE BASE
CB	CATCH BASIN
CF	CURB FACE
C/L	CENTERLINE
CONC.	CONCRETE
CONST.	CONSTRUCT, CONSTRUCTION
CSG	COMPACTED SUBGRADE
DF	DEEPENED FOOTING
DI	DRAIN INLET
DW	DOMESTIC WATER
E	EAST
EG	EDGE OF GUTTER
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION WATER
JS	JUNCTION STRUCTURE
LP	LOW POINT
MH	MANHOLE
N	NORTH
PCC	PORTLAND CEMENT CONCRETE
P/L	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS OR RIDGE
RD	ROOF DRAIN
RW	RECLAIMED WATER
R/W	RIGHT-OF-WAY
S	SEWER OR SOUTH
SD	STORM DRAIN
STA	STATION
SS	SANITARY SEWER
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	SIDE WALK
T	TELEPHONE
TC	TOP OF CURB
TF	TREATMENT FLOW
TS	TOP OF STAIR
VIF	VERIFY IN FIELD
W	WATER OR WEST
XXX.XX	PROPOSED ELEVATION
(XXX.XX)	EXISTING ELEVATION

EXCEL LEGEND

- 000.00 PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 EG EXISTING GRADE SPOT ELEVATIONS
- 000.00 BG PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL)
  000.00 FG BG-FINISHED SURFACE GRADE AT BACK OF WALL; FG-FINISHED SURFACE GRADE AT FRONT OF WALL
- 000.00 TC PROPOSED SPOT ELEVATIONS
  000.00 FL (TOP OF CURB, FLOWLINE OF CURB)
- 000.00 TW PROPOSED SPOT ELEVATIONS
  000.00 BW (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- PROPOSED WATER VALVE IN BOX
- PROPOSED STORM CATCH BASIN - ST CB
- PROPOSED STORM FIELD INLET - ST FI
- PROPOSED STORM CURB INLET - ST CI
- PROPOSED DRAINAGE FLOW
- PROPOSED APRON END SECTION
- EROSION MATTING
- IP PROPOSED INLET PROTECTION
- PROPOSED WELL
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- CENTER LINE
- PROPOSED HANDICAP PARKING STALL
- SOIL BORING
- PROPOSED PROPERTY LINE
- ST PROPOSED STORM SEWER AND MANHOLE - ST MH
- SA PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
- W PROPOSED WATER LINE AND HYDRANT
- PROPOSED CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- 800 EXISTING GROUND CONTOUR
- 800 PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2A	GRADING PLAN
C1.2B	EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS
C5	LANDSCAPING COVER SHEET
LI.00	IRRIGATION SCHEDULE, NOTES, & CALCS
LI.01	IRRIGATION PLAN
LP.00	PLANTING SCHEDULE & NOTES
LP.01	PLANTING PLAN
LD.01	IRRIGATION DETAILS
LD.02	IRRIGATION DETAILS
LD.03	IRRIGATION DETAILS
LD.04	PLANTING DETAILS
LS.01	IRRIGATION SPECIFICATIONS
LS.02	PLANTING SPECIFICATIONS

CONTACTS

OWNER
MISTER CAR WASH
222 E. 5TH STREET
TUSCON, ARIZONA 85705
CONTACT: TREVOR BUHL
P: (520) 428-7620
tbuhl@mistercarwash.com

CIVIL
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
LICENSED PROFESSIONAL: JEFF LIEBERGEN
CONTACT: ALEX MUHL
P: (920) 926-9800
F: (920) 926-9801
alex.muhl@excelengineer.com

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NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		MAR. 13, 2024			
		JUN. 7, 2024			

ENGINEER — CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT
REVIEWED BY: ____ DATE ____
ACCEPTED BY: ____ DATE ____

SEAL — ENGINEER

EXCEL Always a Better Plan
100 Camelot Drive Fond du Lac, WI 54935 (920) 926-9800 excelengineer.com

PREPARED UNDER THE SUPERVISION OF: JEFFREY LIEBERGEN
DESIGNED BY: AM CHECKED BY: ED
R.C.E. NO.: ____
DATE: ____

BENCHMARK: SEE PLANS
SCALE: H: PER PLAN V: PER PLAN
FOR:
W.O.

CITY OF EASTVALE
PROPOSED CAR WASH FOR:
MISTER CAR WASH #1032 (ARCHIBALD)
CIVIL COVER SHEET
SHEET NO. C0.1
CITY FILE NO. PW24-10007
CSG NO. 24E-00068

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL SOUTHERN CALIFRONIA 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.
C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL SOUTHERN CALIFORNIA 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB – PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS – COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS – COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS – COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY TERRACON CONSULTANTS, INC.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD. THE DESIGN ENGINEER SHALL ALSO FILE TO OBTAIN COVERAGE UNDER THE GENERAL NPDES STORM WATER PERMIT.
B. THE CONTRACTOR SHALL KEEP THE NPDES PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE OR AVAILABLE VIA AN INTERNET WEBSITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. INSPECTION REPORT FORMS PER THE REQUIREMENTS AND STANDARDS OF THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
   1. THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
   4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
   5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROLS IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD. TECHNICAL STANDARDS PUBLISHED BY THE CALIFRONIA STATE WATER RESOURCES CONTROL BOARD SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDE UTILIZING WORK SURFACES, MANUFACTURER TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. INLET PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMER SOIL BINDERS, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
   1. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   2. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   3. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   6. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW PROCEDURES BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
   7. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED FOLLOW PROCEDURES BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD. FLUSHING SHALL NOT BE ALLOWED.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER NPDES GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

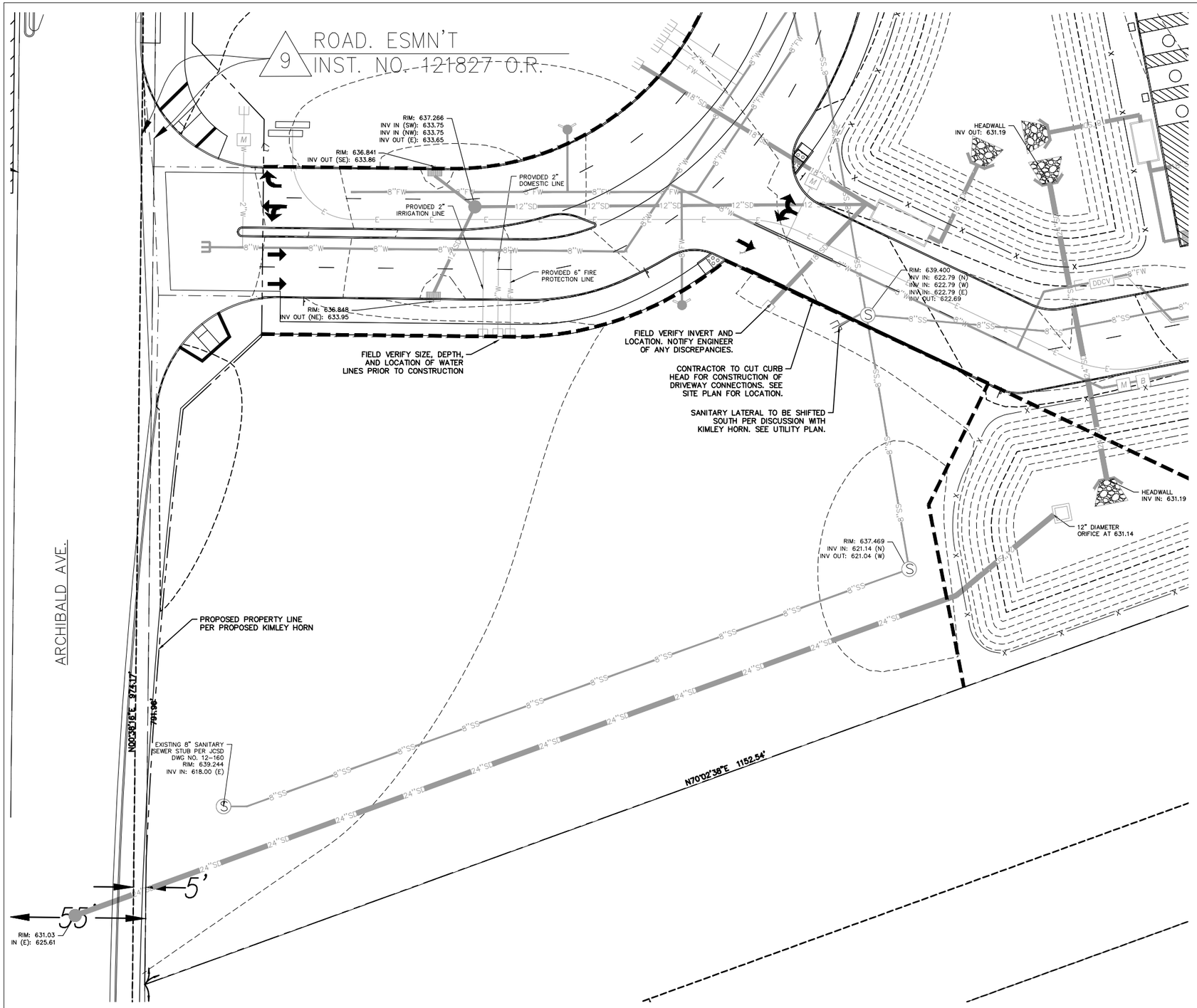
DIVISION 32 EXTERIOR IMPROVEMENTS

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER CALIFORNIA DEPARTMENT OF TRANSPORTATION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) – 7.5" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 30 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE CONCRETE. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF STANDARD CYLINDER SPECIMENS FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH TWO SETS OF STRENGTH SPECIMENS, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
N. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5'X5'. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFAC



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SURVEY/EXISTING CONDITIONS NOTE:
PROPOSED DRAWINGS USED AS EXISTING CONDITIONS. PROPOSED DRAWINGS BY KIMLEY HORN BY JACOB S. GLAZE R.C.E. NO. C87934, (714)-705-1374, DATED 09/12/2023. ALTA SURVEY CERTIFIED BY PETER WEILBACHER, PLS 8403, DATED MARCH 25, 2022. PRIOR TO CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SEIZES, ETC. NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER TO NOTIFY SURVEYOR AS NEEDED. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

KIMLEY HORN LEGEND

LEGEND		ABREVIATIONS	
	EXISTING RIGHT OF WAY/PROPERTY LINE	AB	– AGGREGATE BASE
	EXISTING RIGHT OF WAY CENTERLINE	AC	– ASPHALT
	PROPOSED RIGHT OF WAY/PROPERTY LINE	AHJ	– AUTHORITY HAVING JURISDICTION
	EXISTING SCE EASEMENT CENTERLINE	BC	– BACK OF CURB
	PROPOSED OUTPARCEL PROPERTY LINE	BS	– BOTTOM OF STAIR
	EXISTING EASEMENTS	BLDG	– BUILDING
	CENTERLINE	BW	– BACK OF WALK
	BUILDING SETBACK	CAB	– COMPACTED AGGREGATE BASE
	APPROXIMATE CIVIL LIMITS OF WORK	CB	– CATCH BASIN
SS	PROPOSED SEWER LINE	CF	– CURB FACE
SD	PROPOSED STORM DRAIN LINE	C/L	– CENTERLINE
W	PROPOSED WATER LINE	CONC	– CONCRETE
FW	PROPOSED FIRE WATER	CONST.	– CONSTRUCT, CONSTRUCTION
	EXISTING SEWER LINE	CSG	– COMPACTED SUBGRADE
	EXISTING STORM DRAIN LINE	DF	– DEDICATED FOOTING
	EXISTING WATER LINE	DI	– DRAIN INLET
F	EXISTING FIRE LINE	DW	– DOMESTIC WATER
(147)	EXISTING CONTOUR	E	– EAST
(147)	PROPOSED CONTOUR	EG	– EDGE OF GUTTER
CB	GRADE BREAK	ELEC	– ELECTRIC
R	RIDGE LINE	EP	– EDGE OF PAVEMENT
	FLOW LINE	FF	– FINISHED FLOOR
(647.50 TC) (647.00 FS)	EXISTING SPOT GRADE	FG	– FINISHED GRADE
		FL	– FLOW LINE
		FS	– FINISHED SURFACE
		FW	– FIRE WATER
		G	– GAS
647.50 TC 647.00 FS	PROPOSED SPOT GRADE	GB	– GRADE BREAK
2.00%	PROPOSED FLOW (DIRECTION AND SLOPE)	HP	– HIGH POINT
TOP FACE	2:1 SLOPE (MAX)	INV	– INVERT
	EXISTING CURB INLET/DROP INLET	IRR	– IRRIGATION WATER
	PROPOSED CURB INLET/DROP INLET	JS	– JUNCTION STRUCTURE
	PROPOSED MODULAR WETLAND	LP	– LOW POINT
	EXISTING MANHOLE	MH	– MANHOLE
	PROPOSED MANHOLE	N	– NORTH
	PROPOSED BEND AND THRUST BLOCK	PCC	– PORTLAND CEMENT CONCRETE
	PROPOSED BACKFLOW PREVENTER	P/L	– PROPERTY LINE
	PROPOSED METER	PUE	– PUBLIC UTILITY EASEMENT
	PROPOSED FIRE HYDRANT	PVC	– POLYVINYL CHLORIDE
	PROPOSED VALVE	R	– RADIUS OR RIDGE
	PROPOSED FDC	RD	– ROOF DRAIN
	PROPOSED BUILDING POINT OF CONNECTION	RW	– RECLAIMED WATER
	CONNECTION TO EXISTING	R/W	– RIGHT-OF-WAY
	CAP	S	– SEWER OR SOUTH
	PROPOSED CLEANOUT	SD	– STORM DRAIN
		STA	– STATION
		SS	– SANITARY SEWER
		SPPWC	– STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
		SW	– SIDE WALK
		T	– TELEPHONE
		TC	– TOP OF CURB
		TF	– TREATMENT FLOW
		TS	– TOP OF STAIR
		VIF	– VERIFY IN FIELD
		W	– WATER OR WEST
		XXX.XX	– PROPOSED ELEVATION
		(XXX.XX)	– EXISTING ELEVATION

NORTH
1"= 20' SCALE 20' 0 20' 40' FEET

DIGALERT
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TOLL FREE 1-800-422-4133
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		MAR. 13, 2024			
		JUN. 7, 2024			

ENGINEER — CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT
REVIEWED BY: DATE
ACCEPTED BY: DATE

SEAL – ENGINEER

PREPARED UNDER THE SUPERVISION OF:
JEFFREY LIEBERGEN
DESIGNED BY: AM. CHECKED BY: ED
R.C.E. NO.:
DATE:

BENCHMARK:
SEE PLANS

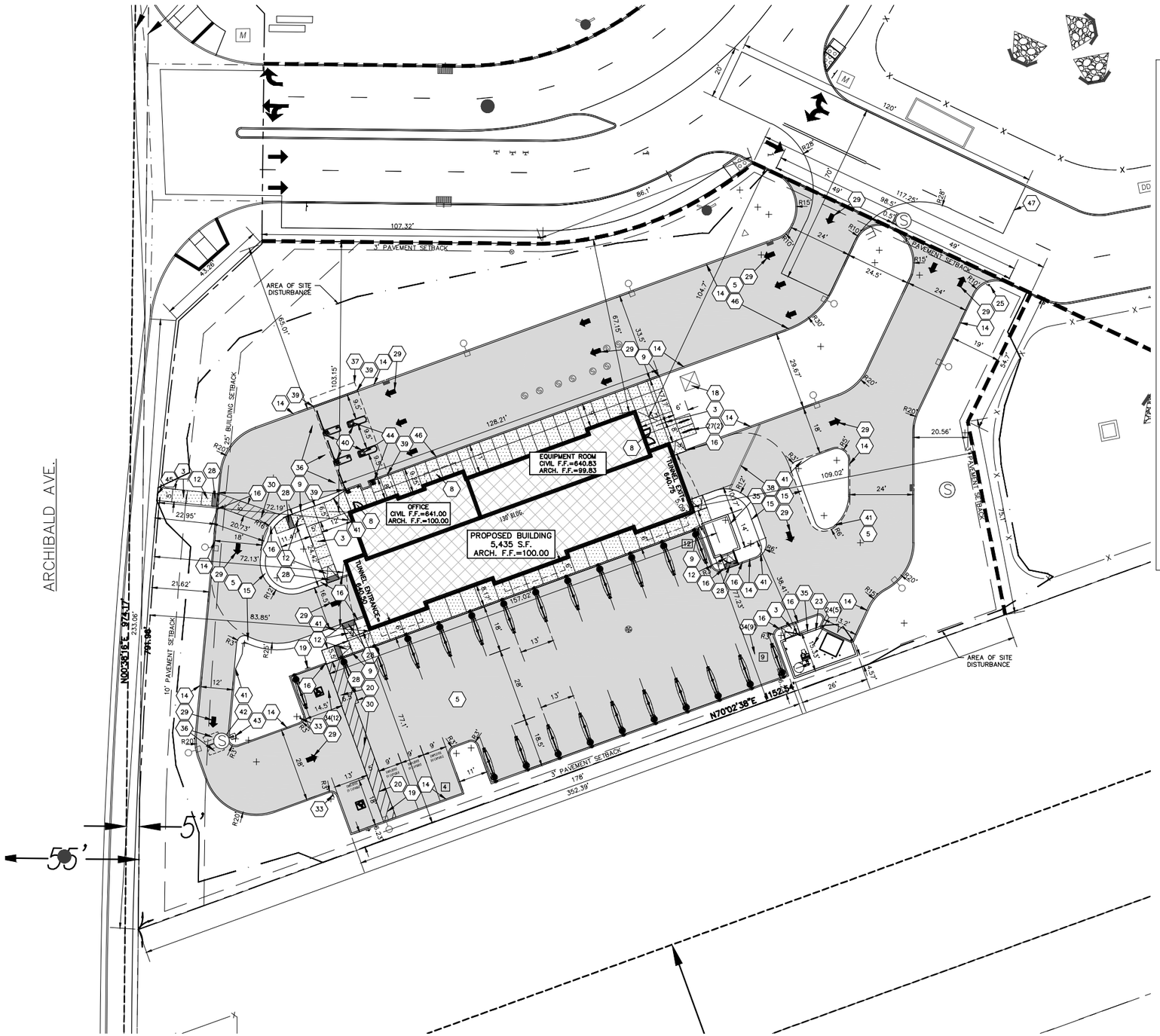
SCALE:
H: PER PLAN V: PER PLAN

CITY OF EASTVALE

PROPOSED CAR WASH FOR:
MISTER CAR WASH #1032 (ARCHIBALD)
CIVIL EXISTING SITE AND DEMOLITION PLAN

SHEET NO.
C1.0

FOR:
W.O.
CITY FILE NO. PW24-10007
CSG NO. 24E-00068



ROW NOTE

NO WORK IS TO BE PERFORMED IN PUBLIC RIGHT OF WAY PRIOR TO OBTAINING A SEPARATE PUBLIC PROPERTY ENCROACHMENT PERMIT.

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY AREA: 65,748 S.F. (1.51 ACRES).

EXISTING ZONING: C-1/C-P (GENERAL COMMERCIAL)

OVERLAY DISTRICT: AIRPORT COMPATIBILITY ZONE C

PROPOSED ZONING: C-1/C-P (GENERAL COMMERCIAL)

ADJACENT ZONING: NORTH/WEST: ROW
EAST: C-1/C-P (GENERAL COMMERCIAL)
SOUTH: C-SC (MANUFACTURING-SERVICE COMMERCIAL)

EXISTING USE: VACANT/UNDEVELOPED

PROPOSED USE: MCW FACILITY DRIVE TRHU CAR WASH WITH VACUUM STALLS, (DRIVE THRU OPERATION CONDITIONAL USE)

AREA OF SITE DISTURBANCE: 60,061 S.F. (1.38 ACRES)

SETBACKS: BUILDING: FRONT(WEST) = 25'
SIDE(NORTH/SOUTH) = 0'
REAR(EAST) = 0'

PAVEMENT: FRONT(WEST) = 10'
SIDE(NORTH/SOUTH) = 3'
REAR(EAST) = 3'

MAX. HEIGHT ALLOWED: 50'
PROPOSED BUILDING HEIGHT: 35'

PROPOSED CANOPY HEIGHT: 15.67'

PARKING REQUIRED: 1 STALL PER 3 EMPLOYEES ON LARGEST SHIFT PLUS 1 SPACE PER VACUUM STALL (5/3+22=24 STALLS REQ.)

PARKING PROVIDED: 25 STALLS (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2,
HANDICAP STALLS PROVIDED: 2

BICYCLE STALLS REQUIRED: 4,
BICYCLE STALLS PROVIDED: 4

LANDSCAPE REQUIREMENTS: MAX IMPERV SURFACE: 90%

PAVEMENT HATCH KEY:

- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

SITE PLAN KEYNOTES

3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
12	CURB RAMP (TYP.)
14	VERTICAL CURB (TYP.) SEE DETAIL ON C2.0
15	ROLLED CURB (TYP.) SEE DETAIL ON C2.0
16	CURB TAPER (TYP.)
18	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES.
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
25	STOP SIGN (TYP.)
27	BIKE RACK (COLOR BY OWNER)
28	DETECTABLE WARNING PLATE
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
30	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
33	DO NOT ENTER SIGN
34	VACUUM STALLS (TYP.)
35	VACUUM ENCLOSURE (SEE ARCH. PLANS FOR DETAILS) (TYP.)
36	2' X 6' GATE LOOP (TYP.)
37	CANOPY. SEE ARCH PLANS (TYP.)
38	TRENCH DRAIN. SEE DETAIL ON C2.0 (TYP.)
39	TAPERED CURB. SEE DETAIL ON C2.0 (TYP.)
40	30" ISLAND. SEE POS CURB DETAIL ON C2.0 (TYP.)
41	TAPERED CURB TRANSITION TO ROLLED CURB. SEE DETAIL ON C2.0 (TYP.)
42	BAIL LANE GATE
43	2' X 2' CONCRETE PAD WITH POWER AT BAIL LANE FOR GATE
44	PAY KIOSK TO BE PROVIDED BY EQUIPMENT VENDOR (TYP.)
45	CONTRACTOR TO OBTAIN WORK IN ROW PERMIT AND COORDINATE WITH CITY OF EASTVALE FOR CONNECTION TO PUBLIC SIDEWALK
46	FIRE ACCESS LANE
47	FIRE APPARATUS TURNAROUND AREA PER SECTION D103.4 OF 2021 IFC

X(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) – IF NO () = QUANTITY IS 1

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.51	65,748	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	1.51	65,748	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.51	65,748	
BUILDING FLOOR AREA	0.14	5,896	9.0%
PAVEMENT (ASP. & CONC.)	0.74	32,334	49.2%
TOTAL IMPERVIOUS	0.88	38,230	58.1%
LANDSCAPE/ OPEN SPACE	0.63	27,518	41.9%

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-422-4133 — TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
		MAR. 13, 2024			
		JAN. 7, 2024			

ENGINEER — CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT
REVIEWED BY: DATE
ACCEPTED BY: DATE

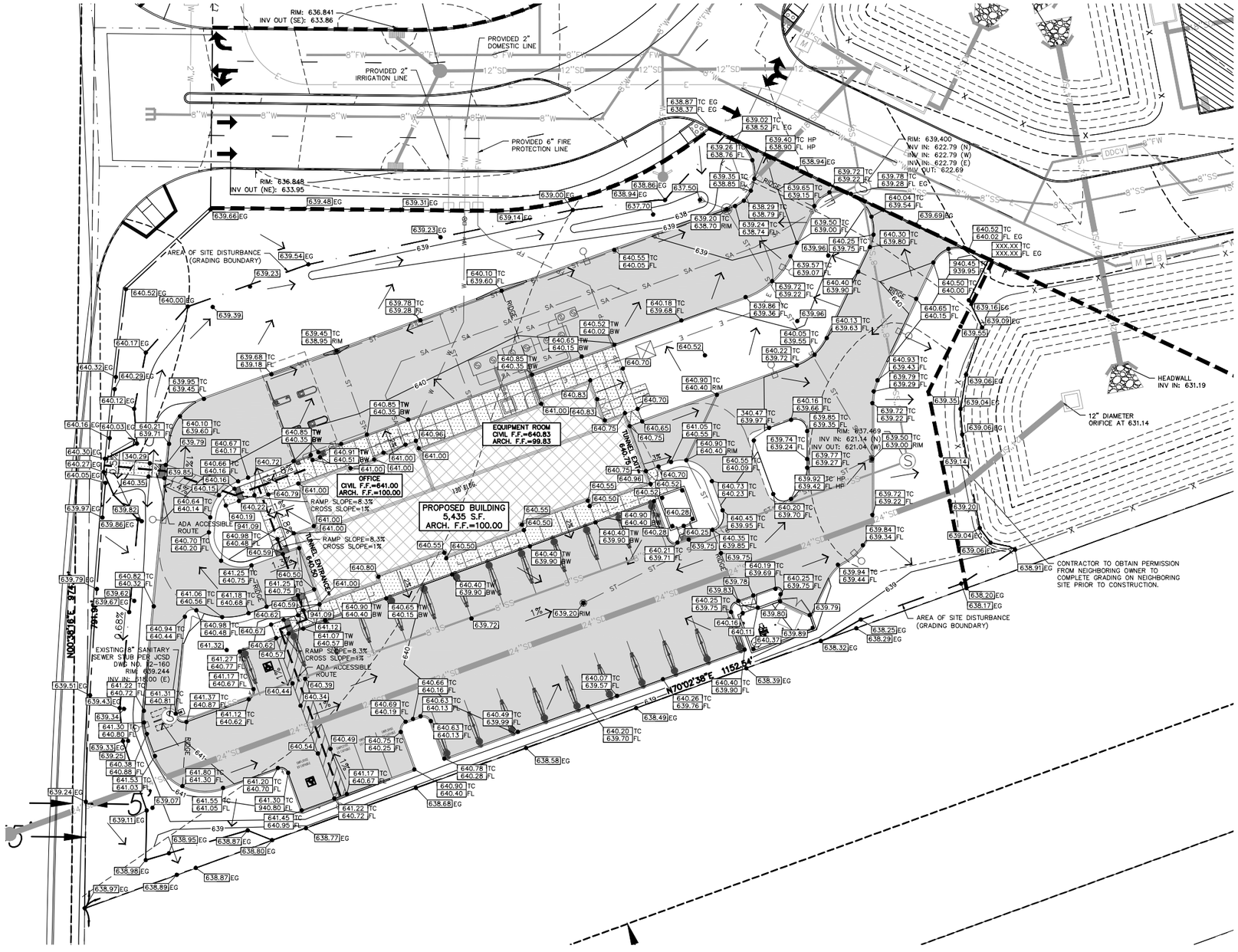
SEAL – ENGINEER

EXCEL Always a Better Plan
PREPARED UNDER THE SUPERVISION OF: JEFFREY LIEBERGEN
DESIGNED BY: AM CHECKED BY: ED
R.C.E. NO.:
DATE:

BENCHMARK: SEE PLANS
SCALE: H: PER PLAN V: PER PLAN
FOR:
W.O.
CITY FILE NO. PW24-10007
CSG NO. 24E-00068

CITY OF EASTVALE
PROPOSED CAR WASH FOR:
MISTER CAR WASH #1032 (ARCHIBALD)
CIVIL SITE PLAN

SHEET NO. C1.1



SPECIFICATION NOTE:

SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:

1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

CUT/FILL NOTE:

TOTAL CUT: 12 CUBIC YARDS
TOTAL FILL: 2,725 CUBIC YARDS
ADJUSTED NET BALANCE: 1,353.60 CUBIC YARDS OF FILL

AMOUNT OF CUT/FILL TO BE VERIFIED IN THE FIELD. PROVIDED QUANTITIES ARE FOR PERMITTING ONLY. ADJUSTED PER BUILDING, PAVEMENT, AND TOPSOIL SECTION THICKNESSES.

JOINTING NOTE:

CONTRACTOR TO PROVIDE JOINTING PLAN TO ENGINEER FOR REVIEW AND APPROVAL

TABLE 1705.6, 2022 CBC REQUIRED SPECIAL INSPECTIONS AND TEST OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	–	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	–	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	–	X
4. DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	–
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	–	X

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

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MARK	BY	DATE	REVISIONS	APPR.	DATE
		MAR. 13, 2024			
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ENGINEER — CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT
REVIEWED BY: DATE
ACCEPTED BY: DATE

SEAL – ENGINEER

EXCEL — Always a Better Plan — 100 Cavalcot Drive, Portola Valley, CA 94028, 650-560-9893, excelengineer.com

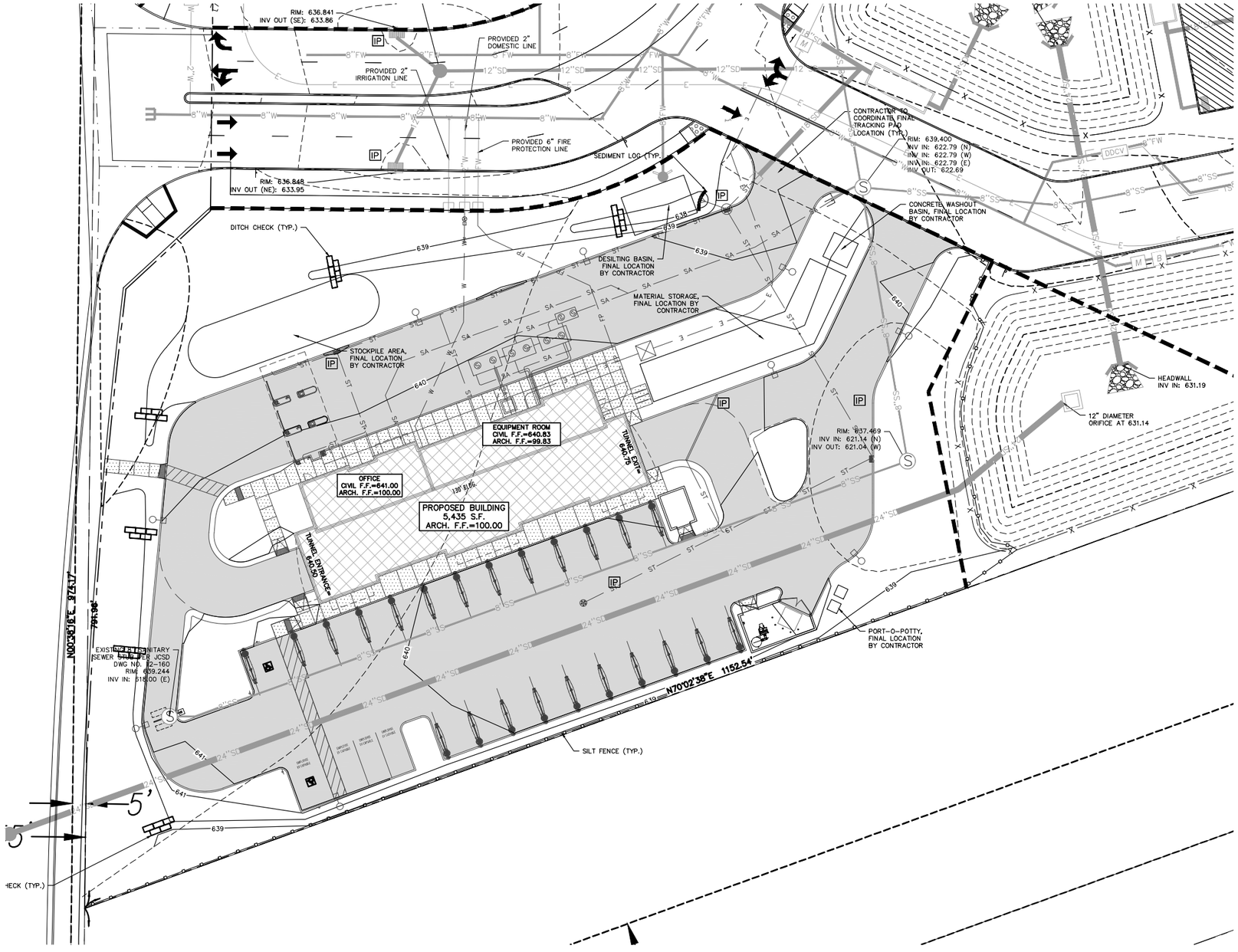
PREPARED UNDER THE SUPERVISION OF: JEFFREY LIEBERGEN
DESIGNED BY: AM CHECKED BY: ED
R.C.E. NO.: _____
DATE: _____

BENCHMARK: SEE PLANS
SCALE: H: PER PLAN V: PER PLAN
FOR:
W.O.

CITY OF EASTVALE
PROPOSED CAR WASH FOR:
MISTER CAR WASH #1032 (ARCHIBALD)
CIVIL GRADING PLAN

SHEET NO. C1.2A

CITY FILE NO. PW24-10007
CSG NO. 24E-00068



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

IP INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-422-4133 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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		MAR. 13, 2024			
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ENGINEER				CITY	

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT
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SEAL — ENGINEER

PREPARED UNDER THE SUPERVISION OF: JEFFREY LIEBERGEN
DESIGNED BY: AM CHECKED BY: ED
R.C.E. NO.:
DATE:

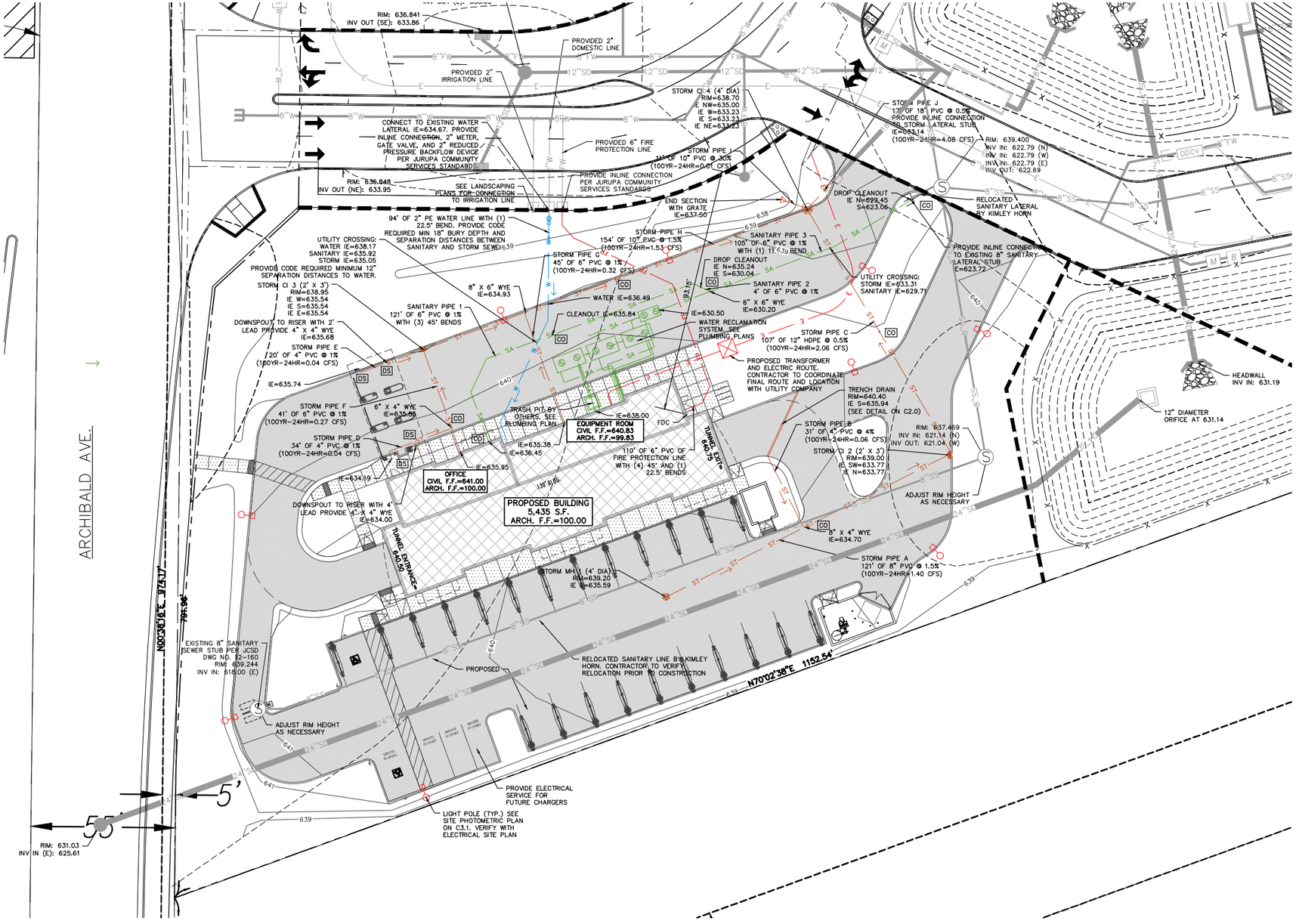
BENCHMARK: SEE PLANS
SCALE: H: PER PLAN V: PER PLAN

CITY OF EASTVALE

PROPOSED CAR WASH FOR:
MISTER CAR WASH #1032 (ARCHIBALD)
CIVIL EROSION CONTROL PLAN

SHEET NO. C1.2B

FOR:
W.O.
CITY FILE NO. PW24-10007
CSG NO. 24E-00068



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:

DS = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.2 FOR SPECIFICATION.

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

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ENGINEER — CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT
REVIEWED BY: DATE
ACCEPTED BY: DATE

SEAL – ENGINEER

EXCEL
Always a Better Plan
100 Cavendish Drive, Point Arc Loc, MS 39208, 920-555-9800, excelengineer.com

PREPARED UNDER THE SUPERVISION OF: JEFFREY LIEBERGEN
DESIGNED BY: AM. CHECKED BY: ED
R.C.E. NO.: _____
DATE: _____

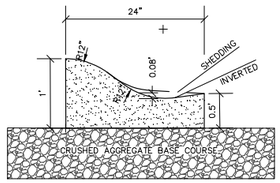
BENCHMARK: SEE PLANS
SCALE: H: PER PLAN V: PER PLAN
FOR:

CITY OF EASTVALE

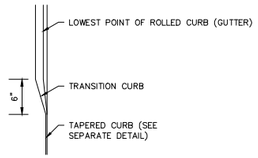
PROPOSED CAR WASH FOR:
MISTER CAR WASH #1032 (ARCHIBALD)
CIVIL UTILITY PLAN

SHEET NO. C1.3

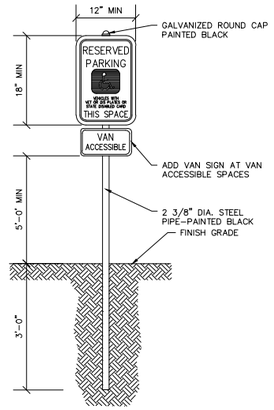
W.O.
CITY FILE NO. PW24-10007
CSG NO. 24E-00068



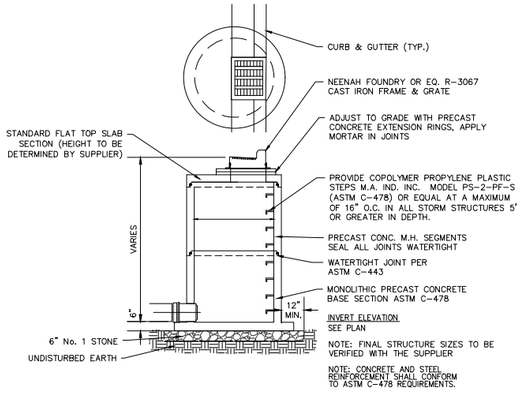
ROLLED CURB DETAIL
NO SCALE



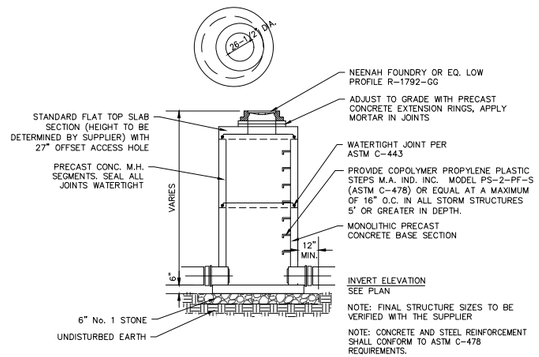
TAPERED CURB TRANSITION TO ROLLED CURB
NO SCALE



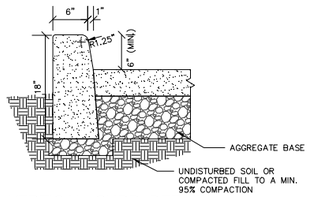
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL
NO SCALE



STORM CURB INLET W/ ROUND STRUCTURE DETAIL
NO SCALE



STORM CATCH BASIN DETAIL
NO SCALE



VERTICAL CURB DETAIL
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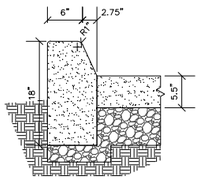
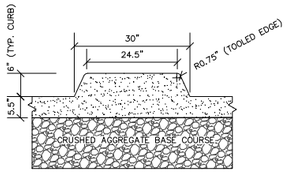
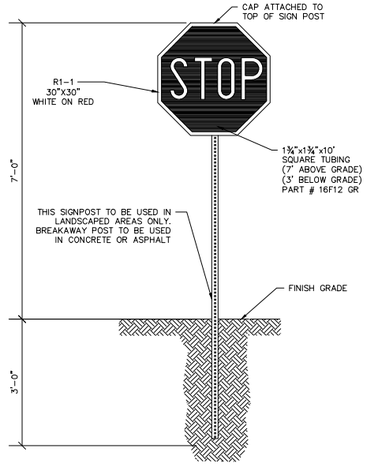


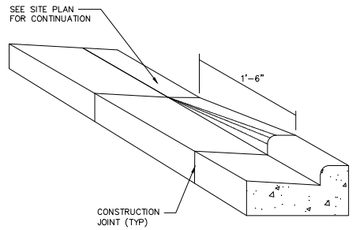
TAPERED CURB DETAIL
NO SCALE



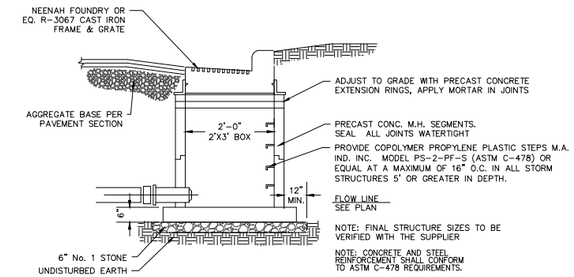
POS CURB DETAIL
NO SCALE



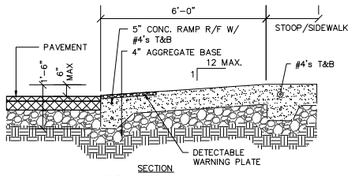
STOP SIGN WITHOUT CONCRETE BASE DETAIL
NO SCALE

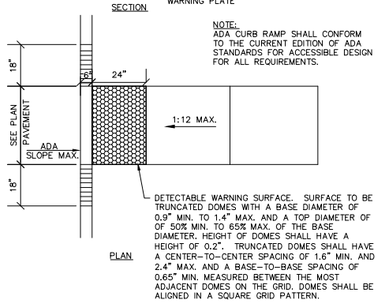


CURB TAPER DETAIL
NO SCALE

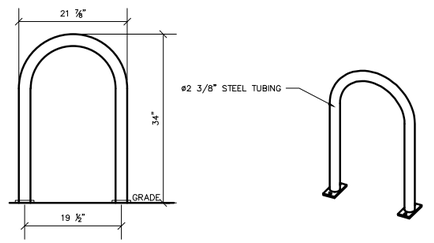


STORM CURB INLET DETAIL
NO SCALE



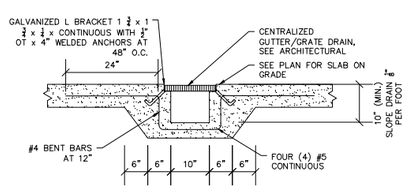


CURB RAMP DETAIL
NO SCALE

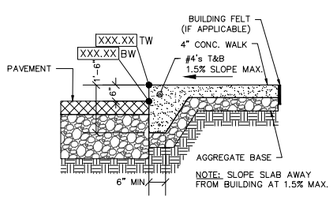


NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. OWNER SHALL SELECT COLOR & FINISH
3. SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.
4. MANUFACTURED BY MADRAX; PRODUCT: U238-IG (SF); 'U' BIKE RACK 2 BIKE

SINGLE LOOP BIKE RACK
NO SCALE



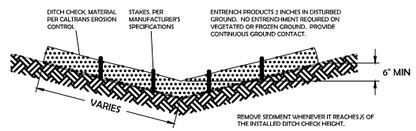
TRENCH DRAIN DETAIL
NO SCALE



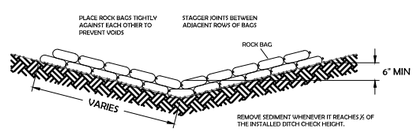
RAISED WALK DETAIL
NO SCALE

DITCH CHECK DETAIL

LOG-TYPE DITCH CHECK



ROCK BAG DITCH CHECK



FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION

SIEVE	PERCENT PASSING BY WEIGHT
2-INCH	-
1½"-INCH	-
1-INCH	100
¾"-INCH	90-100
⅜"-INCH	20-55
No. 4	0-10
No. 8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH

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MARK	BY	DATE	REVISIONS	APPR.	DATE
		MAR. 13, 2024			
		JUN. 7, 2024			

ENGINEER — CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT
REVIEWED BY: DATE
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SEAL — ENGINEER

EXCEL
Always a Better Plan
150 Calverst Drive
Pond du Lac, WI 54920
920-929-9900
excelengineer.com

PREPARED UNDER THE SUPERVISION OF:
JEFFREY LIEBERGEN
DESIGNED BY: AM CHECKED BY: ED
R.C.E. NO.:
DATE:

BENCHMARK:
SEE PLANS

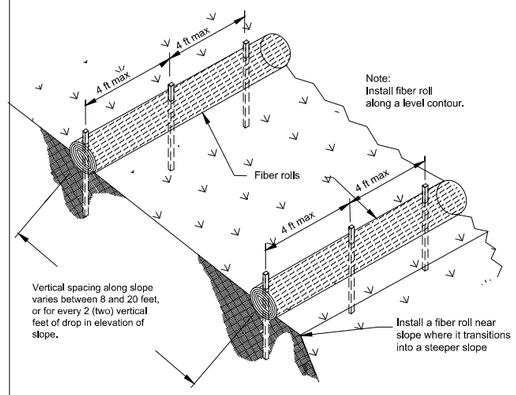
SCALE:
H: PER PLAN V: PER PLAN

CITY OF EASTVALE

PROPOSED CAR WASH FOR:
MISTER CAR WASH #1032 (ARCHIBALD)
CIVIL DETAILS

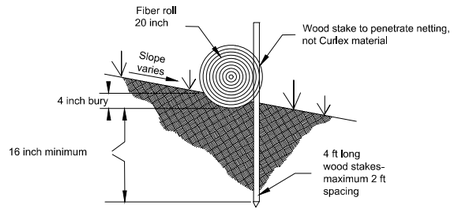
SHEET NO.
C2.0

FOR:
W.O.
CITY FILE NO. PW24-10007
CSG NO. 24E-00068



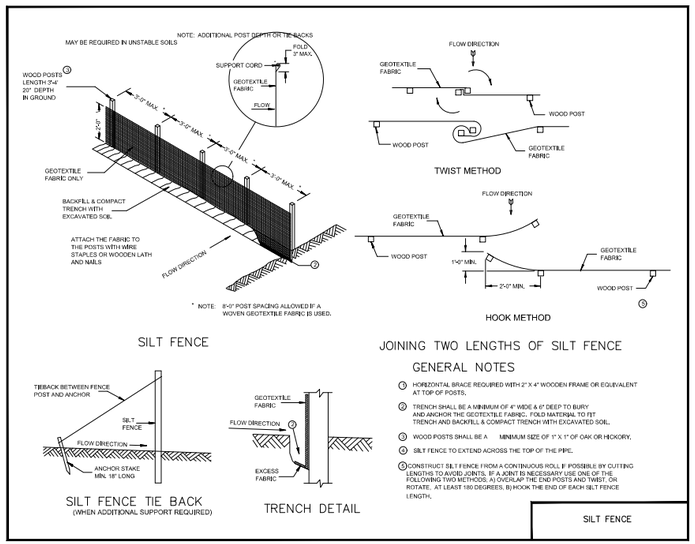
TYPICAL FIBER ROLL INSTALLATION

N.T.S.



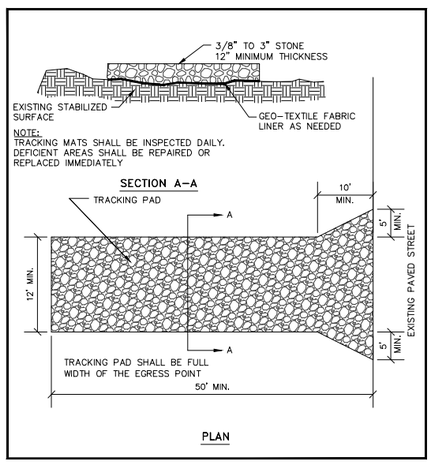
SEDIMENT LOG INSTALLATION

NOT TO SCALE



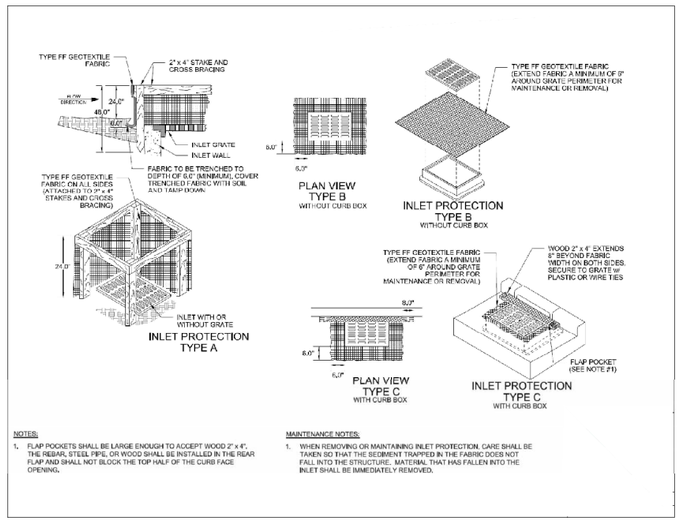
SILT FENCE – INSTALLATION DETAIL

NO SCALE



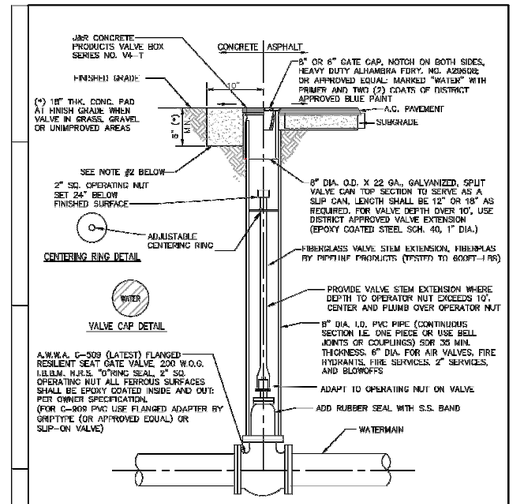
TRACKPAD DETAILS

NO SCALE

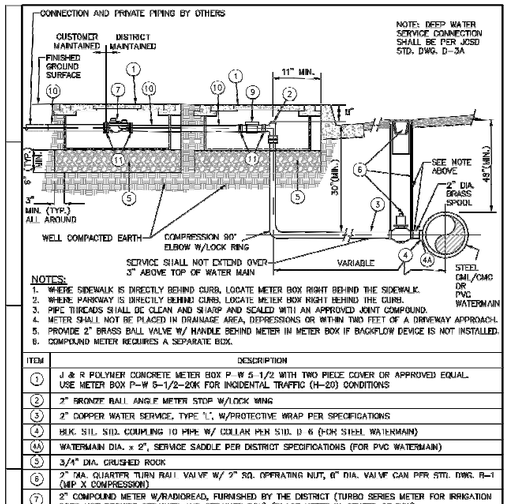


INLET PROTECTION DETAIL

NO SCALE



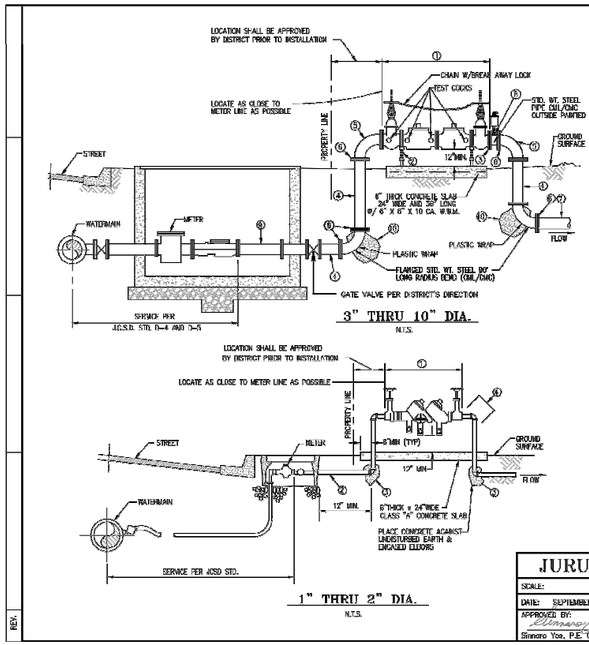
JURUPA COMMUNITY SERVICES DISTRICT		
SCALE: NONE	GATE VALVE INSTALLATION	DRAWING NO. B-1
DATE: SEPTEMBER 2020		
APPROVED BY: Simona Yoo, P.E. C68607	ALBERT A. WEBB ASSOCIATES CONSULTING ENGINEERS RIVERSIDE CALIFORNIA	W.O. 19-0248



NOTES:
1. WHERE SIDEWALK IS DIRECTLY BEHIND CURB, LOCATE METER BOX RIGHT BEHIND THE SIDEWALK.
2. WHERE PARKWAY IS DIRECTLY BEHIND CURB, LOCATE METER BOX RIGHT BEHIND THE CURB.
3. PIPE THREADS SHALL BE CLEAN AND SHARP, AND SEALED WITH AN APPROVED JOINT COMPOUND.
4. METER SHALL NOT BE PLACED IN DRAINAGE AREA, DEPRESSIONS OR WITHIN TWO FEET OF A DRIVEWAY APPROACH.
5. PROVIDE 2" BRASS BALL VALVE W/ HANDLE BEHIND METER IN METER BOX IF BACKFLOW DEVICE IS NOT INSTALLED.
6. COMPOUND METER REQUIRES A SEPARATE BOX.

ITEM	DESCRIPTION
1	J & R POLYMER CONCRETE METER BOX P-W 5-1/2 WITH TWO PIECE COVER OR APPROVED EQUAL. USE METER BOX P-W 5-1/2-20K FOR INCIDENTAL TRAFFIC (H-20) CONDITIONS
2	2" BRONZE BALL ANGLE METER STOP W/LOCK WING
3	2" COPPER WATER SERVICE, TYPE "L", W/PROTECTIVE WRAP PER SPECIFICATIONS
4	BLK. STL. STD. COUPLING TO MPE W/ COLLAR PER STD. D-6 (HDH STEEL WATERMAIN)
4A	WATERMAIN DIA. x 2", SERVICE SADDLE PER DISTRICT SPECIFICATIONS (FOR PVC WATERMAIN)
5	3/4" DIA. CRUSHED ROCK
6	2" DIA. QUARTER TURN BALL VALVE W/ 2" SQ. OPERATING NUT, 6" DIA. VALVE CAN PER STD. DWG. B-1 (MIP X COMPRESSION)
7	2" COMPOUND METER W/RADIOREAD, FURNISHED BY THE DISTRICT (TURBO SERIES METER FOR IRRIGATION DOES NOT REQUIRE STRAINER AND STRAINER BOX) (PLACE METER IN CENTER OF BOX)
8	2" X 12" BRASS PIPE
9	2" STRAINER, FURNISHED BY DISTRICT (PLACE STRAINER IN CENTER OF BOX)
10	2" BRASS PIPE, FIELD ADJUST (MAINTAIN 12" MIN. BETWEEN STRAINER & METER FLANGES)
11	FLANGE TO MATCH STRAINER & METER

JURUPA COMMUNITY SERVICES DISTRICT		
SCALE: NONE	2" METER, 2" WATER SERVICE DETAIL	DRAWING NO. D-3
DATE: SEPTEMBER 2020		
APPROVED BY: Simona Yoo, P.E. C68607	ALBERT A. WEBB ASSOCIATES CONSULTING ENGINEERS RIVERSIDE CALIFORNIA	W.O. 19-0248



ITEM	DESCRIPTION
1	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER A.W.W.A. C-511-(LATEST) SERVICE LINE WILL FLUID. DNES. A.S.U.W.P. @150 P.S.I. M.W.S.P., W/GATE VALVES AND TEST COCKS PER DISTRICT APPROVED MANUFACTURERS LIST.
2	PIPE SUPPORTS PER JCSD STANDARD DRAWING NO A-5 (4 MINIMUM)
3	GROOVE x FLANGE ADAPTION (VICTAULIC STYLE 741 OR APPR EQ)
4	STD WT STEEL PIPE, CML/CMC
5	FLANGED STD WT STEEL 90° LONG RADIUS BEND (FBEL/OUTSIDE PAINTED)
6	150# A.S.A. SLIP-ON FLANGE
7	CUSTOMER SERVICE PIPE
8	1" DIA 3000# THREADED COUPLING WITH 1"x 1/2" BRASS REDUCER BUSHING; 1/2" CORP STOP; 1/2" AIR RELEASE VALVE (APCO) MODEL 50 OR, APPR EQ) W/6FT. STREET FILL TOP OUTLET
9	FOR SERVICE LINE 3" DIA. AND ABOVE SERVICE LINE DIA. x RECD'D. LENGTH STD. WT. WELDED STL. PIPE (FAB./FURN. THRU FACTORY COATING W/STD. WT. WELDING FITTINGS AND 150#) WELD NECK FLG'S. TO MATE REDUCED PRESSURE BACKFLOW PREVENTION DEVICE.
10	3 CU. FT MIN. OF CLASS "C"(2000 PSI) CONCRETE THRUST AND SUPPORT BLOCK

NOTES:
1. THE "APPROVED" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AND INSTALLED SUBJECT TO THE APPROVAL OF THE DISTRICT.
2. THE DEVICE MUST BE INSPECTED AND TESTED IMMEDIATELY AFTER INSTALLATION.
3. PIPE THREADS SHALL BE CLEAN AND SHARP, AND SEALED WITH APPROVED JOINT COMPOUND.
4. ALL WELDED JOINTS SHALL BE MADE WITH A MINIMUM OF TWO COMPLETE PASSES.
5. PAINT BARE METAL WITH PRIMER AND TWO (2) COATS OF PAINT PER DISTRICT SPECIFICATIONS. (NO PRIMER ON BRASS OR BRONZE)
6. SERVICE CANNOT BE TURNED ON UNTIL BACKFLOW ASSEMBLY HAS BEEN TESTED BY A CERTIFIED BACKFLOW TESTER.
7. JCSD'S "CROSS CONTROL CONNECTION SPECIALIST" TO INSPECT PIPE BETWEEN METER AND BACKFLOW ASSEMBLY.

ITEM	DESCRIPTION
1	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER A.W.W.A. C-511(LATEST) SERVICE LINE SIZED W/SCR. ENDS. THRU 2" DIA. WITH A.S.U.W.P. @150 P.S.I. M.W.S.P., W/GATE VALVES & TEST COCKS.
2	FOR SERVICE LINE THROUGH 2" DIA. SERVICE LINE DIA. x RECD'D. LENGTH STD. WT. BRASS PIPE W/SCRD. INT. SCR. BRASS FITTINGS.
3	2 CU. FT. MIN. OF CLASS "C" (2000 PSI) CONCRETE THRUST AND SUPPORT BLOCK
4	PAINT EXTERIOR WITH PRIMER AND TWO (2) COATS OF PAINT PER DISTRICT SPECIFICATIONS. (NO PRIMER ON BRASS OR BRONZE)

JURUPA COMMUNITY SERVICES DISTRICT		
SCALE:	REDUCED PRESSURE BACKFLOW DEVICE	DRAWING NO. H-2
DATE: SEPTEMBER 2020		
APPROVED BY: Simona Yoo, P.E. C68607	ALBERT A. WEBB ASSOCIATES CONSULTING ENGINEERS RIVERSIDE CALIFORNIA	W.O. 19-0248

DIGALERT

DIAL BEFORE YOU DIG — TOLL FREE 1-800-422-4133 — TWO WORKING DAYS BEFORE YOU DIG

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		MAR. 13, 2024			
		JUN. 7, 2024			

ENGINEER — CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT

REVIEWED BY: _____ DATE _____

ACCEPTED BY: _____ DATE _____

SEAL – ENGINEER

EXCEL
Always a Better Plan
150 Corporate Center
Florence, KY 41042
859-525-9900
excelengineer.com

PREPARED UNDER THE SUPERVISION OF: JEFFREY LIEBERGEN

DESIGNED BY: AM CHECKED BY: ED
R.C.E. NO.: _____
DATE: _____

BENCHMARK:
SEE PLANS

SCALE:
H: PER PLAN V: PER PLAN

FOR:

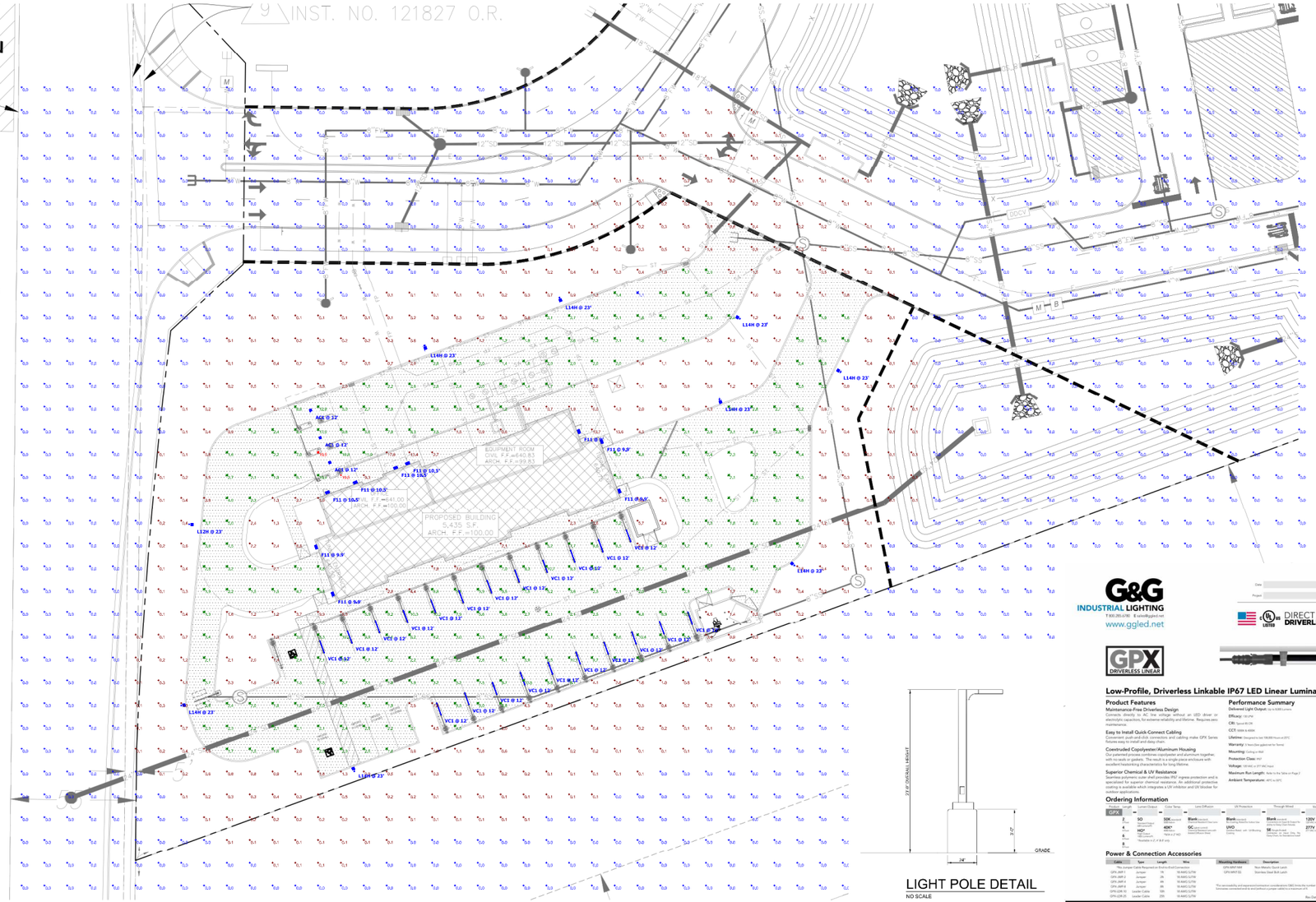
W.O.

CITY FILE NO. PW24-10007
CSG NO. 24E-00068

CITY OF EASTVALE

PROPOSED CAR WASH FOR:
MISTER CAR WASH #1032 (ARCHIBALD)
CIVIL DETAILS

SHEET NO.
C2.1


INST. NO. 121827 O.R.
EQUIPMENT ROOM
CIVIL F.F.=640.83
ARCH. F.F.=99.83
PROPOSED BUILDING
9,435 S.F.
ARCH. F.F.=100.00
L14H @ 23°
L22H @ 23°
L14H @ 23°
L14H @ 23°
L14H @ 23°
L14H @ 23°
L14H @ 23°
L14H @ 23°
L22H @ 23°
L14H @ 23°
AG1 @ 22'
AG1 @ 12'
AG1 @ 12'
F11 @ 10.5'
F11 @ 10.5'
F11 @ 10.5'
F11 @ 9.5'
F11 @ 9.5'
F11 @ 9.5'
F11 @ 9.5'
F11 @ 9.5'
VC1 @ 12'
VC1 @ 12'
VC1 @ 12

DESIGN STUDIOS

LANDSCAPE DEVELOPMENT

MISTER CARWASH #1032

EXCEL ENGINEERING

LANDSCAPE IMPROVEMENT PLANS

ARCHIBALD AVENUE

EASTVALE, CA 92880

GENERAL NOTES:

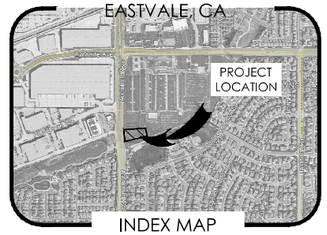
1. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE INFORMATION NOT SHOWN IN THESE DRAWINGS.
2. UPON EXECUTION OF THE CONTRACT, PROVIDE THE LANDSCAPE ARCHITECT AND OWNER WITH A CRITICAL PATH SCHEDULE TO INCLUDE EACH ITEM, LEAD TIME, ORDER AND INSTALLATION DATE FOR SUBSTANTIAL COMPLETION.
3. PROVIDE FOR POSITIVE DRAINAGE. NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE OTHERWISE. MAINTAIN FLOWLINES AND DRAINAGE PATTERNS AS INDICATED ON ENGINEER'S GRADING DRAWINGS.
4. VERIFY AND STAKE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND IS REQUIRED BY GOVERNING AGENCIES BE HELD LIABLE FOR DAMAGES TO EXISTING UTILITIES INCURRED BY INSTALLATION OF THE WORK.
5. REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION.
6. CHECK DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS WITH FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER.
7. VERIFY PROPERTY LINES PRIOR TO COMMENCING WORK. NO CONSTRUCTION ITEM, INCLUDING FOOTINGS, SHALL EXTEND BEYOND PROPERTY LINE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK. PIPING, CONDUIT AND SLEEVES SHALL BE SET IN PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
9. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE. CONSTRUCTION MEANS AND METHODS, SAFETY PROCEDURES, BRACING, TEMPORARY SUPPORTS, AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
10. GIVE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED OR REQUESTED JOB SITE VISIT.
11. FORMS AND ALIGNMENT OF PAVING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING.
12. FOR SUBMITTALS, SAMPLES AND SHOP DRAWINGS REQUESTED, SUBMIT IN TRIPLICATE TO LANDSCAPE ARCHITECT WITH ONE COPY TO THE OWNER UNLESS OTHERWISE SPECIFIED.
13. PROPOSED SURFACES SHALL MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
14. DIMENSIONS ARE FROM OUTSIDE FACE OF THE BUILDING, PAVING AND WALLS UNLESS OTHERWISE NOTED. ANGLES ARE 90 OR 45 UNLESS OTHERWISE NOTED.
15. COORDINATE AND COOPERATE WITH CONTRACTORS OF ATTACHED, ADJOINING AND INTERFACING WORK OF OTHER TRADES.
16. MATERIALS AND WORKMANSHIP, CONFORM TO LATEST UNIFORM BUILDING CODES AND APPLICABLE GOVERNING AGENCY CODES AND ORDINANCES. NO PART OF CONTRACT DOCUMENTS TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER.

GRADING NOTES:

1. PRIOR TO CONSTRUCTION, VERIFY EXISTING AND PROPOSED GRADES, UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, STREET IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS WITH THE CONTRACT DOCUMENTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCREPANCIES.
2. GRADING PLANTING AREAS TO CATCH BASINS AT 2% MINIMUM.
3. PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
4. CONCRETE WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND SHALL MEET GOVERNING AGENCY REQUIREMENTS.
5. INSTALL DRAIN LINES IN SMOOTH, CONTINUOUS SLOPE AT ¼" (3" IN 50') FALL UNLESS NOTED OTHERWISE. INSTALL INLETS IN PAVING POSITIONED IN ALIGNMENT WITH ADJACENT MATERIAL.
6. PROVIDE PVC PIPE AS SHOWN OR IF NOT SHOWN, AS REQUIRED TO CONNECT DRAIN INLETS AND PROVIDE A COMPLETE DRAINAGE SYSTEM.
7. CORE DRILL AND DAYLIGHT DRAIN LINE THROUGH FACE OF EXISTING CURB ABOVE FLOW LINE. VERIFY LOCATION AND INVERT IN THE FIELD.
8. ESTABLISH FINISH GRADES IN SHRUB AREAS 2 INCHES BELOW ADJACENT PAVING SURFACE AND 1 INCH BELOW ADJACENT PAVING SURFACE FOR LAWN AREAS.
9. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL DRAINAGE SYSTEMS NOT FULLY SHOWN HERE. COORDINATE INSTALLATION OF ENTIRE DRAINAGE SYSTEM SHOWN ON LANDSCAPE AND CIVIL DRAWINGS.
10. COORDINATE ROUTING OF DRAINAGE PIPE AROUND TREE PIT LOCATIONS INDICATED ON PLANTING PLANS.
11. MAINTAIN "AS-BUILT" DRAWINGS OF DRAINAGE PIPE ROUTING. SUBMIT MYLAR REPRODUCIBLE "AS-BUILT" TO OWNER UPON COMPLETION OF THE WORK.
12. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DESIGN, SUCH EXISTING CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER. ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.



VICINITY MAP



INDEX MAP

LANDSCAPE ARCHITECT

DESIGN STUDIOS LANDSCAPE DEV.
88 N OAK STREET, SUITE 1A
VENTURA, CA 93001
(661) 295-1970
CONTACT: Roberto Leo

CIVIL ENGINEER

EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
(920) 926-9800
CONTACT: Eric Drazkowski

LANDSCAPE SHEET INDEX

SHEET	DRAWING TITLE
CS	COVER SHEET
LI.00	IRRIGATION SCHEDULE, NOTES, & CALCS
LI.01	IRRIGATION PLAN
LP.00	PLANTING SCHEDULE & NOTES
LP.01	PLANTING PLAN
LD.01 - LD.03	IRRIGATION DETAILS
LD.04	PLANTING DETAILS
LS.01	IRRIGATION SPECIFICATIONS
LS.02	PLANTING SPECIFICATIONS

DESIGN STUDIOS
LANDSCAPE DEVELOPMENT LLC
88 N OAK STREET, SUITE 1A
VENTURA, CA 93001
PHONE: (661) 295-1970
WWW.DESIGNSTUDIOSLD.COM

MISTER CAR WASH #1032
LANDSCAPE IMPROVEMENT PLANS
ARCHIBALD AVE
EASTVALE, CA 92880

PREPARED FOR
EXCEL
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
(920) 926-9800

REVISION:	NOTES:	DR BY:	DATE:
1ST PLAN CHECK			08/30/2024
2ND PLAN CHECK			10/17/2024

DRAWING TITLE:
COVER SHEET

LICENSED LANDSCAPE ARCHITECT
ROBERTO LEO
Signature
JULY 31, 2024
Renewal Date
Jun. 06,2024
Date
STATE OF CALIFORNIA

811
Know what's below.
Call before you dig.

DATE: 06/06/2024
SCALE: N/A
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET:
CS

GENERAL IRRIGATION NOTES

ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.

ALL IRRIGATION EQUIPMENT BOXES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE TRAFFIC RATED CONCRETE BOXES WITH METAL LIDS. REFER TO CITY STANDARD DETAILS.

DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER.

ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.

ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW. REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING WORK AND AGAIN PRIOR TO COMMENCING WORK. VERIFICATION SHALL BE DOCUMENTED AND DELIVERED TO OWNER'S REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL SCH 40 PVC SLEEVING UNDER PAVING, WALLS AND CURBS AT NO LESS THAN 24" BELOW GRADE AND NO LESS THAN 2X DIAMETER OF IRRIGATION PIPE IN AREAS WHERE PIPE CROSSING WILL OCCUR.

EXISTING IRRIGATION IN ADJACENT AREAS SHALL BE PROTECTED IN PLACE FOR CONTINUED USE, CONTRACTOR SHALL VERIFY THE EXTENT OF THE EXISTING SYSTEM AND MAKE ADJUSTMENTS TO CAP OFF OR MODIFY THE EXITING SYSTEM TO MEET THE NEW LANDSCAPE CONDITION IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION AND IF DAMAGED, SHALL REPLACE WITH SAME MANUFACTURER AND MODEL.

ALL EQUIPMENT LOCATIONS AND PIPE ROUTING SHALL BE STAKED IN FIELD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ALL LAYOUT SHALL BE AS APPROVED BY, LANDSCAPE ARCHITECT, AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. NO EQUIPMENT SHALL BE INSTALLED WITHOUT APPROVAL OF LAYOUT.

CONTRACTOR SHALL ADJUST AND CAP OFF EXISTING ADJACENT IRRIGATION SYSTEM AS REQUIRED. SYSTEM SHALL PROVIDE COMPLETE 100% HEAD TO HEAD COVERAGE IN ALL AREAS AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. ALL LAYOUT SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL REFER TO CORRESPONDING ON-SITE WATER AND SEWER PLAN FOR UNDERLYING WATERLINES, EASMENTS, AND OTHER RELATED EQUIPMENT. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS IN FIELD WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL CONFIRM THAT PRESSURE REGULATOR IS REQUIRED. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF IRRIGATION P.O.C. IF REQUIRED.

ALL LATERAL LINES WITH GREATER THAN FIVE FEET OF ELEVATION CHANGE SHALL HAVE THE KING BROS. MOD. NO. KSC-(XXX)-S (APPROPRIATE LINE SIZE) SWING CHECK VALVE INSTALLED AT EVERY FIVE (5) FEET OF ELEVATION CHANGE MINIMUM. CONTRACTOR SHALL VERIFY ALL SWING CHECK VALVE LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

ALL RCV'S CONTROLLING IRRIGATION HEADS ON SLOPE SHALL BE INSTALLED WITH A LINE SIZED KING PROS. MOD. NO. KSC-(XXX)-S (APPROPRIATE LINE SIZE) SWING CHECK VALVE. INSTALL SWING CHECK VALVE DIRECTLY DOWN STREAM OF THE RCV TO PREVENT DRAINAGE OF WATER IN PVC LATERAL INTO VALVE BOX DURING RCV MAINTENANCE.

Maximum Applied Water Allowance & Estimated Total Water Use (MAWA & ETWU)

Project Name → Mister Car Wash #1032
City Location → Riverside Uc
Site Type → Commercial
Annual Eto (inches/yr) → 56.4

Zone or Valve	Water Use Plant Factor		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)	Percentage of Landscape Area
Regular Landscape Areas									
1	0.6	Moderate	Shrub Dripline	0.81	0.7	6,071	4,497	157,252	22.73%
2	0.2	Low	Shrub Dripline	0.81	0.2	5,632	1,391	48,627	21.08%
3	0.6	Moderate	Tree Bubbler	0.81	0.7	110	81	2,849	0.41%
4	0.2	Low	Shrub Dripline	0.81	0.2	6,907	1,705	59,636	25.86%
5	0.2	Low	Shrub Dripline	0.81	0.2	7,936	1,960	68,520	29.71%
6	0.6	Moderate	Tree Bubbler	0.81	0.7	55	41	1,425	0.21%
					SUBTOTAL →	0	0	0	
					GRAND TOTAL →	26,711			100.00%
					Estimated Total Water Use (ETWU) →			338,309	
					Maximum Allowed Water Allowance (MAWA) →			420,314	

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 9,675
Total Area 26,711
Average ETAF 0.36

All Landscape Areas
Total ETAF x Area 9,675
Total Area 26,711
Sitewide ETAF 0.36

Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

Calculator developed July 27, 2015.
This calculator is for estimating purposes only.
Hunter assumes no liability for use of this calculator.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	26,99	20	6,99	30,0	52,8	0,43 in/h
2	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	25,03	20	5,03	25,4	46,2	0,43 in/h
3	RAIN BIRD PEB-PRS-D	1"	BUBBLER	11	30	1,91	36,2	53,2	0,92 in/h
4	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	30,69	20	10,4	31,3	49,7	0,43 in/h
5	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	35,26	20	12,6	34,0	56,2	0,43 in/h
6	RAIN BIRD PEB-PRS-D	1"	BUBBLER	5,5	30	1,71	32,4	48,9	0,94 in/h

CRITICAL ANALYSIS

Generated: 2024-03-14 15:39

P.O.C. NUMBER: 01
Water Source Information:
Purveyor: Jurupa (Community Services District)
Static Water Pressure (PSI): 94 (Per "Fire Flow Hydraulic Model Test - Parcel Map 35061)
Contact: Joseph Villa (Development/Engineering Representative)
Date: 6/5/2024

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available 75 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 90 PSI
Elevation Change: 5,00 ft
Service Line Size: 3"
Length of Service Line: 20 ft
Pressure Available: 88 PSI

DESIGN ANALYSIS
Maximum Station Flow: 35,26 GPM
Flow Available at POC: 75 GPM
Residual Flow Available: 39,74 GPM

Critical Station: 5
Design Pressure: 20 PSI
Friction Loss: 1,25 PSI
Fittings Loss: 0,12 PSI
Elevation Loss: 0 PSI
Loss through Valve: 12,6 PSI
Pressure Req. at Critical Station: 34,0 PSI
Loss for Fittings: 0,36 PSI
Loss for Main Line: 3,58 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12,1 PSI
Loss for Master Valve: 3,55 PSI
Loss for Water Meter: 2,64 PSI
Critical Station Pressure at POC: 56,2 PSI
Pressure Available: 88 PSI
Residual Pressure Available: 31,8 PSI

RESIDUAL PRESSURE WILL BE ADJUSTED DOWN TO BE 10% OF STATIC PRESSURE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
25 50 10 20	HUNTER PROS-PRS30-04-CV-PCN FLOOD BUBBLER, 4IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE.	33	30
1401 1402 1404 1408	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4,0IN. DIAMETER X 36,0IN. LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0,25 GPM, 1402 0,5 GPM, 1404 1,0 GPM, 1408 2,0 GPM.	33	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH SINGLE 1-1/2IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. FLOW RANGE: 15-62 GPM.	4
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	15
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-18 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE, 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.	17,696 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB-PRS-D 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	2
	RAIN BIRD 33-DLRC 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	9
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	4
MV	RAIN BIRD PESB-PRS-D 1-1/2" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 10 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
L	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1
WR	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	CREATIVE SENSOR TECHNOLOGY FSI-T10-001 1IN. PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS. CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86 GPM - 52 GPM.	1
EZ	EZ-FLO FERTILIZING SYSTEMS EZ001-CX ONE SYSTEM FEEDS ALL ZONES, DRIP OR SPRINKLER. USED FOR SMALLER COMMERCIAL LANDSCAPES, RESIDENTIAL, HOAFT,S, MODEL HOMES, AND GROWER APPLICATIONS. INSTALL DIRECTLY IN THE IRRIGATION SYSTEM MAIN LINE AFTER THE BACK FLOW PREVENTER. TANK CAPACITY: 1.5 G.	1
EN	STRONG BOX SBBC-45CR LOW PROFILE, TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, COLD ROLLED STEEL, BACKFLOW ENCLOSURE.	1
M	WATER METER 1-1/2" PURVEYOR: JURUPA (COMMUNITY SERVICES DISTRICT) STATIC WATER PRESSURE (PSI): 94 (PER "FIRE FLOW HYDRAULIC MODEL TEST - PARCEL MAP 35061) CONTACT: JOSEPH VILLA (DEVELOPMENT/ENGINEERING REPRESENTATIVE) DATE: 6/5/2024	1
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,870 L.F.
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40	808,1 L.F.
= = = = = = = =	PIPE SLEEVE: PVC SCHEDULE 40	300,0 L.F.

Valve Callout
Valve Number
Valve Flow (GPM)
Water Use
Emitter Type
Vegetation Type
Valve Size

DESIGN STUDIOS
LANDSCAPE DEVELOPMENT LLC
88 N OAK STREET, SUITE 1A
VENTURA, CA 93001
PHONE: (661) 295-1970
WWW.DESIGNSTUDIOSLD.COM

MISTER CAR WASH #1032
LANDSCAPE IMPROVEMENT PLANS
ARCHIBALD AVE
EASTVALE, CA 92880

PREPARED FOR:
EXCEL
100 CAMELOT DRIVE
FOUNTAIN VALLEY, CA 92708
(949) 954-9900

REVISION:	NOTES:	DATE:	DR BY:
.	Plan Check 1	03/11/2024	.
.	Plan Check 2	05/06/2024	.
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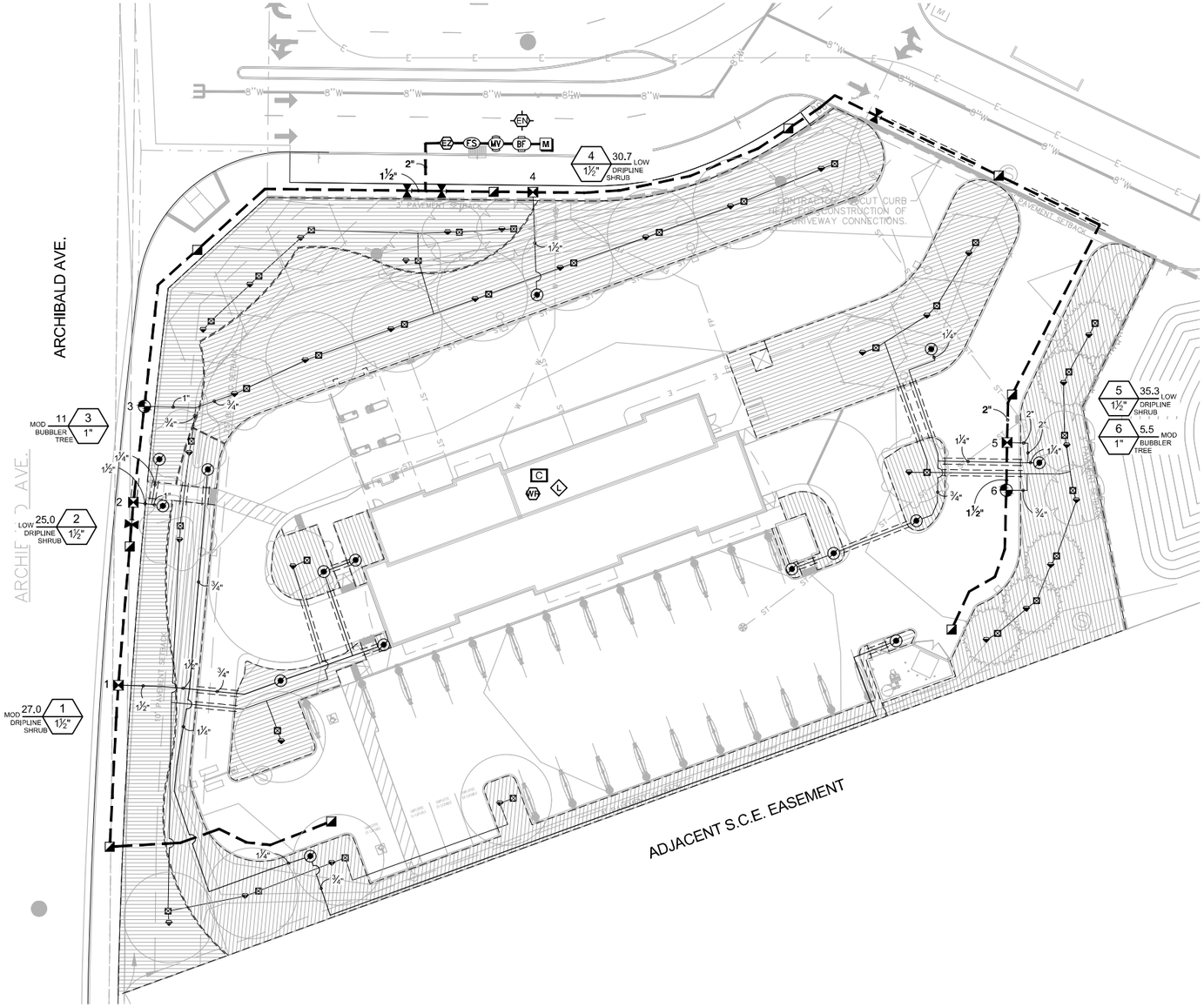
DRAWING TITLE:
IRRIGATION SCHEDULE & NOTES

LICENSED LANDSCAPE ARCHITECT
JEFFREY E. TE
Signature
JULY 31, 2024
Renewal Date
Jun. 06,2024
Date
STATE OF CALIFORNIA

811
Know what's **below.** **Call** before you dig.

DATE: 06/06/2024
SCALE: N/A
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET:
LI.00



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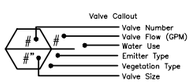
	IRRIGATION MAINLINE: PVC SCHEDULE 40	808,1 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	300,0 L.F.

Valve Callout



EQUIPMENT LOCATION NOTE

1. INSTALL ALL IRRIGATION EQUIPMENT, PRESSURE MAIN LINE PIPING, CONTROL VALVES, ETC, WITHIN PLANTING AREA - ANY IRRIGATION EQUIPMENT SHOWN OUTSIDE OF PLANTING AREA IS FOR DRAWING CLARITY (TYPICAL).
2. AUTOMATIC CONTROLLER AND ALL OTHER IRRIGATION EQUIPMENT LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. STAKE OUT IRRIGATION EQUIPMENT LOCATIONS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION. FINAL LOCATION AND EXACT POSITIONING OF IRRIGATION EQUIPMENT SHALL BE DETERMINED BY OWNER. MINOR MODIFICATIONS OF IRRIGATION EQUIPMENT LOCATIONS AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO INSTALLATION SHALL CAUSE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO OWNER.
3. REMOTE CONTROL VALVE, QUICK COUPLING VALVE AND GATE VALVE, ETC, LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE OUT EACH ELECTRIC CONTROL VALVE, QUICK COUPLING VALVE AND GATE VALVE, ETC, LOCATION FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION OF VALVES. SEE DETAILS FOR ADDITIONAL VALVE INSTALLATION INFORMATION. FINAL LOCATION AND EXACT POSITIONING OF IRRIGATION EQUIPMENT SHALL BE APPROVED BY THE OWNER. MINOR MODIFICATIONS OF IRRIGATION EQUIPMENT LOCATIONS AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO INSTALLATION SHALL CAUSE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO OWNER.
4. VALVES SHALL NOT BE INSTALLED IN TURF. INSTALL VALVES IN NEAREST NON-TURF PLANTED AREA.

IRRIGATION SLEEVE SIZES

PIPE SIZE	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	6"
SLEEVE SIZE	3"	3"	3"	4"	4"	4"	6"	8"	12"

NOTE: IRRIGATION CONTROL WIRE CONDUIT SIZE SHALL BE 4"

SLEEVES ARE REQUIRED FOR ALL IRRIGATION PIPING INSTALLED UNDER PAVING AREAS. REFER TO IRRIGATION SLEEVE SIZING CHART SHOWN ON THIS SHEET FOR IRRIGATION SLEEVE SIZE (TYPICAL). NOTE: FOR DRAWING CLARITY ALL IRRIGATION SLEEVES ARE NOT SIZED, BUT SHALL BE INSTALLED AND INCLUDED AS PART OF THE CONTRACTOR'S BID. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE ITSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, FOOTINGS, ETC. AND COORDINATE ITS WORK WITH OTHER TRADES FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER FOOTINGS, UNDER ROADWAYS, UNDER PAVING, STRUCTURES, ETC.



Scale: 1" = 20'-0"
0 5' 10' 20' 40'

DESIGN STUDIOS
LANDSCAPE DEVELOPMENT LLC
88 N OAK STREET, SUITE 1A
VENTURA, CA 93001
PHONE: (661) 295-1970
WWW.DESIGNSTUDIOSLD.COM

MISTER CAR WASH #1032
LANDSCAPE IMPROVEMENT PLANS
ARCHIBALD AVE
EASTVALE, CA 92880

PREPARED FOR:
EXCEL
105 CAMELOT DRIVE
FONTANA, CA 92336
(909) 954-0800

REVISION:	NOTES:	DATE:	DR BY:
.	Plan Check 1	03/13/2024	.
.	Plan Check 2	05/06/2024	.
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DRAWING TITLE:
IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
ROBERTO E. LOPEZ
No. 6482
Signature
JULY 31, 2024
Renewal Date
Jun. 06,2024
Date
STATE OF CALIFORNIA

811
Know what's below.
Call before you dig.

DATE: 06/06/2024
SCALE: 1" = 20'-0"
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET: LI.01

PLANTING NOTES:

1. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
2. MULCH:
   IN ALL SHRUB, TURF BLOCK, AND GROUND COVER AREAS, APPLY 3" DEEP ORGANIC RECYCLED CHIPPED WOOD IN DARK BROWN (SIZE SHALL NOT EXCEED 1-1/2" IN DIAMETER). CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. ROOT BARRIERS: ▬▬▬
   ROOT BARRIER BY CENTURY PRODUCTS. REFER TO PLANTING SPECIFICATIONS. SEE DETAIL SHEET LPD.01.
4. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
5. SOIL PREPARATION:
   (FOR BID PURPOSES ONLY) PENDING SOILS TEST AND RECOMMENDATIONS
   (SOIL PREPARATION PER 1,000 S.F.)
   - 4 CU. YARDS NITROLIZED WOOD SHAVINGS OR EQUAL
   - 100 LBS. GYPSUM
   - 150 LBS. GROW POWER PLUS

   REFER TO AGRONOMIC SOILS REPORT AND PLANTING SPECIFICATIONS FOR SOIL PREPARATION NOTES. CONTRACTOR TO COLLECT SOIL SAMPLE DURING CONSTRUCTION AND SUBMIT FOR SOIL REPORT.
6. INSTALLATION:
   - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES OR STRUCTURES.
   - DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO THE FAILURE TO GIVE SUCH NOTIFICATION PRIOR TO BEGINNING WORK.
   - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
   - REFER TO THE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
7. TREE STAKING:
   CONTRACTOR TO STAKE ALL TREES IN FIELD FOR APPROVAL PRIOR TO INSTALLATION.
8. MAINTENANCE:
   CONTRACTOR SHALL PROTECT AND MAINTAIN IN PLACE ALL EXISTING PLANT MATERIAL UNLESS SPECIFICALLY DIRECTED OTHERWISE BY OWNER/LANDSCAPE ARCHITECT. ALL PLANT MATERIAL REMOVED OR DAMAGED SHALL BE REPLACED WITH NEW PLANT MATERIAL OF EQUAL SIZE AT THE DISCRETION OF THE OWNER/LANDSCAPE ARCHITECT.

Onsite Shade Tree Calculations								
Botanical/Common	Container Size	Type	WUCOLS	Quantity	Diameter (feet)	Radius (feet)	Area SF per tree	Total SF area per species
SCHINUS MOLLE / CALIFORNIA PEPPER	24" BOX	EVERGREEN	LOW	2	28	14	616	1,232
			Total Parking Lot Trees:	2	Total Tree Shade Square Footage:			1,232
			Number of Evergreen Trees:	2	Parking Lot Square Footage:			802
			Number of Deciduous Trees:	0				
					Tree SF / Parking Lot SF:			154%
					Minimum Tree Shade Required:			40%

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	FORM	QTY	REMARKS
TREES							
AB 36	ACACIA BAILEYANA 'PURPUREA'	PURPLE-LEAF ACACIA	36" BOX	LOW	STANDARD	3	EVERGREEN
AM 36	ARBUTUS X `MARINA`	MARINA STRAWBERRY TREE STANDARD	36" BOX	MODERATE	LOW BRANCH	6	SEMI-EVERGREEN
CC 36	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	MODERATE	STANDARD	3	EVERGREEN
PA 24	PLATANUS X ACERIFOLIA `COLUMBIA`	COLUMBIA LONDON PLANE TREE	24" BOX	MODERATE	STANDARD	5	EVERGREEN
RA 24	ROBINIA X AMBIGUA `IDAHOENSIS`	IDAHO PINK LOCUST	24" BOX	LOW	MULTI	5	DECIDUOUS
SM 24	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	LOW	STANDARD	11	DECIDUOUS

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY	REMARKS
SHRUBS						
A	AGAVE ATTENUATA 'BOUTIN BLUE'	BLUE FOX TAIL AGAVE	5 GAL	LOW	14	
AB	ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW	5 GAL	LOW	100	
C	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW	21	
●	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	LOW	45	
EC	ELYMUS CONDENSATUS 'CANYON PRINCE' (LEYMUS)	CANYON PRINCE WILD RYE GRASS	5 GAL	LOW	61	
EZ	EPILOBIUM CALIFORNICA (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	5 GAL	LOW	41	
HEA	HETEROMELES ARBUTIFOLIA `DAVIS GOLD`	DAVIS GOLD TOYON	5 GAL	LOW	22	
+	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY	5 GAL	LOW	186	
□	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	LOW	80	
MYC	MYRTUS COMMUNIS	COMMON MYRTLE	5 GAL	MODERATE	51	
SC	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	WINNIFRED GILMAN CLEVELAND SAGE	5 GAL	LOW	13	
VINES						
	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	5 GAL	LOW	6	STAKED

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING	QTY	REMARKS
SHRUB AREAS							
	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	LOW	36" o.c.	200	
GROUND COVERS							
	LANTANA CAMARA 'DWARF YELLOW'	YELLOW BUSH LANTANA	1 GAL	LOW	30" o.c.	644	
	MYOPORUM PARVIFOLIUM 'WHITE' ('PROSTRATUM')	CREEPING MYOPORUM	1 GAL	LOW	60" o.c.	141	
	ROSMARINUS OFFICINALIS `PROSTRATUS`	DWARF ROSEMARY	1 GAL	LOW	48" o.c.	185	
	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	LOW	48" o.c.	284	

N

Scale: 1" = 20'-0"
0 5 10' 20' 40'

DESIGN STUDIOS
LANDSCAPE DEVELOPMENT LLC
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PHONE: (661) 295-1970
WWW.DESIGNSTUDIOSGLD.COM

MISTER CAR WASH #1032
LANDSCAPE IMPROVEMENT PLANS
ARCHIBALD AVE
EASTVALE, CA 92880

PREPARED FOR
MCK
100 CAMELOT SHORE
TOMS RIVER, NJ 08753
(305) 509-2900

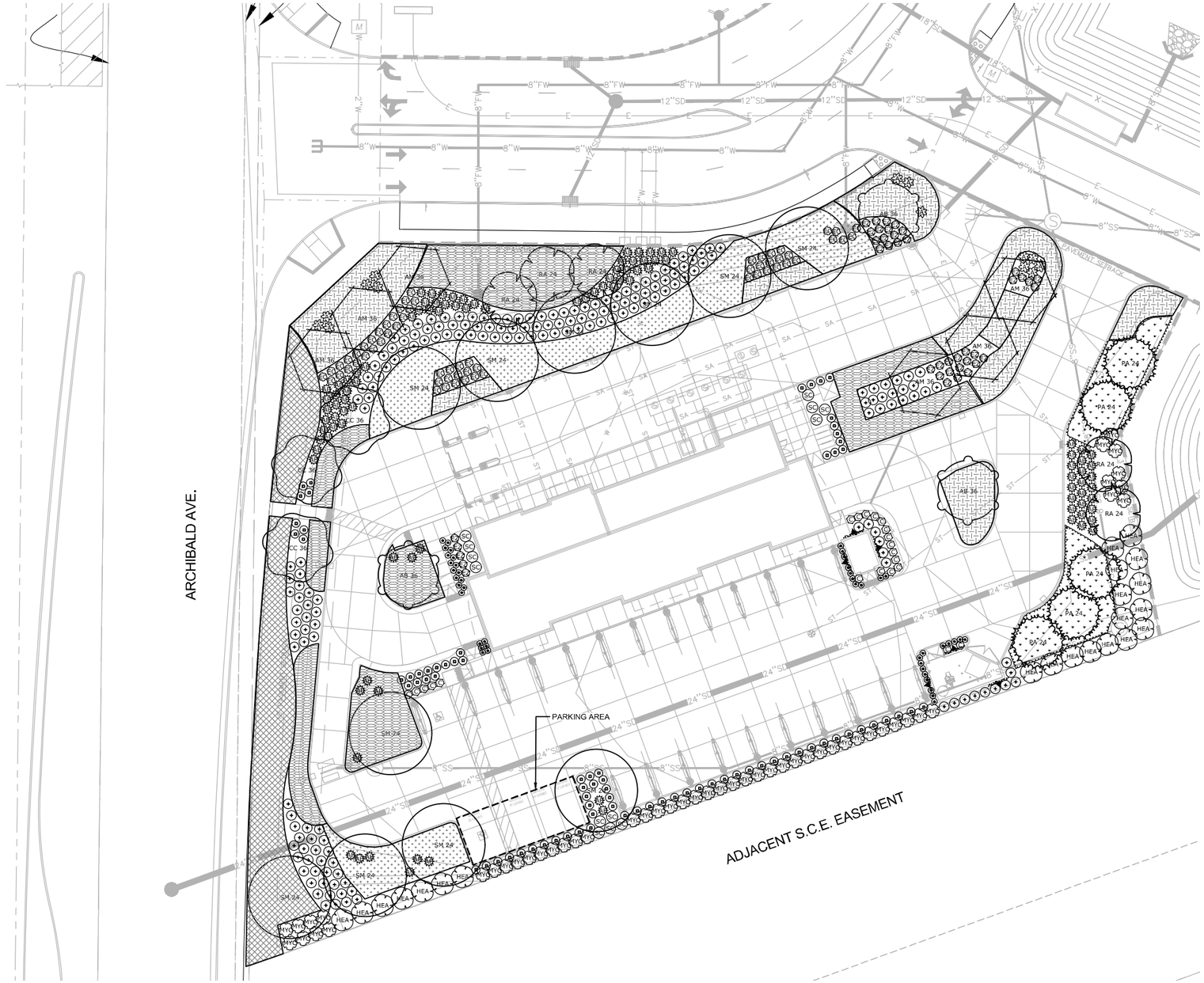
REVISION:	NOTES:	DATE:	DR BY:
.	Revision 1	07/15/2024	.
.	Revision 2	08/06/2024	.

DRAWING TITLE:
PLANTING SCHEDULE & NOTES

LICENSED LANDSCAPE ARCHITECT
No. 6176
Signature
JULY 31, 2024
Renewal Date
Jun. 06,2024
Date
STATE OF CALIFORNIA

811
Know what's below.
Call before you dig.

DATE: 06/06/2024
SCALE: 1" = 20'-0"
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET: LP.00



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AB 36	ACACIA BAILEYANA 'PURPUREA'	PURPLE-LEAF ACACIA	36" BOX
AM 36	ARBUTUS X `MARINA`	MARINA STRAWBERRY TREE STANDARD	36" BOX
CC 36	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX
PA 24	PLATANUS X ACERIFOLIA `COLUMBIA`	COLUMBIA LONDON PLANE TREE	24" BOX
RA 24	ROBINIA X AMBIGUA `IDAHOENSIS`	IDAHO PINK LOCUST	24" BOX
SM 24	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT
SHRUBS			
A	AGAVE ATTENUATA 'BOUTIN BLUE'	BLUE FOX TAIL AGAVE	5 GAL
AB	ANIGOZANTHOS X 'BIG RED'	BIG RED KANGAROO PAW	5 GAL
C	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL
●	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL
EC	ELYMUS CONDENSATUS 'CANYON PRINCE' (LEYMUS)	CANYON PRINCE WILD RYE GRASS	5 GAL
EZ	EPILOBIUM CALIFORNICA (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	5 GAL
HEA	HETEROMELES ARBUTIFOLIA `DAVIS GOLD`	DAVIS GOLD TOYON	5 GAL
+	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY	5 GAL
□	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL
MYC	MYRTUS COMMUNIS	COMMON MYRTLE	5 GAL
SC	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	WINNIFRED GILMAN CLEVELAND SAGE	5 GAL
VINES			
	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	5 GAL

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT
SHRUB AREAS			
	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL
GROUND COVERS			
	LANTANA CAMARA `DWARF YELLOW`	YELLOW BUSH LANTANA	1 GAL
	MYOPORUM PARVIFOLIUM 'WHITE' ('PROSTRATUM')	CREEPING MYOPORUM	1 GAL
	ROSMARINUS OFFICINALIS `PROSTRATUS`	DWARF ROSEMARY	1 GAL
	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL

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LANDSCAPE IMPROVEMENT PLANS
ARCHIBALD AVE
EASTVALE, CA 92880

PREPARED FOR:
MCW
120 CAMELOT DRIVE
FOND DU LAC, WI 54935
(920) 924-2900

REVISION:	NOTES:	DR BY:	DATE:
	1ST CHECK		05/10/2024
	2ND CHECK		06/06/2024

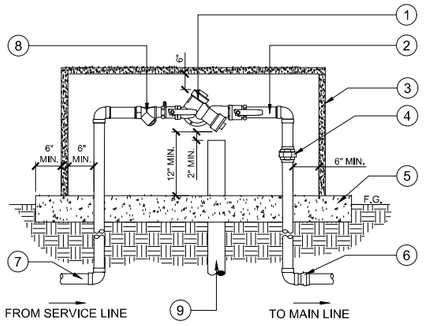
DRAWING TITLE:
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
RICHARD LITTLE
No. 6454
Signature
JULY 31, 2024
Renewal Date
Jun. 06,2024
Date
STATE OF CALIFORNIA

Know what's below, Call before you dig.

DATE: 06/06/2024
SCALE: 1" = 20'-0"
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET: LP.01

Scale: 1" = 20'-0"
0 5' 10' 20' 40'



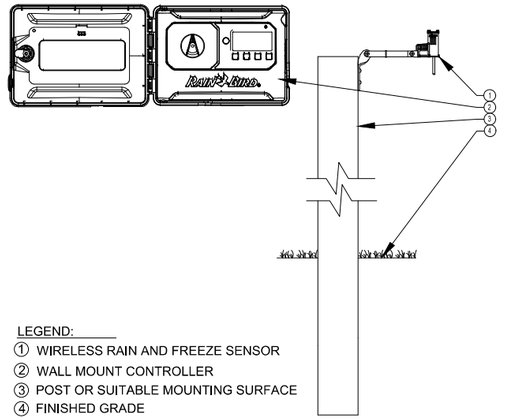
NOTES:

1. IF PRESSURE REDUCING VALVE IS REQUIRED IT SHALL BE INSTALLED DIRECTLY AFTER THE BRASS UNION. RE: IRRIGATION SCHEDULE

1. BACKFLOW PREVENTER UNIT WITH BALL VALVES, REFER TO IRRIGATION SCHEDULE
2. BRASS NIPPLES (TYP.)
3. VANDAL RESISTANT ENCLOSURE PER IRRIGATION SCHEDULE
4. BRASS UNION
5. 4" THICK CONCRETE PAD
6. PVC ADAPTER AND PIPE TO VALVES
7. TO POINT OF CONNECTION, ADAPT AS NECESSARY. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
8. BRASS WYE STRAINER WITH 60 MESH SCREEN
9. 4" DRAIN PIPE. EXTEND DRAIN PIPE TO DISCHARG THROUGH CURB OR AS DIRECTED BY OWNER

C BACKFLOW

3/4" = 1'-0" P-MI2-37

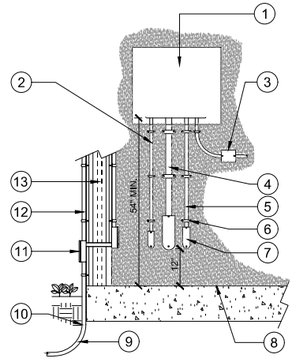


LEGEND:

1. WIRELESS RAIN AND FREEZE SENSOR
2. WALL MOUNT CONTROLLER
3. POST OR SUITABLE MOUNTING SURFACE
4. FINISHED GRADE

B RAIN BIRD WIRELESS RAIN & FREEZE SENSOR

NTS P-MI2-IRR-14



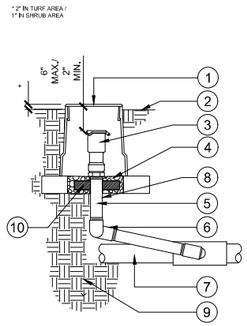
1. WALL-MOUNT CONTROLLER, REFER TO IRRIGATION SCHEDULE
2. 1" CONDUIT FOR RAIN SENSOR (IF RAINS SENSOR IS SPECIFIED)
3. 1" CONDUIT, SWEEP AND J-BOX FOR ELECTRICAL POWER SUPPLY, REFER TO ELECTRICAL ENGINEER'S PLANS
4. 2" CONDUIT FOR RCV WIRES, MCV WIRES AND FS WIRES
5. 1 1/4" CONDUIT FOR GROUND WIRE
6. CONDUIT SUPPORTS, 12" O.C. (TYP.)
7. JUNCTION BOX, SIZE PER CONDUIT (TYP.)
8. FLOOR OF BUILDING, REFER TO ARCHITECT'S PLANS
9. EXTEND CONDUIT A MIN. OF 12" FROM THE EDGE OF BUILDING
10. PVC CONDUIT AND SWEEP, SIZE TO MATCH INTERIOR
11. WEATHER PROOF STEEL JUNCTION BOX
12. 3/4" STEEL CONDUIT TO RAIN SENSOR
13. BUILDING WALL, REFER TO ARCHITECT'S PLANS

NOTES:

1. CONTROLLER ACCEPTS 120 VOLTS A.C.
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
3. REFER TO MANUFACTURER'S INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.
4. DETAIL SHOWS FRONT VIEW OF CONTROLLER & A SIDE VIEW EXAMPLE OF A WALL PENETRATION, EACH CONDUIT REQUIRES A J-BOX ON THE INTERIOR & EXTERIOR OF THE BUILDING.

A WALL MOUNTED IRRIGATION CONTROLLER

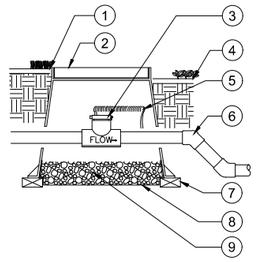
1" = 1'-0" P-MI2-IRR-02



1. 10" ROUND PLASTIC VALVE BOX
2. FINISH GRADE
3. QUICK COUPLING VALVE WITH LOCKABLE CAP, REFER TO IRRIGATION SCHEDULE
4. 3/4" GRAVEL, 1 CUBIC FOOT
5. SCHEDULE 80 NIPPLE
6. SCHEDULE 40 SWING JOINT
7. PVC MAINLINE
8. STAINLESS STEEL SCREW CLAMP
9. #6 X 18" REBAR
10. 1"x8"x8" REDWOOD DEADMAN WITH HOLE DRILLED FOR NIPPLE

F QUICK COUPLER

1 1/2" = 1'-0" P-MI2-IRR-31

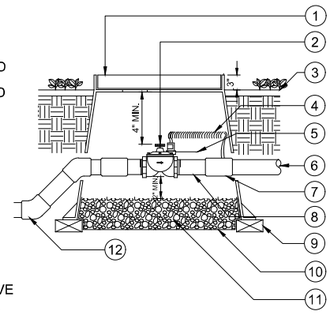


1. FINISHED GRADE IN TURF AREAS
2. PLASTIC VALVE BOX
3. FLOW SENSOR, SEE IRRIGATION SCHEDULE FOR SPEC.
4. FINISH GRADE IN SHRUB AREAS
5. 24" WIRE LOOP
6. PVC MAINLINE,
7. BRICK SUPPORTS
8. LANDSCAPE FABRIC
9. 3/4" ROCK, 2 CUBIC FEET

NOTE:
INSTALL FLOW SENSOR AS PER THE MANUFACTURERS'S RECOMMENDATIONS, WIRE TO IRRIGATION CONTROLLER. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN STREAM SIDE OF THE FLOW SENSOR.

E FLOW SENSOR

1 1/2" = 1'-0" P-MI2-IRR-26



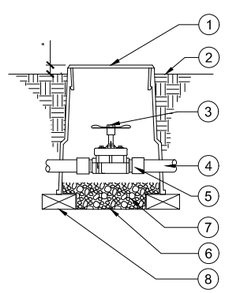
1. BOX TO BE PLACED AT RIGHT ANLGE TO HARDSCAPE EDGE. HEAT BRAND 'MV' ONTO LID
2. MASTER CONTROL VALVE
3. FINISH GRADE
4. 24" WIRE LOOP WITH WATER PROOF WIRE CONNECTORS, USE WHITE AND RED COLOR WIRES WITH STRIPE
5. VALVE I.D. TAG
6. PVC MAINLINE TO FLOW SENSOR, PIPE PER SPECS
7. PCV SCHEDULE 40 SLIP BY SLIP COUPLING ADAPTER, 2 REQUIRED
8. SCHEDULE 80 NIPPLE THREAD BY SLIP, 2 REQUIRED
9. BRICK SUPPORT, 4 REQUIRED
10. LANDSCAPE FABRIC
11. 3/4" ROCK, 2 CUBIC FEET
12. PVC MAINLINE PIPE FROM BACKFLOW PER SPECS.

NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP SIDE OF MASTER VALVE ASSEMBLY.

D MASTER VALVE

1 1/2" = 1'-0" P-MI2-IRR-01

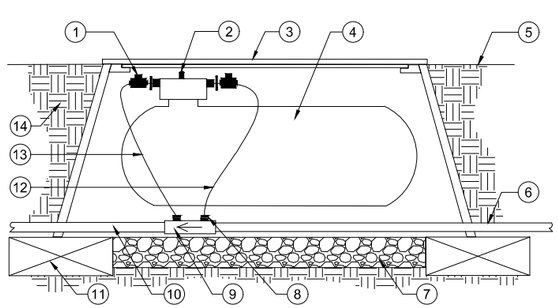
* 2" IN SHRUB AREA / 1" IN TURF AREA



1. PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER. HEAT BRAND 'GV' ON VALVE BOX COVER IN 2" HIGH LETTERS
2. FINISH GRADE
3. GATE VALVE, REFER TO IRRIGATION SCHEDULE
4. PVC MAINLINE PIPE
5. PVC MALE APDAPTERS
6. LANDSCAPE FABRIC
7. 3/4" CRUSHED GRAVE, 8" MINIMUM DEPTH
8. COMMON BRICK SUPPORT (2 REQUIRED)

H GATE VALVE

1 1/2" = 1'-0" P-MI2-IRR-05



1. EZ-FLO SHUT OFF VALVE
2. PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB
3. JUMBO VALVE BOX AND COVER, HEAT BRAND "EZ" INTO LID
4. EZ-FLO FERTILIZING SYSTEM. REFER TO IRRIGATION SCHEDULE FOR MODEL
5. FINISH GRADE
6. PVC MAINLINE
7. PEA GRAVEL (1 CU. FT.)
8. 1/4" TUBING CLAMP - BOTH THE GREEN AND BLUE COUPLING TUBING CONNECTIONS
9. EZ-FLO CBV-XXX OR CBVT-XXX BALL COUPLING VALVE - LINE SIZE. INSTALL ACCORDING TO WATER FLOW DIRECTION ARROW
10. PVC MAINLINE TO VALVE MANIFOLD
11. BRICK SUPPORT (4) PER BOX
12. WATER IN-CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING
13. FERTILIZER OUT-CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING
14. APPROVED BACKFILL

G IRRIGATION FERTILIZER INJECTOR

1 1/2" = 1'-0" P-MI2-IRR-40

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EASTVALE, CA 92880

PREPARED FOR
MISTER CAR WASH
130 CAMELOT DRIVE
FORT DEL RAY, MS 39503
(555) 555-5555

REVISION:	DR BY:
NOTES:	
REVISION 1	
REVISION 2	
DATE:	
07/17/2024	

DRAWING TITLE:
IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
RYAN LEE
Signature
JULY 31, 2024
Renewal Date
Jan. 06, 2024
Date
STATE OF CALIFORNIA

811
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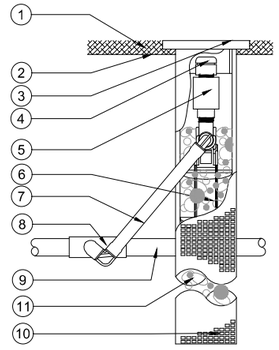
DATE: 06/06/2024
SCALE: N/A
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET:
LD.01

1. MULCH
2. FINISH GRADE
3. GRATED CAP
4. BUBBLER AS SPECIFIED
5. CHECK VALVE
6. ROOTZONE WATERING SYSTEM, REFER TO IRRIGATION SCHEDULE FOR MANUFACTURER AND MODEL
7. SWING JOINT
8. LATERAL TEE OR ELL
9. LATERAL PIPE
10. ROOT INTRUSION BARRIER
11. FILL WITH PEA GRAVEL

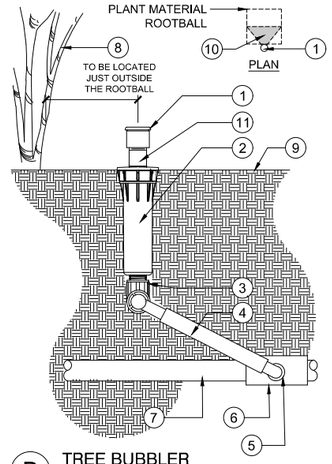


NOTES:

1. BUBBLER TO BE PLACED ROOTBALL ADJACENT AND ON OPPOSITE SIDES OF ROOTBALL

C TREE ROOT WATERING BUBBLER

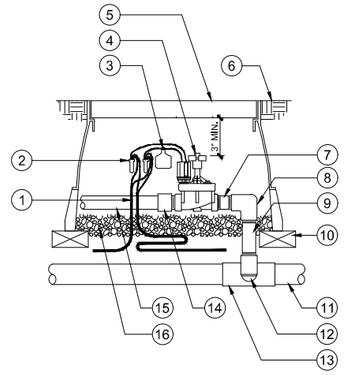
3" = 1'-0" P-MI2-IRR-32



1. BUBBLER, REFER TO IRRIGATION SCHEDULE
2. POP-SPRAY BODY, REFER TO IRRIGATION SCHEDULE
3. 1/2" 90° ELBOW
4. 1/2" SWING ASSEMBLY
5. 1/2" MALE NPT INLET
6. PVC SCH. 40 TEE OR ELL
7. LATERAL PIPE
8. PLANT MATERIAL
9. FINISH GRADE
10. BUBBLER SPRAY PATTERN, DIRECTED TOWARDS PLANT ROOTBALL
11. RAIN BIRD PA-80 PLASTIC ADAPTER

B TREE BUBBLER

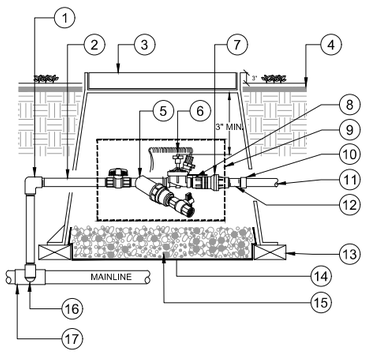
6" = 1'-0" P-MI2-IRR-08



1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED), OR EQUAL
3. ID TAG: RAINBIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAINBIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH. 80 NIPPLE (CLOSE)
8. PVC SCH. 40 ELL
9. PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH. 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH. 40 ELL
13. PCV SCH. 40 TEE OR ELL
14. PVC SCH. 40 MALE ADAPTER
15. PVC LATERAL LINE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

A ELECTRIC REMOTE-CONTROL VALVE

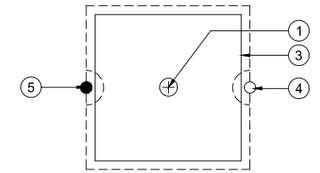
NTS



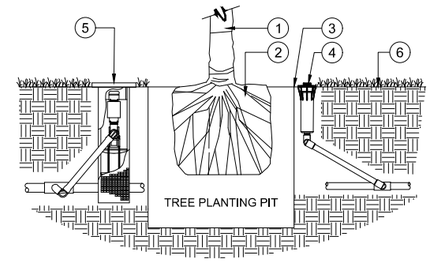
1. PVC SCH 40 ELL
2. PVC SCH 80 NIPPLE (TYPICAL, LENGTH AS REQUIRED)
3. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND 'RCV' AND CONTROL STATION # ONTO LID.
4. FINISHED GRADE IN SHRUB AREAS
5. FILTER
6. R.C.V.
7. PRESSURE REG.
8. CHRISTY'S VALVE ID TAG
9. CONTROL ZONE KIT, REFER TO IRRIGATION SCHEDULE FOR MANUFACTURER AND MODEL.
10. PVC SCH 40 MALE ADAPTER
11. PVC LATERAL TO DRIP SYSTEM
12. PVC SCH 80 NIPPLE
13. BRICK SUPPORTS (4 REQ.)
14. LANDSCAPE FABRIC
15. 3/4" ROCK, 2 CUBIC FT. 3" MINIMUM DEPTH
16. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
17. PVC SCH 40 TEE OR ELL

E DRIP REMOTE CONTROL VALVE

1" = 1" P-MI2-IRR-17



1. TREE, REFER TO PLANTING PLAN
2. TREE ROOTBALL
3. EDGE OF TREE PLANT PIT. SET BUBBLER AT EDGE OF PLANTING PIT
4. TREE BUBBLER, RE: DETAIL B/LD.02
5. TREE ROOT WATERING BUBBLER, RE: DETAIL A/LD.01
6. FINISH GRADE



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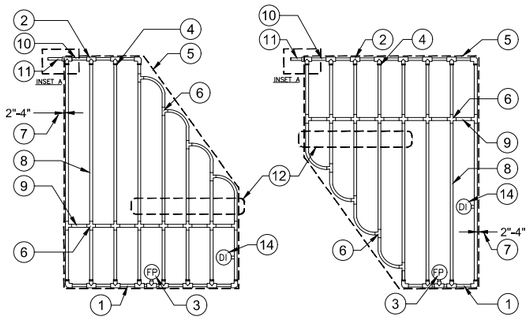
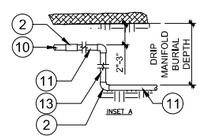




XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYP.)
3. FLUSH POINT (TYP.) SEE DETAIL D/LD.03
4. BARB X MALE FITTING: RAINBIRDXFF-MA FITTING (TYP.)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR XFD-CROSS (TYP.) INSET 'A'
7. PERIMETER OF DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. SUB-SURFACE DRIPLINE, REFER TO IRRIGATION SCHEDULE FOR MANUFACTURER AND MODEL
9. RAIN BIRD XF SERIES BLANK TUBING
10. PVC SUPPLY HEADER
11. PVC SUPPLY PIPE FROM CONTROL ZONE KIT
12. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
13. PVC SCH 40 RISER PIPE
14. DRIPLINE OPERATION INDICATOR, REFER TO DETAIL C/LD.03

NOTES:

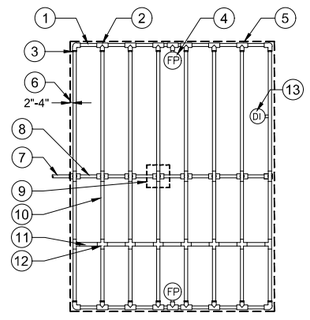
1. DISTANCE BETWEEN LATERAL ROW AND EMITTER SPACING TO BE BASED ON SOIL TYPE. PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING

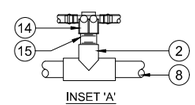
G IRREGULAR SUB-SURFACE DIRPLINE LAYOUT

NTS P-MI2-IRR-10

D TREE BUBBLER IRRIGATION LAYOUT

N.T.S. P-MI2-IRR-03





INSET 'A'

1. PVC EXHAUST HEADER.
2. PVC SCH. 40 TEE OR EL (TYP.)
3. BARB X MALE FITTING: RAINBIRD XFF-MA FITTING (TYP.)
4. FLUSH POINT (TYP.) SEE DETAIL D/LD.03
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA.
7. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MAIFOLD TO DRIPLINE (TYP.) INSET 'A'
10. SUB-SURFACE DRIPLINE, REFER TO IRRIGATION SCHEDULE FOR MANUFACTURER AND MODEL.
11. RAINBIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYP.)
13. DRIPLINE OPERATION INDICATOR, SEE DETAIL C/LD.03
14. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
15. 3/4" PVC NIPPLE, LENGTH AS NECESSARY

NOTES:

1. DISTANCE BETWEEN ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE. PLANT MATERIALS AND CHANGES IN MATERIAL. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
5. BELOW GRADE PIPE WITHIN THE LANDFILL CAP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENVIRONMENTAL COORDINATION DRAWINGS.

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

F SUB-SURFACE DRIPLINE CENTER FEED LAYOUT

NTS P-MI2-IRR-09

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MISTER CAR WASH #1032
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ARCHIBALD AVE
EASTVALE, CA 92880

PREPARED FOR:
MCW
130 CAMELOT DRIVE
FORT DEL RAY, MS 39503
(205) 907-8900

REVISION:	NOTES:	DR BY:	DATE:
	TECHNICAL SUBMITTAL	RL/TE	05/17/2024
	PLAN CHECK 1	RL/TE	06/06/2024

DRAWING TITLE:
IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
RICHARD LEE TOMLINSON
No. 6065
Signature
JULY 31, 2024
Renewal Date
Jun. 06.2024
Date
STATE OF CALIFORNIA

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DATE: 06/06/2024
SCALE: N/A
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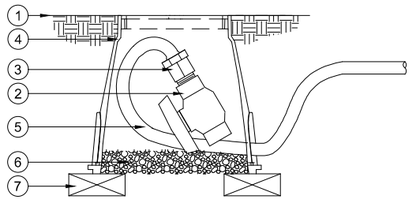
JOB NUMBER: 1743500
SHEET: LD.02

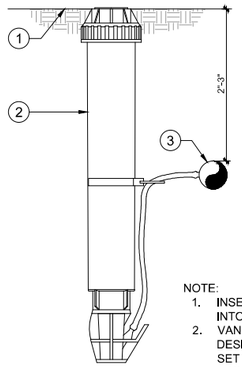


1. FINISH GRADE
2. FLUSH VALVE- 3/4" SCH. 40 BALL VALVE
3. 3/4" SCH. 40 PVC MALE ADAPTER
4. SUBTERRANEAN EMITTER BOX, 6" ROUND.
5. SUB-SURFACE DRIPLINE- REFER TO IRRIGATION SCHEDULE FOR MANUFACTURER AND MODEL
6. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
7. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6" OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

D SUB-SURFACE DRIPLINE FLUSH POINT

NTS P-MI2-IRR-18

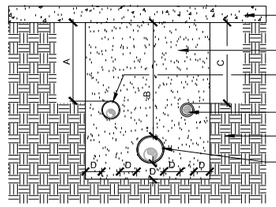


1. FINISH GRADE/TURF
2. OPERATION INDICATOR. RAINBIRD MODEL: OPERIND
3. SUB-SURFACE DRIPLINE, REFER TO IRRIGATION SCHEDULE FOR MANUFACTURER AND MODEL

NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

C SUB-SURFACE DRIPLINE OPERATION INDICATOR

NTS P-MI2-IRR-16



1. PAVING, SEE SITE PLANS
2. SAND BACKFILL COMPACTED TO EQUAL DENSITY OF EXISTING SOIL OR PAVING BASE MATERIAL
3. IRRIGATION LATERAL LINE IN SLEEVE
4. LOW VOLTAGE CONTROL WIRES, OR CONDUIT, IN SLEEVE
5. UNDISTURBED SITE SOIL
6. IRRIGATION MAINLINE IN SLEEVE

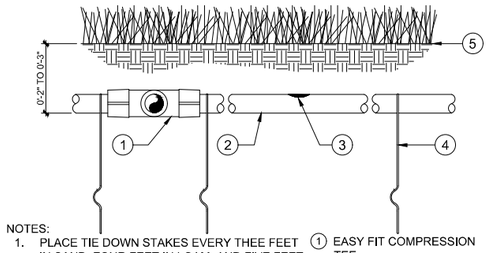
PIPE SIZES	A	B	C	D
UNDER PEDESTRIAN PAVING	12"	24"	24"	4"
UNDER VEHICULAR PAVING	24"	36"	36"	6"

NOTES:

1. CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.
2. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN, EXCEPT WHEN USING BELL AND GASKET PIPING WHERE MAINLINE SLEEVES SHALL BE 2.5 TIMES THE SIZE OF PIPE
3. SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER

G SLEEVE INSTALLATION

3/4" = 1'-0" P-MI2-IRR-38

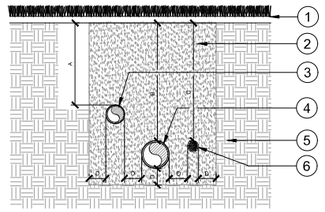


NOTES:
1. PLACE TIE DOWN STAKES EVERY THEE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TREES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.
4. BELOW GRADE PIPE WITHIN THE LANDFILL CAP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENVIRONMENTAL COORDINATION DRAWINGS.

1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUB-SURFACE DRIPLINE: REFER TO IRRIGATION SCHEDULE FOR MANUFACTURER AND MODEL
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYP.)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

B SUB-SURFACE DRIPLINE BURIAL

NTS P-MI2-IRR-12



1. FINISH GRADE
2. CLEAN COMPACTED BACKFILL SOIL
3. IRRIGATION NON-PRESSURE LATERAL LINE
4. IRRIGATION PRESSURE MAINLINE
5. UNDISTURBED SOIL
6. LOW VOLTAGE CONTROL WIRES, IN CONDUIT IF SPECIFIED ON LEGEND

PIPE SIZES	A	B	C	D
SIZES 3/4" TO 2 1/2"	12"	18"	18"	4"
SIZES 3" AND 4"	18"	24"	24"	4"
SIZES 6" LARGER		30"	24"	6"

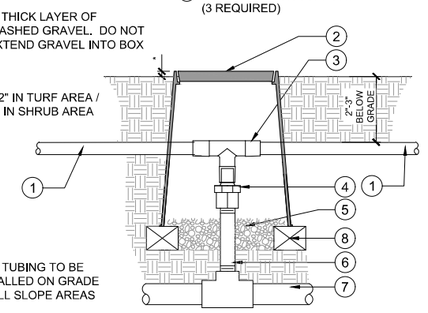
NOTES:

1. CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW. DIGALERT.ORG

F PIPE INSTALLATION

NTS P-MI2-IRR-36

1. TYPICAL 1/2" DRIP TUBING
2. 6" ROUND VALVE BOX
3. COMPRESSION TEE
4. 3/4" FPT X 1/2" DRIP TUBING ADAPTER
5. 3" THICK LAYER OF WASHED GRAVEL. DO NOT EXTEND GRAVEL INTO BOX
6. 3/4" SCH 80 NIPPLE AS REQUIRED.
7. IRRIGATION LATERAL LINE, REFER TO IRRIGATION SCHEDULE
8. COMMON BRICK SUPPORT (3 REQUIRED)

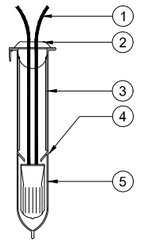


NOTES:

1. DRIP TUBING TO BE INSTALLED ON GRADE AT ALL SLOPE AREAS

A PIPE TRANSITION POINT

3" = 1'-0" P-MI2-IRR-04



1. LOW VOLTAGE WIRES, 3 MAX.
2. WIRES PASS THROUGH GROOVES IN TUBE LID TO CLOSE
3. POLY TUBE PRE-FILLED WITH WATERPROOF GEL
4. LOCK TABS PREVENT WIRE REMOVAL ONCE CONNECTOR IS INSERTED
5. SCOTCHLOK ELECTRICAL SPRING CONNECTOR. WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR. TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY.

   SCOTCHLOK CONNECTOR AND WIRES INSERTED INTO TUBE UNTIL THE CONNECTOR PASSES LOCK TABS

NOTES:

1. WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT (U.L. APPROVED)
2. KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL
3. DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION

E WIRE CONNECTORS

3/4" = 1'-0" P-MI2-IRR-30

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PREPARED FOR:
MCW
130 CAMELOT DRIVE
FORT DEL RAY, MB 54925
(555) 555-5555

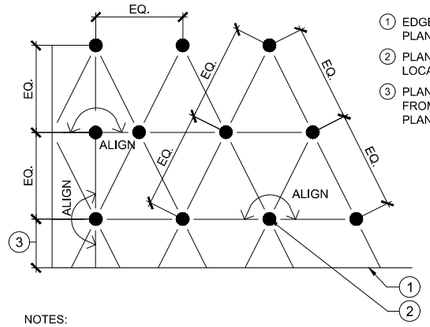
REVISION:	NOTES:	DATE:	DR BY:
	PER CHECK	05/15/2024	-
	PER CHECK	06/06/2024	-

DRAWING TITLE:
IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
Signature
JULY 31, 2024
Renewal Date
Jun. 06,2024
Date
STATE OF CALIFORNIA

Know what's below. Call before you dig.

DATE: 06/06/2024
SCALE: N/A
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET: LD.03



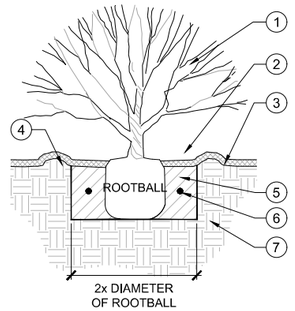
1. EDGE OF PLANTER
2. PLANT LOCATION
3. PLANT SPACING FROM EDGE OF PLANTER

NOTES:

1. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
2. ALL SHRUBS/GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.

C TRIANGULAR SHRUB/ G.C. SPACING

1" = 1" P-MI2-Ø3



1. CONTAINER PLANT (CENTER IN PIT)
2. 3" HIGH WATERING BASIN. SHALL BE NO LARGER THAN ROOTBALL. RAKE OUT AS DIRECTED.
3. MULCH LAYER PER PLANTING SPECIFICATIONS (KEEP CLEAR OF TRUNK)
4. FINISH GRADE
5. AMENDED BACKFILL SOIL PER AGRONOMIC SOILS REPORT RECOMMENDATIONS
6. PLANT FERTILIZER TABLETS PER AGRONOMIC SOILS REPORT RECOMMENDATIONS
7. UNDISTURBED SOIL

NOTES

1. SET TOP OF ROOTBALL 1/2" ABOVE FINISH GRADE AND SLOPE FOR DRAINAGE

B SHRUB & GROUNDCOVER PLANTING

1" = 1'-Ø" P-MI2-Ø2

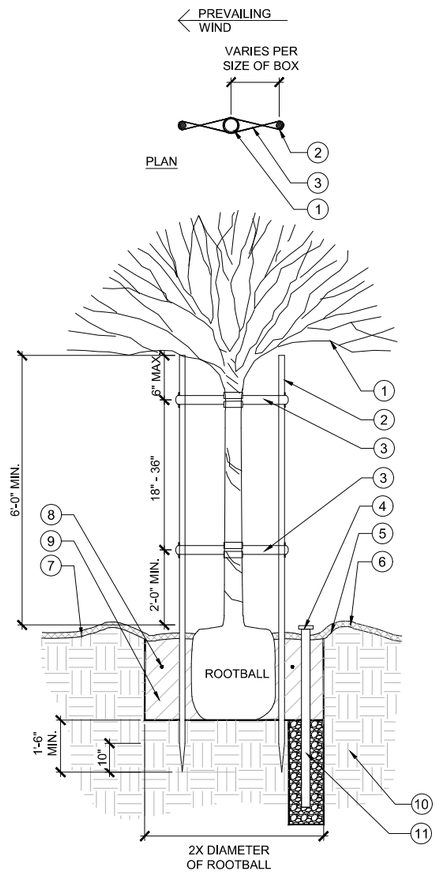
1. SIDEWALK (TYPICAL)
2. ROOT BARRIER, 12' LENGTH MINIMUM
3. TREE, PER PLAN
4. TREE ROOTBALL, SIZE VARIES
5. BACK OF CURB (TYPICAL)

NOTES:

1. POSITION ROOT BARRIER AS CLOSE TO CURB/SIDEWALK AS POSSIBLE - RAISED ROOT PROTECTORS SHALL BE FACING TOWARDS THE TREE
2. TOP OF BARRIER SHALL LEVEL WITH FINISH GRADE
3. USE ROOT BARRIERS EVERYWHERE TREES ARE PLANTED WITHIN 5' OF ANY STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ETC.

D TYPICAL ROOT BARRIER CONDITION

1" = 1'-Ø" P-MI2-Ø4



1. TREE PLANTING PER PLAN (CENTER IN PIT)
2. LODGEPOLE PINE WOOD STAKE, 3" DIA. X 12' (UP TO 36" BOX) WITH A TEN-INCH TAPERED DRIVING POINT AND CHAMFERED TOP, UNTREATED, NATURAL WOOD COLOR. PLACE STAKES PARALLEL TO PREVAILING WIND OR AS DIRECTED BY LANDSCAPE ARCHITECT. VERIFY WITH LANDSCAPE ARCHITECT PRIOR TO ADJUSTING.
3. CINCH TIES - 32" BLACK CINCH TYPE, TWO DOUBLE CINCH TIES PER TREE (4 CINCH TIES TOTAL)
4. 4" NDS BLACK ROUND GRATE (PART NO. 11) 1" ABOVE FINISH GRADE
5. 3" HIGH WATERING BASIN. SHALL BE NO LARGER THAN ROOTBALL. RAKE OUT AS DIRECTED.
6. MULCH LAYER PER PLANTING SPECIFICATIONS (KEEP CLEAR OF TRUNK)
7. FINISH GRADE
8. PLANT FERTILIZER TABLETS PER AGRONOMIC SOILS REPORT RECOMMENDATIONS
9. AMENDED BACKFILL PER AGRONOMIC SOILS REPORT RECOMMENDATIONS
10. UNDISTURBED SOIL - SCARIFY SIDES AND BOTTOM OF PIT
11. 12" DIA. X 4'-0" DEEP AUGER HOLE. INSTALL 4" DIA. ASTM D3034, SDR-35 PVC PERFORATED PIPE AND BACKFILL WITH 3/4" AGGREGATE AND FILTER FABRIC SOCK.

NOTES

1. TOP OF ROOTBALL SHALL BE MAINTAINED ABOVE ADJACENT FINISH GRADE - 1" ABOVE FOR 5-15 GAL, 3" ABOVE FOR 24" BOX AND LARGER. SLOPE FOR DRAINAGE.
2. PLANT PIT SHALL BE A MINIMUM OF 18" LARGER THAN BOX SIZE ON ALL SIDES AND NO DEEPER THAN BOX DEPTH.
3. FOOT TAMP BACKFILL LIGHTLY IN 6"-10" LIFTS.
4. MAINTAIN A MIN. 2'-6" DIAMETER BARK MULCH AREA AROUND TRUNK IN TURF AND REMOVE WATERING BASIN.
5. INSTALL 'ARBOR GUARD' TREE TRUNK PROTECTORS ON ALL TREES IN TURF AREAS

A TREE PLANTING & DOUBLE STAKING

1/2" = 1'-Ø" P-MI2-Ø1

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PREPARED FOR:
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DRAWING TITLE:
PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
RYAN LEE
No. 6064
JULY 31, 2024
Renewal Date
Jun. 06, 2024
Date
STATE OF CALIFORNIA

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DATE: 06/06/2024
SCALE: N/A
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET:
LD.04

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 DESCRIPTION:

A. WORK INCLUDED: PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL IRRIGATION SYSTEMS AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.

1.2 QUALITY ASSURANCE:

A. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

B. ORDINANCES AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS OR REQUIREMENTS OF THE SAME. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD, OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THE PROVISIONS OF THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

C. EXPLANATION OF DRAWINGS:
1. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
2. THE WORD LANDSCAPE ARCHITECT AS USED HEREIN SHALL REFER TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

1.3 SUBMITTALS:

A. MATERIAL LIST:
1. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
2. COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK. MATERIAL LIST SHALL INCLUDE THE MANUFACTURER, MODEL NUMBER, AND DESCRIPTION OF ALL MATERIALS AND EQUIPMENT TO BE USED. COPIES OF CATALOG INFORMATION SHALL NOT BE SUBSTITUTED FOR THE MATERIALS LIST, AND WILL BE REJECTED AS UNACCEPTABLE.
3. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT HIS OWN EXPENSE.
4. APPROVAL OF ANY ITEM, ALTERNATE, OR SUBSTITUTE INDICATED ONLY THAT THE PRODUCT APPARENTLY MEETS THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.
5. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

B. RECORD DRAWINGS:
1. THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE "RECORD" SET OF BLUE LINE OZALID PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND SPECIFICATIONS AND THE EXACT LOCATIONS, SIZES, AND KINDS OF EQUIPMENT. THESE DRAWINGS SHALL ALSO SERVE AS WORK PROGRESS SHEETS AND SHALL BE THE BASIS FOR MEASUREMENT AND PAYMENT FOR WORK COMPLETED. THIS SET OF DRAWINGS SHALL BE KEPT ON THE SITE AND SHALL BE USED ONLY AS A RECORD SET.
2. THE CONTRACTOR SHALL MAKE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING THE WORK AS ACTUALLY INSTALLED. THESE DRAWINGS SHALL BE AVAILABLE AT ALL TIMES FOR INSPECTION AND SHALL BE KEPT IN A LOCATION DESIGNATED BY THE LANDSCAPE ARCHITECT.
3. BEFORE THE DATE OF THE FINAL INSPECTION, THE CONTRACTOR SHALL TRANSFER ALL INFORMATION FROM THE RECORD PRINTS TO A SEPIA MYLAR OR MYLAR PROCURED FROM THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE NEAT, DRAWN IN WATERPROOF INK BY A TECHNICAL INK PEN DESIGNED SPECIFICALLY FOR USE ON MYLAR MATERIAL. WORK COMPLETED IN FELT TIP PEN OR BALL POINT PEN WILL BE REJECTED BECAUSE OF THE NON-PERMANENT NATURE OF BOTH DEVICES. ALL WORK SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE THE LOCATION OF THE FOLLOWING ITEMS:
   - CONNECTION TO EXISTING WATER LINES
   - CONNECTIONS TO EXISTING ELECTRICAL POWER
   - GATE VALVES
   - ROUTING OF PRESSURE MAIN LINE PIPE
   - SPRINKLER CONTROL VALVES
   - ROUTING OF CONTROL AND COMMON WIRE
   - QUICK COUPLING VALVES
   - OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. ON OR BEFORE THE DATE OF THE FINAL INSPECTION, THE CONTRACTOR SHALL DELIVER THE CORRECTED AND COMPLETED MYLARS TO THE LANDSCAPE ARCHITECT. DELIVERY OF THE MYLARS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING REQUIRED INFORMATION THAT MAY BE OMITTED FROM THE PRINTS HE COMPILED AT THE SITE.

C. CONTROLLER CHARTS:
1. RECORD DRAWINGS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONTROLLER CHARTS ARE PREPARED.
2. PROVIDE ONE CONTROLLER CHART FOR EACH CONTROLLER SUPPLIED.
3. THE CHART SHALL SHOW THE AREA CONTROLLED BY EACH AUTOMATIC CONTROLLER AND SHALL BE SIZED AS DESIGNATED BY EACH AUTOMATIC CONTROLLER OR AS DESIGNATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL RECORD DRAWINGS. HOWEVER, IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE READABLE WHEN THE CONTROLLER CHART IS COMPLETED.
5. THE CHART SHALL BE A BLOACLINE OR BLUELINE OZALID PRINT AND A DIFFERENT COLOR SHALL BE USED TO INDICATE THE AREA OF COVERAGE FOR EACH CONTROL VALVE STATION.
6. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE SEALED BY A PLASTIC LAMINATING PROCESS. THE PLASTIC LAMINATING SHEETS SHALL BE A MINIMUM OF 10 MIL. THICKNESS EACH.

D. OPERATION AND MAINTENANCE
1. PREPARE AND DELIVER TO THE LANDSCAPE ARCHITECT WITHIN TEN CALENDAR DAYS PRIOR TO COMPLETION OF CONSTRUCTION, TWO HARD COVER BINDERS WITH THREE RINGS EACH CONTAINING THE FOLLOWING INFORMATION:
   - INDEX SHEETS STATING CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER, LIST OF EQUIPMENT WITH NAMES AND ADDRESSES OF LOCAL MANUFACTURER'S REPRESENTATIVES.
   - CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
   - GUARANTEE STATEMENT (SECTION 1.05).
   - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR PIECES OF EQUIPMENT.
2. IN ADDITION TO THE ABOVE MENTIONED MAINTENANCE MANUAL, PROVIDE THE OWNER'S MAINTENANCE PERSONNEL WITH INSTRUCTIONS FOR MAJOR EQUIPMENT AND SHOW EVIDENCE IN WRITING TO THE LANDSCAPE ARCHITECT AT THE CONCLUSION OF THE PROJECT THAT THIS SERVICE HAS BEEN RENDERED.

A. EQUIPMENT TO BE FURNISHED:
   - SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:
   - TWO SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING, AND ADJUSTING EACH TYPE OF SPRINKLER AND VALVE INSTALLED UNDER THIS CONTRACT.
   - TWO FIVE-FOOT VALVE KEYS FOR OPERATION OF GATE VALVES (AS REQUIRED).
   - TWO KEYS FOR EACH AUTOMATIC CONTROLLER OR ENCLOSURE.
   - SIX QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS FOR EACH TYPE OF QUICK COUPLING VALVE INSTALLED.
3. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT. BEFORE FINAL INSPECTION CAN OCCUR, EVIDENCE THAT THE OWNER HAS RECEIVED MATERIAL MUST BE SHOWN TO THE LANDSCAPE ARCHITECT.

1.4 PRODUCT PROTECTION, STORAGE, AND HANDLING:

A. HANDLING OF PVC PIPE AND FITTINGS: THE CONTRACTOR IS CAUTIONED TO EXERCISE CARE IN HANDLING, LOADING, UNLOADING, AND STORING OF PVC PIPE AND FITTINGS. ALL PVC PIPE SHALL BE TRANSPORTED IN A VEHICLE WHICH ALLOWS THE LENGTH OF PIPE TO LIE FLAT SO AS NOT TO SUBJECT IT TO UNDUE BENDING OR CONCENTRATED EXTERNAL LOAD AT ANY POINT. ANY SECTION OF PIPE THAT HAS BEEN DENTED OR DAMAGED WILL BE DISCARDED, AND IF INSTALLED, SHALL BE REPLACED WITH NEW PIPING.

1.5 ANALYSIS OF SAMPLES AND TESTS: NONE.

1.6 GUARANTEE:

A. THE GUARANTEE FOR THE SPRINKLER IRRIGATION SYSTEM SHALL BE MADE IN ACCORDANCE WITH THE ATTACHED FORM. THE GENERAL CONDITIONS AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS SHALL BE FILED WITH THE OWNER OR HIS REPRESENTATIVE PRIOR TO ACCEPTANCE OF THE IRRIGATION SYSTEM.

B. A COPY OF THE GUARANTEE FORM SHALL BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL (SECTION 1.03. D).

C. THE GUARANTEE FORM SHALL BE RE-TYPED ONTO THE CONTRACTOR'S LETTERHEAD AND CONTAIN THE FOLLOWING INFORMATION: GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM WE HEREBY GUARANTEE THAT THE SPRINKLER SYSTEM WE HAVE FURNISHED AND INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. WE AGREE TO REPAIR OR REPLACE ANY DEFECTS IN MATERIAL OR WORKMANSHIP WHICH MAY DEVELOP DURING THE PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AND ALSO TO REPAIR OR REPLACE ANY DAMAGE RESULTING FROM THE REPAIRING OR REPLACING OF SUCH DEFECTS AT NO ADDITIONAL COST TO THE OWNER. WE SHALL MAKE REPAIRS OR REPLACEMENTS WITHIN A REASONABLE TIME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER. IN THE EVENT OF OUR FAILURE TO MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN A REASONABLE TIME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER, WE AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRS OR REPLACEMENTS MADE AT OUR EXPENSE AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND. (THE ABOVE STATEMENT IS TO BE FOLLOWED BY THE PROJECT NAME, LOCATION, SIGNATURE, ADDRESS, AND TELEPHONE NUMBER OF IRRIGATION CONTRACTOR, IN ADDITION TO THE DATE OF ACCEPTANCE).

PART 2 - MATERIALS

2.1 GENERAL: USE ONLY NEW MATERIALS OF BRANDS AND TYPES NOTED ON THE DRAWINGS, SPECIFIED HEREIN, OR APPROVED EQUALS.

A. PVC PRESSURE MAIN LINE PIPE AND FITTINGS:
1. PRESSURE MAIN LINE PIPING FOR SIZES 2 AND 1/2 INCH AND LARGER SHALL BE PVC CLASS 315.
2. PIPE SHALL BE MADE FROM AN NSF APPROVED TYPE 1, GRADE 1, PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784. ALL PIPE MUST MEET REQUIREMENTS AS SET FORTH IN FEDERAL SPECIFICATION PS-22-70 (SOLVENT WELD PIPE) WITH AN APPROPRIATE STANDARD DIMENSION (S.D.R.)
3. PRESSURE MAIN LINE PIPING FOR SIZES 2INCH AND SMALLER SHALL BE PVC SCHEDULE 40 WITH SOLVENT WELDED JOINTS.
4. PIPE SHALL BE MADE FROM NSF APPROVED TYPE 1, GRADE 1, PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1785. ALL PIPE MUST MEET REQUIREMENTS AS SET FORTH IN FEDERAL SPECIFICATION PS-21-70 (SOLVENT-WELD PIPE).
5. PVC SOLVENT-WELD FITTINGS SHALL BE SCHEDULE 40, 1-2, 11-1 NSF APPROVED CONFORMING TO ASTM TEST PROCEDURE D2466.
6. SOLVENT CEMENT AND PRIMER FOR PVC SOLVENT-WELD PIPE AND FITTINGS SHALL BE OF THE TYPE AND INSTALLATION METHODS PRESCRIBED BY THE MANUFACTURER.
7. ALL PVC PIPE MUST BEAR THE FOLLOWING MARKINGS:
   - MANUFACTURER'S NAME
   - NOMINAL PIPE SIZE
   - SCHEDULE OR CLASS
   - PRESSURE RATING IN PSI
   - NSF (NATIONAL SANITATION FOUNDATION) APPROVAL
   - DATE OF EXTRUSION
8. ALL FITTINGS SHALL BEAR THE MANUFACTURER'S NAME OR TRADEMARK, MATERIAL DESIGNATION, SIZE, APPLICABLE I.P.S. SCHEDULE AND NSF SEAL OF APPROVAL.

A. PVC NON-PRESSURE LATERAL LINE PIPING:
1. NON-PRESSURE BURIED LATERAL LINE PIPING SHALL BE PVC CLASS 200 WITH SOLVENT-WELD JOINTS.
2. PIPE SHALL BE MADE FROM NSF APPROVED, TYPE 1, GRADE II. PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784. ALL PIPE MUST MEET REQUIREMENTS SET FORTH IN FEDERAL SPECIFICATIONS PS-22-70 WITH AN APPROPRIATE STANDARD DIMENSION RATIO.
3. EXCEPT AS NOTED IN PARAGRAPHS 1 OF 2 OF SECTION 2.01C, ALL REQUIREMENTS FOR NON-PRESSURE LATERAL LINE PIPE AND FITTINGS SHALL BE THE SAME AS FOR SOLVENT-WELD PRESSURE MAIN LINE PIPE AND FITTINGS AS SET FORTH IN SECTION 2.01B OF THESE SPECIFICATIONS.

B. BRASS PIPE AND FITTINGS:
1. WHERE INDICATED ON THE DRAWINGS, USE RED BRASS SCREWED PIPE CONFORMING TO FEDERAL SPECIFICATION WW-P-351.
2. FITTINGS SHALL BE RED BRASS CONFORMING TO FEDERAL SPECIFICATION WW-P-460.

C. GALVANIZED PIPE FITTINGS:
1. WHERE INDICATED ON THE DRAWINGS, USE GALVANIZED STEEL PIPE ASA SCHEDULE 40 MILD STEEL SCREWED PIPE.
2. FITTINGS SHALL BE MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.
3. ALL GALVANIZED PIPE AND FITTINGS INSTALLED BELOW GRADE SHALL BE PAINTED WITH TWO COATS OF KOPPERS 50 BITUMASTIC.

D. GATE VALVE:
1. GATE VALVES 3-INCHES AND SMALLER SHALL BE 125-LB. SWP BRONZE GATE VALVE WITH SCREW-IN BONNET, NON-RISING STEM AND SOLID WEDGE DISC, HAVE THREADED ENDS, AND BE EQUIPPED WITH BRONZE WHEEL HANDLE.
2. GATE VALVES 3-INCHES AND SMALLER SHALL BE SIMILAR TO THOSE MANUFACTURED BY NIBCO OR APPROVED EQUAL.
3. ALL GATE VALVES SHALL BE INSTALLED PER INSTALLATION DETAIL.

E. QUICK COUPLING VALVES: QUICK COUPLING VALVES SHALL HAVE A BRASS TWO-PIECE BODY DESIGNED FOR WORKING PRESSURE OF 150 PSI OPERABLE WITH QUICK COUPLER KEY. KEY SIZE AND TYPE SHALL BE AS SHOWN ON PLANS.

F. BACKFLOW PREVENTER UNIT:
1. BACKFLOW PREVENTION UNITS SHALL BE OF SIZE AND TYPE INDICATED ON THE IRRIGATION DRAWINGS. INSTALL THE BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH THE IRRIGATION CONSTRUCTION DETAILS.
2. WYE STRAINERS AT BACKFLOW PREVENTION UNITS SHALL HAVE A BRONZED SCREWED BODY WITH 100 MESH MONEL SCREEN AND SHALL BE SIMILAR TO BAILEY 100A OR APPROVED EQUAL.

G. CHECK VALVES:
1. SWING CHECK VALVES 2-INCHES AND SMALLER SHALL BE 200 LBS. WOG BRONZE BRONZE CONSTRUCTION AND REPLACEABLE COMPOSITION, NEOPRENE OR RUBBER DISC, AND SHALL MEET OR EXCEED FEDERAL SPECIFICATION WW-V-51D, CLASS A, TYPE IV.
2. ANTI-DRAIN VALVES SHALL BE OF HEAVY-DUTY VIRGIN PVC CONSTRUCTION WITH F.I.P. THREAD INLET AND OUTLET. INTERNAL PARTS SHALL BE STAINLESS STEEL WITH BUNA-N SEALS. VALVE SHALL BE FIELD ADJUSTABLE AGAINST DRAWOUT FROM 3 TO 40 FEET OF HEAD. ANTI-DRAIN VALVE SHALL BE SIMILAR TO THE KING BROS. "CV" SERIES OR APPROVED EQUAL.

H. CONTROL WIRING:
1. CONNECTIONS BETWEEN THE AUTOMATIC CONTROLLERS AND THE ELECTRIC CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL COPPER WIRE AWG-U.F. 600 VOLT. PILOT WIRES SHARING THE SAME AUTOMATIC CONTROLLER SHALL BE THE SAME COLOR. COMMON WIRE SHALL BE WHITE IN COLOR WITH A STRIPE TO MATCH THE PILOT WIRES WITH WHICH IT IS CIRCUITED ON THE SAME CONTROLLER. PROVIDE DIFFERENT COLORS FOR EACH CONTROLLER INSTALLED ON THE SAME PROJECT. INSTALL WIRE IN ACCORDANCE WITH VALVE MANUFACTURER'S SPECIFICATIONS AND WIRE CHART. IN NO CASE SHALL WIRE SIZE BE LESS THAN #14.
2. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY OR LATERAL LINES WHEREVER POSSIBLE.
3. WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER AT INTERVALS OF TEN FEET.
4. AN EXPANSION CURL SHALL BE PROVIDED AT EACH WIRE CONNECTION. EXPANSION CURL SHALL BE OF SUFFICIENT LENGTH AT EACH SPLICE CONNECTION AT EACH ELECTRIC CONTROL VALVE SO THAT IN CASE OF REPAIR, THE VALVE BONNET MAY BE BROUGHT TO THE SURFACE WITHOUT DISCONNECTION OF THE CONTROL WIRES. CONTROL WIRES SHALL BE LAID LOOSELY IN TRENCH WITHOUT STRESS OR STRETCHING OF CONTROL WIRE CONDUCTORS.
5. ALL SPLICES SHALL BE MADE WITH RAINBIRD ST-03UL SNAP-TITE WIRE CONNECTOR WITH PT/SS SEALER OR APPROVED EQUAL. USE ONE WIRE CONNECTOR PER WIRE SPLICE.
6. FIELD SPLICES BETWEEN THE AUTOMATIC CONTROLLER AND ELECTRIC CONTROL VALVES WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

I. AUTOMATIC CONTROLLER:
1. AUTOMATIC CONTROLLER SHALL BE OF SIZE AND TYPE SHOWN ON THE DRAWINGS.
2. FINAL LOCATION OF AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
3. UNLESS OTHERWISE NOTED ON THE PLANS, THE 120-VOLT ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER LOCATION SHALL BE FURNISHED BY OTHERS. THE FINAL HOOK-UP OF THE AUTOMATIC CONTROLLER TO THE 120-VOLT POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.

J. ELECTRIC CONTROL VALVES:
1. ELECTRIC CONTROL VALVES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS.
2. UNLESS OTHERWISE NOTED ON PLAN OR CONSTRUCTION DETAILS. ALL ELECTRIC CONTROL VALVES SHALL HAVE A MANUAL FLOW ADJUSTMENT.
3. PROVIDE AND INSTALL ONE CONTROL VALVE BOX FOR EACH ELECTRIC CONTROL VALVE.

K. CONTROL VALVE BOXES:
1. USE 10" X 10 1/4" ROUND BOX FOR ALL GATE VALVES, CARSON INDUSTRIES 910-12B WITH GREEN BOLT DOWN COVER OR APPROVED EQUAL. EXTENSION SLEEVE SHALL BE PVC-6-INCH MINIMUM SIZE.
2. USE 9-1/2" X 16" X 11" RECTANGULAR BOX FOR ALL ELECTRIC CONTROL VALVES. CARSON INDUSTRIES 1419-12B WITH GREEN BOLT DOWN COVER OR APPROVED EQUAL.

L. SPRINKLER HEADS:
1. ALL SPRINKLER HEADS SHALL BE OF THE SIZE, TYPE, AND DELIVER THE SAME RATE OF PRECIPITATION WITH THE DIAMETER (OR RADIUS) OF SPRAY, PRESSURE, AND DISCHARGE IN G.P.M. AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED IN THESE SPECIAL PROVISIONS.
2. ALL SPRAY TYPE SPRINKLERS SHALL HAVE A SCREW ADJUSTMENT.
3. RISER/SWING JOINT ASSEMBLIES SHALL BE FABRICATED IN ACCORDANCE WITH THE IRRIGATION CONSTRUCTION DETAILS SHOWN ON THE DRAWINGS.
4. RISER NIPPLES FOR ALL SPRINKLER HEADS SHALL BE THE SAME SIZE AS THE RISER OPENING IN THE SPRINKLER BODY.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:
1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SITE DIMENSIONS AND RECEIVE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING WITH WORK UNDER THIS SECTION.
2. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLECT. CHECK EXISTING UTILITIES DRAWINGS OR CALL UTILITIES COMPANIES FOR EXISTING UTILITY LOCATIONS.
3. COORDINATE INSTALLATION OF SPRINKLER IRRIGATION MATERIALS, INCLUDING PIPE SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION OR DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS.
4. THE CONTRACTOR SHALL CAREFULLY CHECK ALL GRADES TO SATISFY HIMSELF THAT HE MAY SAFELY PROCEED BEFORE STARTING WORK ON THE SPRINKLER IRRIGATION SYSTEM. 3.2 PREPARATION:

B. PHYSICAL LAYOUT:
1. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING, AND LOCATION OF SPRINKLER HEADS.
2. ALL LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

C. WATER SUPPLY:
1. SPRINKLER IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS SHOWN ON DRAWINGS.
2. CONNECTIONS SHALL BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

D. ELECTRICAL SUPPLY:
1. ELECTRICAL CONNECTIONS FOR AUTOMATIC CONTROLLER SHALL BE MADE TO ELECTRICAL POINTS OF CONNECTION AS SHOWN ON THE DRAWINGS.
2. CONNECTIONS SHALL BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION:

A. TRENCHING:
1. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. LAY PIPE TO EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON THE DRAWINGS AND AS NOTED.
2. PROVIDE FOR A MINIMUM COVER OF 18-INCHES FOR ALL PRESSURE SUPPLY LINES.
3. PROVIDE FOR A MINIMUM COVER OF 12-INCHES FOR ALL NON-PRESSURE LINES.
4. PROVIDE FOR A MINIMUM COVER OF 18-INCHES FOR ALL CONTROL WIRING.

B. BACKFILLING:
1. THE TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS OF EARTH OR STONES. BACKFILL SHALL BE MECHANICALLY COMPACTED IN LANDSCAPED AREAS TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS. BACKFILL WILL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER SURFACE IRREGULARITIES.
2. A FINE GRANULAR MATERIAL BACKFILL WILL BE INITIALLY PLACED ON ALL LINES. NO FOREIGN MATTER LARGER THAN 1/2-INCH IN SIZE WILL BE PERMITTED IN THE INITIAL BACKFILL.
3. FLOODING OF TRENCHES WILL BE PERMITTED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT.
4. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN, OR PLANTING, OR OTHER CONSTRUCTION AS NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:
1. TRENCHES LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC CONCRETE OR CONCRETE WILL BE INSTALLED SHALL BE BACKFILLED WITH SAND (A LAYER SIX-INCHES BELOW THE PIPE AND 3-INCHES ABOVE THE PIPE), AND COMPACTED IN LAYERS TO 95% COMPACTION. USING MANUAL OR MECHANICAL TAMPING DEVICES. TRENCHES FOR PIPING SHALL BE COMPACTED TO EQUAL THE COMPACTION OF THE EXISTING ADJACENT UNDISTURBED SOIL AND SHALL BE LEFT IN A FIRM UNYIELDING CONDITION. THE SPRINKLER IRRIGATION CONTRACTOR SHALL SET IN PLACE, CAP, AND PRESSURE TEST ALL PIPING UNDER PAVING PRIOR TO THE PAVING WORK. WHERE ANY CUTTING OR BREAKING OF SIDEWALKS AND/OR CONCRETE IS NECESSARY IT SHALL BE DONE AND REPLACED BY THE CONTRACTOR AS PART OF THE CONTRACT COST. PERMISSION TO CUT OR BREAK SIDEWALKS AND/OR CONCRETE SHALL BE OBTAINED FROM THE LANDSCAPE ARCHITECT. NO HYDRAULIC DRIVING WILL BE PERMITTED UNDER NEW CONCRETE PAVING.

D. ASSEMBLIES:
1. ROUTING OF SPRINKLER IRRIGATION LINES AS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. INSTALL LINES (AND VARIOUS ASSEMBLIES) IN SUCH A MANNER AS TO CONFORM WITH THE DETAILS PER PLANS.
2. INSTALL NO MULTIPLE ASSEMBLIES ON PLASTIC LINES. PROVIDE EACH ASSEMBLY WITH ITS OWN OUTLET.
3. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK. PERFORM SUCH WORK IN ACCORDANCE WITH THE BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
4. PVC PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST, AND MOISTURE BEFORE INSTALLATION. INSTALLATION AND SOLVENT-WELD METHODS SHALL BE AS RECOMMENDED BY THE PIPE AND FITTING MANUFACTURER.
5. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK THE METAL CONNECTIONS FIRST. TEFLON TAPE, OR APPROVED EQUAL, SHALL BE USED ON ALL THREADED PVC TO PVC, AND ON ALL THREADED PVC TO METAL JOINTS. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED. WHERE THREADED PVC CONNECTIONS ARE REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM EACH OTHER AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

F. AUTOMATIC CONTROLLER: INSTALL PER MANUFACTURER'S INSTRUCTIONS. REMOTE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS.

G. HIGH VOLTAGE WIRING FOR AUTOMATIC CONTROLLER:
1. 120-VOLT POWER CONNECTION TO THE AUTOMATIC CONTROLLER SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
2. ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL CODES, ORDINANCES, AND UNION AUTHORITIES HAVING JURISDICTION.

H. REMOTE CONTROL VALVES: INSTALL WHERE SHOWN ON THE DRAWINGS AND PER DETAIL. WHE

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 DESCRIPTION:

A. WORK INCLUDED:
   1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE ACCOMPANYING DRAWINGS.
   2. NO DEVIATION FROM THESE SPECIFICATIONS OR FROM THE AGREEMENT OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE UNLESS THE WRITTEN AUTHORIZATION, THEREFORE SIGNED BY THE OWNER OR HIS DULY AUTHORIZED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

1.2 INTERPRETATION OF PLANS AND SPECIFICATIONS:

A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE ANY PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
B. SHOULD THERE APPEAR TO BE AN ERROR OR DISCREPANCY IN OR BETWEEN THE PLANS, SPECIFICATIONS & PLANTING LISTS, THE CONTRACTOR SHALL REFER THE MATTER TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO REFERRING THE MATTER, HE DOES SO ON HIS LIABILITY.

1.3 QUALITY ASSURANCE:

A. QUALITY OF WORK: THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO WORK COMMENCEMENT, BY THE CONTRACTOR AND PRIOR TO INSPECTION VISITS BY THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE DONE IN A GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH ALL PLANS AND SPECIFICATIONS AND BEST CONSIDERED PRACTICE, SHALL MEET WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL BUILDING CODES AND LAWS. ANY DEFECTIVE WORK WILL BE REDONE AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
B. PERMITS: THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY BUILDING PERMITS FROM THE CITY OF OTHER GOVERNMENTAL AUTHORITIES.
C. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CONTRACTOR'S CALIFORNIA STATE LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS THE LANDSCAPE CONTRACTOR'S LICENSE.
D. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO PROTECT THE OWNER FROM ANY POSSIBLE DAMAGE SUIT OR LIEN ON THE OWNER'S PROPERTY IN THE COURSE OF THE WORK BY THE CONTRACTOR AND WILL SHOW THE OWNER SUCH EVIDENCE OF ABOVE INDICATED INSURANCE COVERAGE PRIOR TO INITIATING WORK.
E. PROPERTY, ETC., DAMAGE RESPONSIBILITY:
   1. THE CONTRACTOR IS TO PROTECT AT ALL TIMES ALL EXISTING UTILITIES, STRUCTURES, TREES, PLANTS AND OTHER FEATURES INTENDED TO REMAIN ON AND ADJACENT TO THE JOB SITE AND TO REPAIR OR REPLACE ANY DAMAGED ITEMS IN A NEAT AND GOOD WORKMANLIKE MANNER DURING AND DUE TO HIS WORK ON THE JOB AND HE SHALL ASSUME ALL DAMAGE OR INJURY THAT MAY RESULT TO ALL SUCH PROPERTY AND/OR TO PERSONS WHERE SUCH DAMAGE OR INJURY IS CAUSED IN CONNECTION WITH HIS WORK OR IS DUE TO HIS NEGLIGENCE OR TO HIS LEAVING OPEN OR UNPROTECTED PORTIONS OF STREETS OR OTHER PROPERTY.
   2. SHOULD ANY PART OF THE WORK UNDER THIS CONTRACT BE DAMAGED BY OTHER CONTRACTORS, THE CONTRACTOR AND PARTY CAUSING SUCH DAMAGE SHALL MAKE ADJUSTMENTS BETWEEN THEMSELVES AND NOT WITH THE OWNER RELATIVE TO THE REPAIRS OR RECONSTRUCTION AND PAYMENT FOR SAME.
F. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF AS TO THE SITE CONDITIONS AND SHALL HAVE VERIFIED ALL DIMENSIONS AS WELL AS ASCERTAINING THE MEANS OF GETTING INTO THE SITE AND ANY OTHER FACTORS AFFECTING THE WORK.

1.4 COSTS:

A. SEGREGATION OF COSTS: AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL FURNISH TO THE OFFICE OF THE OWNER, FOR PURPOSES OF ACCOUNTING AND SCHEDULING, A SEGREGATED COST SCHEDULE OR BREAKDOWN OF THE CONTRACT PRICE, LISTING THE VARIOUS COMPONENTS IN THE PLANS AS WELL AS UNIT PRICES OF EACH COMPONENT SPECIFIED IN A FORM SATISFACTORY TO FORM THE OWNER. THESE SCHEDULES SHALL ALSO BE USED AS THE BASIS IN FORMULATING THE PROGRESS PAYMENTS TO BE MADE TO THE CONTRACTOR AND THESE COST BREAKDOWNS SHALL BE PART OF THE CONTRACT.
B. EXTRAS OR CHANGES: ANY EXTRAS OR CHANGES FROM THE CONTRACT ON THE JOB SHALL HAVE THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AND OWNER.
C. INCREASED COSTS: IF THE EXTRA OR CHANGE IS TO BE DONE AT INCREASED COST OVER AND ABOVE THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS FOR EXTRA WORK PRIOR TO ACTUALLY DOING THIS WORK.

1.5 PRODUCT PROTECTION, STORAGE AND HANDLING:

A. SITE CONDITION: THE CONTRACTOR, IN THE COURSE OF HIS WORK, IS TO KEEP THE SITE IN A NEAT AND TIDY CONDITION AS MUCH AS IS PRACTICAL SO AS NOT TO DISTURB THE NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER OR BY OTHERS.
B. SITE CLEARANCE: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY SUCH WORK AND THE SURROUNDING AREAS USED BY AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE OR TO DISPOSE OF SAME AS DIRECTED BY THE LANDSCAPE ARCHITECT.
C. OWNER'S MATERIALS: DURING THE COURSE OF THE WORK, ANY MATERIALS, EQUIPMENT AND SERVICES MAY BE PROVIDED BY THE OWNER AND USED BY THE CONTRACTOR IN THE JOB. FOR SUCH MATERIALS, EQUIPMENT, AND SERVICES, THE CONTRACTOR IS TO GIVE CREDIT TO THE OWNER AT THE STANDARD CURRENT RATE FOR SUCH ITEMS. SUCH CREDIT, IF ANY, WILL APPEAR IN THE FINAL BILLING BY THE CONTRACTOR TO THE OWNER.
D. PLANS AND SPECIFICATIONS: ALL LANDSCAPING INCLUDING PLANTS, GROUND COVERS, SOIL ADDITIVES AND OTHER MISCELLANEOUS LANDSCAPE ITEMS SHALL BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY OWNER.
E. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY OF DESIGN AND FOR AESTHETIC REASONS AT NO ADDITIONAL COST.

PART 2 - MATERIALS

2.1 GRADING:

GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADES AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISH GRADE SHALL BE BELOW HARDSCAPE AS FOLLOW: 2" FOR GROUND COVER AREAS, 1" FOR LAWN AREAS.

2.2 MOISTURE CONTENT:

THE SOIL SHALL NOT BE WORKED WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR NOR SHALL IT BE SO DRY THAT DUST WILL OCCUR AND FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. WATER SHALL BE APPLIED, IF NECESSARY, TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLING.

2.3 WEED REMOVAL:

WEEDS, PLUS BERMUDA GRASS, ETC., SHALL BE DUG OUT FROM ALL PLANTING AREAS BY THEIR ROOTS WHEREVER POSSIBLE AND REMOVED FROM THE SITE. WHERE NECESSARY TO DISCOURAGE REOCCURRENCE OF THIS MATERIAL, THE CONTRACTOR SHALL APPLY ONE OR MORE TREATMENTS OF A SATISFACTORY CHEMICAL PER MANUFACTURER'S DIRECTIONS IN REGARD TO CONCENTRATION PLUS ALLOWANCE OF AN AMPLE PERIOD OF TIME FOR EFFECTIVE PERFORMANCE PRIOR TO CULTIVATION. THE SITE SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE REMOVED AT FREQUENCIES ADEQUATE TO PREVENT THE MATURATION OF WEED SEEDS.

2.4 PLANTS:

A. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY THE LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND/OR THE PROJECT SITE AT ANY TIME BEFORE OR DURING PROGRESS OR WORK FOR SIZE, VARIETY, CONDITION, LATENT DEFECTS AND INJURIES. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.
B. CONDITIONS: PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS AND SHALL HAVE HEALTHY NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.

2.5 PROTECTION:

PROTECT AND MAINTAIN ALL PLANTS FROM SUN, DROUGHT, WIND, THEFT, RAIN AND HEAT AT ALL TIMES BEFORE AND DURING PLANTING OPERATION.

2.6 PLANTING REQUIREMENTS FOR TREES AND SHRUBS:

A. PLANT MATERIALS IN QUANTITIES AND SIZES SPECIFIED SHALL, AFTER GRADING OPERATIONS, BE SPOTTED APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWINGS AND ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXCAVATING SOIL FOR PLANTING.
B. ALL BACKFILL MATERIALS SHALL BE MIXED THOROUGHLY ON SITE BEFORE USING. SEE SOIL ANALASYST FROM SOIL ENGINEERS FOR EXACT COMPACTION RATES.

PART 3 - EXECUTION

3.1 PLANTING:

A. CONTAINER-GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT.
B. PRUNING OF PLANTS WILL NOT BE TOLERATED.
C. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.
D. ALL AREAS RECEIVING PLANTS AND/OR HYDROSEEDING SHALL BE MOIST TO A DEPTH OF 6" AT TIME OF PLANTING.
E. PLANT ALL PLANTS 5' MINIMUM FROM IRRIGATION HEADS (SLOPES ONLY).
F. SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT IS EVIDENT.
G. PLANT QUANTITIES ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE AND NOT GUARANTEED TO BE ACCURATE.
H. PLANT SYMBOLS TAKE PRECEDENCE OVER QUANTITIES SPECIFIED.

3.2 ALL WORK SHALL BE AS DIRECTED BY OWNER'S FIELD REPRESENTATIVE, WHO SHALL BE APPOINTED PRIOR TO THE COMMENCEMENT OF THE WORK.

3.3 CONTRACTOR SHALL SUBMIT ALL MATERIAL RECEIPTS TO LANDSCAPE ARCHITECT.

3.4 MAINTENANCE:

A. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER.
B. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION:
   1. ALL PLANTS AND PLANTING SHALL BE GUARANTEED FOR THE FOLLOWING DURATIONS BEGINNING AT THE FIRST DAY OF THE MAINTENANCE PERIOD.
      - TREES AND SHRUBS, 15 GALLON AND LARGER. . . . . 1 YEAR
      - POTTED PLANTS & POTTERY. . . . . 1 YEAR
      - SHRUBS, 5 GALLON AND SMALLER. . . . . 90 DAYS
      - GROUND COVER. . . . . 90 DAYS
      - LAWN. . . . . 90 DAYS
   2. ALL DEAD, DAMAGED OR BROKEN PLANT MATERIAL, INCLUDING SODDED AND SEEDED LAWNS AND GROUND COVER, SHALL BE REPLACED AT TWO-WEEK INTERVALS.
C. FERTILIZE WITH 2 LBS. ACTUAL NITROGEN PER 1000 SQ. FT. AT END OF 30 DAYS. LANDSCAPE ARCHITECT WILL SPECIFY TYPE, DEPENDING ON SEASON. PERFORM LAST FERTILIZING AT END OF MAINTENANCE PERIOD IN THE PRESENCE OF THE LANDSCAPE ARCHITECT.

PART 4 - PLANTING NOTES

4.1 LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED PLANT MATERIAL WHICH IS DAMAGED DUE TO HIS NEGLIGENCE.

4.2 LANDSCAPE CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECTS TIME IN LOCATING ANY LANDSCAPE MATERIAL AS REQUESTED BY THE CONSTRUCTION MANAGER.

4.3 LANDSCAPE CONTRACTOR SHALL SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO CONSTRUCTION MANAGER AND/OR LANDSCAPE ARCHITECT FOR APPROVAL.

4.4 CONTRACTOR SHALL PERFORM ALL FERTILIZING IN THE PRESENCE OF THE CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT. SEE SOIL PREPARATION REQUIREMENT, SHEET LP-1.

4.5 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD. (SEE SPECIFICATIONS).

4.6 PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES.

4.7 ALL PLANTS SHALL BE PROTECTED AGAINST HEAT, SUN, WIND AND FROST DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS FOR MORE THAN ONE DAY.

4.8 WILTED PLANT MATERIAL SHALL NOT BE PLANTED OR USED ON THE PROJECT.

4.9 DO NOT DAMAGE PLANT ROOT DURING TRANSPORTATION OR PLANTING PROCESS.

4.10 PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE LANDSCAPE ARCHITECT DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.

4.11 LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS AND VINES PRIOR TO PLANTING.

4.12 ALL SURFACE ROCK AND DEBRIS 3" AND LARGER SHALL BE REMOVED FROM PLANTING AREAS AND THEN FROM THE SITE.

4.13 CROWN OF PLANT SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.

4.14 PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT AFTER INSPECTION.

4.15 REMOVE WATER BASINS FROM ALL TREES LOCATED IN LAWN AREAS PRIOR TO HYDROSEEDING INSTALLATION.

4.16 ANY AND ALL DAMAGE IN NEW AND EXISTING PAVING CAUSED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND BE REPAIRED BY THE CONTRACTOR.

4.17 INSTALL ALL TREES AND SHRUBS PRIOR TO PLANTING OF GROUNDCOVER AND/OR HYDROSEEDING.

DESIGN STUDIOS
LANDSCAPE DEVELOPMENT LLC
88 N OAK STREET, SUITE 1A
VENTURA, CA 93001
PHONE: (661) 295-1970
WWW.DESIGNSTUDIOSLD.COM

MISTER CAR WASH #1032
LANDSCAPE IMPROVEMENT PLANS
ARCHIBALD AVE
EASTVALE, CA 92880

PREPARED FOR:
MCW
120 CAMELOT DRIVE
FORT DEL RAY, MS 54935
(555) 555-5555

REVISION:	NOTES:	DATE:	DR BY:
-	INITIAL SUBMITTAL	05/15/2024	-
-	RESUBMITTAL	05/30/2024	-
-	-	-	-
-	-	-	-
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-	-	-	-
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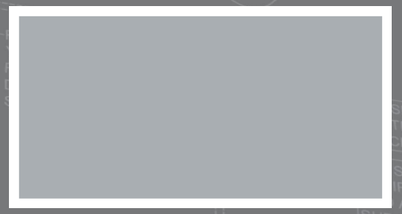
-	-	-	-
-	-	-	-

DRAWING TITLE:
PLANTING SPECIFICATIONS

LICENSED LANDSCAPE ARCHITECT
VICTOR E. TORRES
Signature
JULY 31, 2024
Renewal Date
Jun. 06,2024
Date
STATE OF CALIFORNIA

811
Know what's below.
Call before you dig.

DATE: 06/06/2024
SCALE: N/A
DRAWN BY: RL/TE
JOB NUMBER: 1743500
SHEET:
LS.02



MORNING FOG
SW 6255
EIFS, Smooth-Face CMU Block



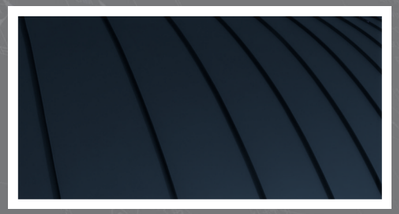
EIFS
Texture: Sand
Color: Morning Fog



SMOOTH-FACE BLOCK
Color: Morning Fog



STONE VENEER
MFR: Eldorado Stone
Style: Vantage 30 (6"H x 30"L x ~1"D)
Color: White Elm w/ Matching Mortar Joint



STANDING SEAM ROOF
MFR: CTMRS
Style: 25 ga Large Batten
Color: In The Navy



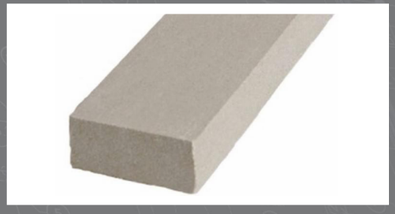
WALL STREET
SW 7665
EIFS, Split-Face CMU Block



EIFS
Texture: Sand
Color: Wall Street



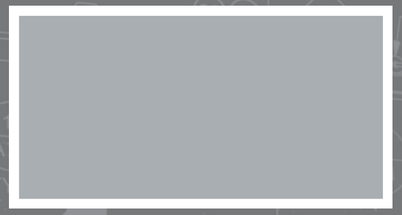
SPLIT-FACE BLOCK
Color: Wall Street



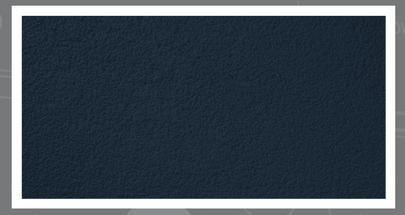
CAST STONE SILL
Color: Limestone



ALUMINUM BATTEN
MFR: Rollfab Metal Products
Color: Hazelnut Brown
Style: 1x6 PreFinished Metal Battens



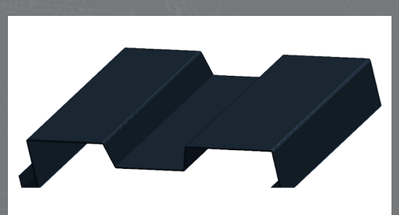
IN THE NAVY
SW 9178
Metal Wall Panels, Standing Seam Metal Roof, Fascia, Trim, Gutters, Downspouts



EIFS
Texture: Sand
Color: In The Navy



ALUMINUM STOREFRONT
Frame: Clear Anodized
Glazing: Clear



METAL WALL PANEL
MFR: MBCI
Style: ShadowRib
Color: In The Navy

EXCEL Mister



OFFICE ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"



EXIT ELEVATION (EAST)

SCALE: 3/16" = 1'-0"



ENTRANCE ELEVATION (WEST)

SCALE: 3/16" = 1'-0"



TUNNEL ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL KEY

- A — PREFINISHED ALUMINUM BATTENS
  MFR: LUMABUILT
  STYLE: MOSAIC 1x6 BATTENS
  COLOR: HAZELNUT BROWN
- B — STONE VENEER
  MFR: EL DORADO STONE
  STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
  COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C — EIFS
  TEXTURE: SAND
  COLOR: PT-6 (MORNING FOG)
- D — EIFS
  TEXTURE: SAND
  COLOR: PT-3 (WALL STREET)
- E — EIFS
  TEXTURE : SAND
  COLOR: PT-9 (IN THE NAVY)
- F — SINGLE WYTHE CMU
  TEXTURE: SMOOTH FACE
  INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G — SINGLE WYTHE CMU
  TEXTURE: SPLIT FACE
  INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- VI — PRECAST STONE SILL
  COLOR: LIMESTONE
- J — PREFINISHED ALUMINUM WALL PANEL
  MFR: CTMIS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
  STYLE: R PANEL
- K — PREFINISHED STANDING SEAM METAL ROOF PANEL
  MFR: CTMIS (OR EQUAL)
  STYLE: LARGE BATTEN 24 GA
  COLOR: PT-9 (IN THE NAVY)
- L — PREFINISHED METAL TRIM AND ACCESSORIES
  MFR: CTMIS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
- M — ALUMINUM STOREFRONT SYSTEM
  GLAZING: CLEAR
  FRAME: CLEAR ANODIZED
- N — CONCRETE CURB
  TEXTURE: HAND RUB
  COLOR TO MATCH PT-3
- P — TREX DECK BOARD
  COLOR TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

APPLICABLE BUILDING CODES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN CODE

CONSTRUCTION CLASSIFICATION

2022 CBC SECTION 602.5 — TYPE V(B) CONSTRUCTION

BUILDING IS NOT EQUIPPED w/ AN AUTOMATIC SPRINKLER SYSTEM

OCCUPANCY CLASSIFICATIONS

BUILDING IS DESIGNED FOR B OCCUPANCY (MOST RESTRICTIVE)

OCCUPANCY CLASSIFICATIONS WITHIN BUILDING INCLUDE:
BUSINESS GROUP B — 2022 CBC SECTION 304.1 - BUSINESS

BUILDING HEIGHTS & AREAS

2022 CBC TABLE 504.4 — MAX. (2) STORIES PER MOST RESTRICTIVE OCCUPANCY

ACTUAL BUILDING STORIES = (1)

2022 CBC TABLE 504.3 — MAXIMUM ALLOWABLE BUILDING HEIGHT = 40'-0"

ACTUAL BUILDING HEIGHT = 35'-0"

2022 CBC TABLE 506.2 — MAXIMUM ALLOWABLE BUILDING AREA (At) = 9,000 S.F. PER FLOOR

ACTUAL BUILDING AREA = 5,402 SF

EXTERIOR WALL OPENINGS

2OCC CBC TABLE 705.8 — BUILDING PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS BECAUSE FIRE SEPARATION DISTANCE TO PROPERTY LINE IS GREATER THAN 30 FT.

2022 CBC 601 — BUILDING PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS BECAUSE EXTERIOR BEARING, NON-BEARING, AND STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED

OCCUPANT LOADS

OCCUPANT LOADS BASED ON 2022 CBC TABLE 1004.5

ROOM OR SPACE DESIGNATION	CLASSIFICATION OF OCCUPANCY FOR USE	FLOOR AREA (S.F.)	DENSITY SF/PERSON	OCCUPANT LOAD BY CALCULATION
OFFICE	BUSINESS AREAS	925	150 GROSS	6.2
MECH. ROOM	MECHANICAL EQUIPMENT ROOM	1,208	300 GROSS	4.0
OFFICE	CARWASH	3,269	300 GROSS	10.9
			TOTAL OCCUPANT LOAD OF THE BUILDING	22

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com
EXCEL ENGINEERING, INC
TX FIRM NO. F-14167

COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH #1032 (ARCHIBALD)

ARCHIBALD AVE • EASTVALE, CA 92880

(130' - VER 1.2)

PROFESSIONAL SEAL

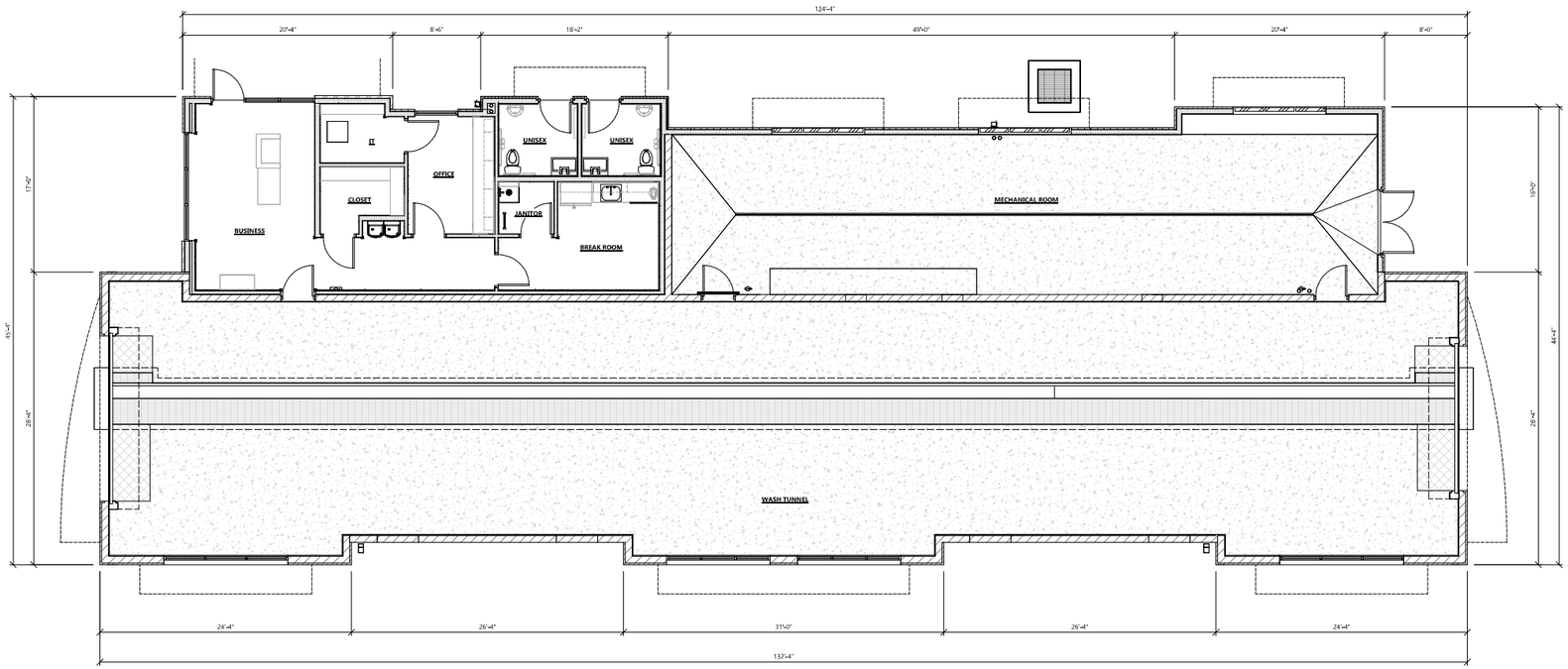
PRELIMINARY DATES
OCT 27, 2024
MAR 15, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230376600

SHEET NUMBER
PRE-1

PRELIMINARY EXTERIOR ELEVATIONS



NORTH

FLOOR PLAN

SCALE: 3/16" = 1'-0"

0' 5' 10'

PRELIMINARY FLOOR PLAN

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

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OCT 27, 2024
MAR 15, 2024

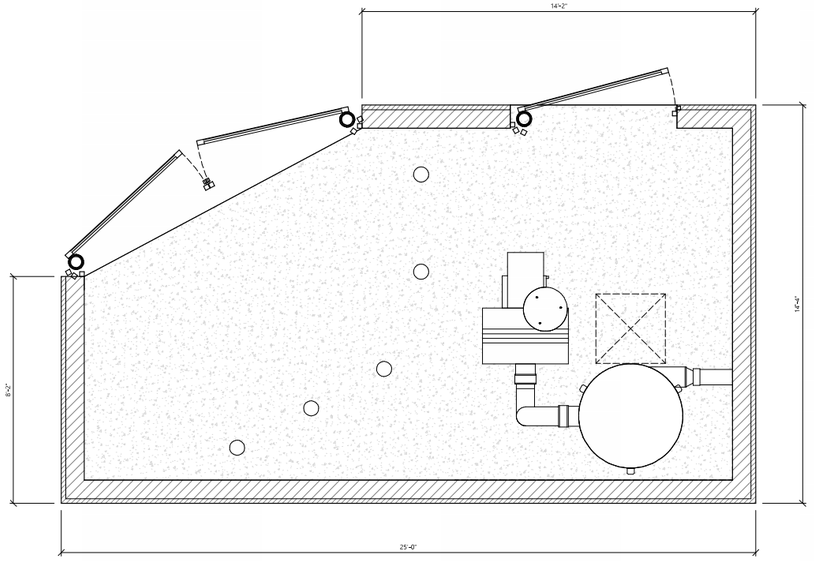
NOT FOR CONSTRUCTION

JOB NUMBER

230376600

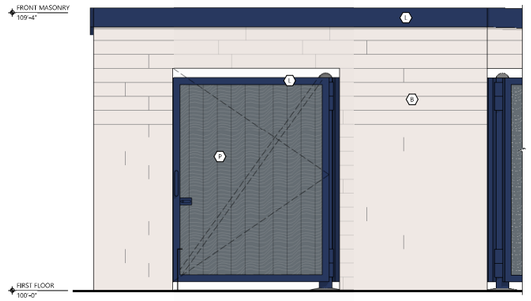
SHEET NUMBER

PRE-2



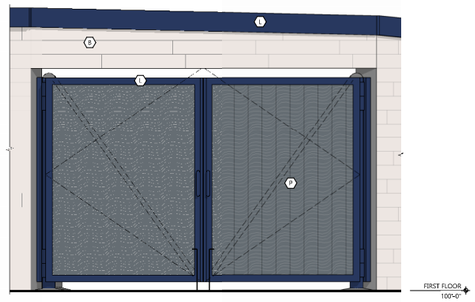
PLAN - DUMPSTER & VACUUM ENCLOSURE

SCALE: 1/2" = 1'-0"



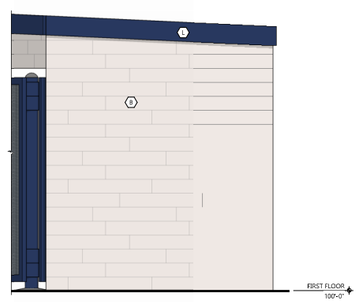
ELEVATION - VACUUM DOOR

SCALE: 1/2" = 1'-0"



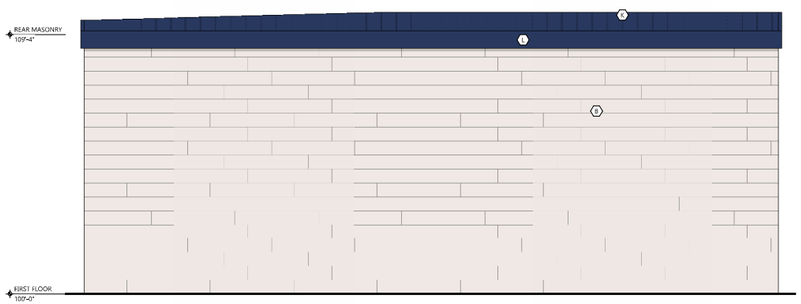
ELEVATION - DUMPSTER DOORS

SCALE: 1/2" = 1'-0"



ELEVATION - RIGHT

SCALE: 1/2" = 1'-0"



ELEVATION - REAR

SCALE: 1/2" = 1'-0"



ELEVATION - LEFT

SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL KEY

- A — PREFINISHED ALUMINUM BATTENS
  MFR: LUMABUILT
  STYLE: MOSAIC 1x6 BATTENS
  COLOR: HAZELNUT BROWN
- B — STONE VENEER
  MFR: EL DORADO STONE
  STYLE: VANTAGE 39 (6"H x 30"L x ~1"D)
  COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C — EIFS
  TEXTURE: SAND
  COLOR: PT-6 (MORNING FOG)
- D — EIFS
  TEXTURE: SAND
  COLOR: PT-3 (WALL STREET)
- E — EIFS
  TEXTURE : SAND
  COLOR: PT-9 (IN THE NAVY)
- F — SINGLE WYTHE CMU
  TEXTURE: SMOOTH FACE
  INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G — SINGLE WYTHE CMU
  TEXTURE: SPLIT FACE
  INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- H — PRECAST STONE SILL
  COLOR: LIMESTONE
- J — PREFINISHED ALUMINUM WALL PANEL
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
  STYLE: R PANEL
- K — PREFINISHED STANDING SEAM METAL ROOF PANEL
  MFR: CTMRS (OR EQUAL)
  STYLE: LARGE BATTEN 24 GA
  COLOR: PT-9 (IN THE NAVY)
- L — PREFINISHED METAL TRIM AND ACCESSORIES
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
- M — ALUMINUM STOREFRONT SYSTEM
  GLAZING: CLEAR
  FRAME: CLEAR ANODIZED
- N — CONCRETE CURB
  TEXTURE: HAND RUB
  COLOR TO MATCH PT-3
- P — TREX DECK BOARD
  COLOR TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

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TX FIRM NO. F-14167

COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH #1032 (ARCHIBALD)

ARCHIBALD AVE • EASTVALE, CA 92880

(130' - VER 1.2)

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT 27, 2024
MAR 15, 2024

NOT FOR CONSTRUCTION

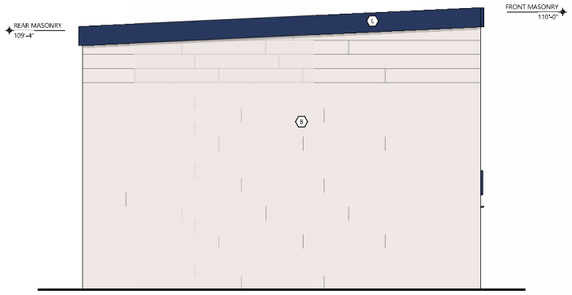
JOB NUMBER

230376600

SHEET NUMBER

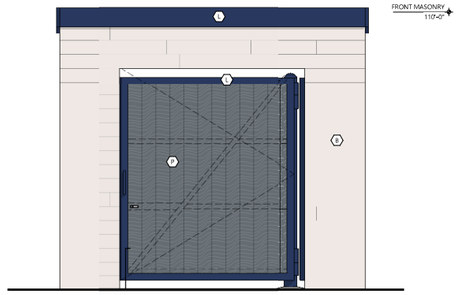
PRE-3

PRELIMINARY DUMPSTER & VACUUM ENCLOSURE PLAN & ELEVATIONS



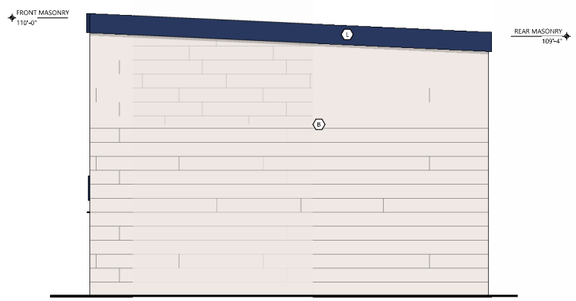
LEFT ELEVATION

SCALE: 1/2" = 1'-0"



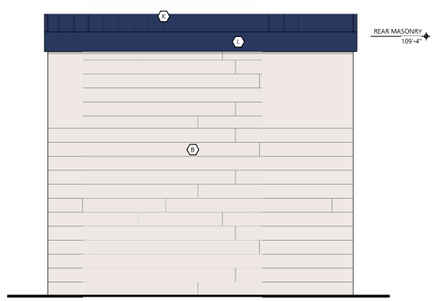
FRONT ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



REAR ELEVATION

SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL KEY

- A — PREFINISHED ALUMINUM BATTENS
  MFR: LUMABUILT
  STYLE: MOSAIC 1x6 BATTENS
  COLOR: HAZELNUT BROWN
- B — STONE VENEER
  MFR: EL DORADO STONE
  STYLE: VANTAGE 3D (6"H x 30"L x ~1"D)
  COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C — EIFS
  TEXTURE: SAND
  COLOR: PT-6 (MORNING FOG)
- D — EIFS
  TEXTURE: SAND
  COLOR: PT-3 (WALL STREET)
- E — EIFS
  TEXTURE : SAND
  COLOR: PT-9 (IN THE NAVY)
- F — SINGLE WYTHE CMU
  TEXTURE: SMOOTH FACE
  INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G — SINGLE WYTHE CMU
  TEXTURE: SPLIT FACE
  INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- H — PRECAST STONE SILL
  COLOR: LIMESTONE
- I — PREFINISHED ALUMINUM WALL PANEL
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
  STYLE: R PANEL
- K — PREFINISHED STANDING SEAM METAL ROOF PANEL
  MFR: CTMRS (OR EQUAL)
  STYLE: LARGE BATTEN 24 GA
  COLOR: PT-9 (IN THE NAVY)
- L — PREFINISHED METAL TRIM AND ACCESSORIES
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
- M — ALUMINUM STOREFRONT SYSTEM
  GLAZING: CLEAR
  FRAME: CLEAR ANODIZED
- N — CONCRETE CURB
  TEXTURE: HAND RUB
  COLOR TO MATCH PT-3
- P — TREX DECK BOARD
  COLOR TO MATCH PT-3

GENERAL NOTES

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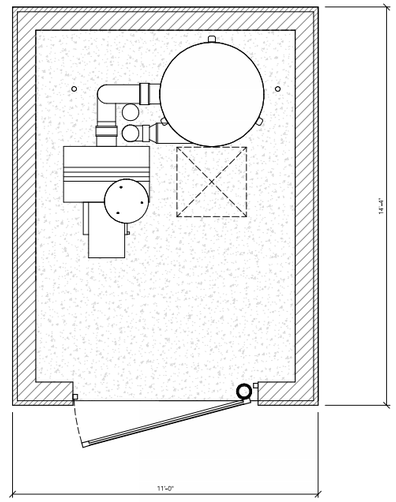

PLAN - VACUUM EQUIPMENT ENCLOSURE

SCALE: 1/2" = 1'-0"

PRELIMINARY VACUUM EQUIPMENT ENCLOSURE PLAN & ELEVATIONS

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EXCEL ENGINEERING, INC
TX FIRM NO. F-14167

COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH #1032 (ARCHIBALD)

ARCHIBALD AVE • EASTVALE, CA 92880

(130' - VER 1.2)

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT 27, 2024
MAR 15, 2024

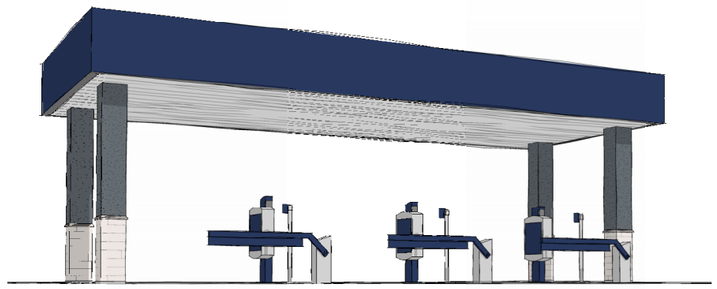
NOT FOR CONSTRUCTION

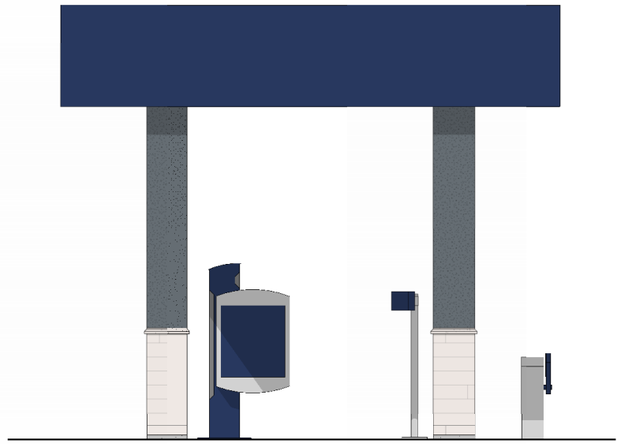
JOB NUMBER

230376600

SHEET NUMBER

PRE-4





CANOPY ELEVATION

SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL KEY

- A — PREFINISHED ALUMINUM BATTENS
  MFR: LUMABUILT
  STYLE: MOSAIC 1x6 BATTENS
  COLOR: HAZELNUT BROWN
- B — STONE VENEER
  MFR: EL DORADO STONE
  STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
  COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C — EIFS
  TEXTURE: SAND
  COLOR: PT-6 (MORNING FOG)
- D — EIFS
  TEXTURE: SAND
  COLOR: PT-3 (WALL STREET)
- E — EIFS
  TEXTURE : SAND
  COLOR: PT-9 (IN THE NAVY)
- F — SINGLE WYTHE CMU
  TEXTURE: SMOOTH FACE
  INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G — SINGLE WYTHE CMU
  TEXTURE: SPLIT FACE
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- I — PREFINISHED ALUMINUM WALL PANEL
  MFR: CTMRS (OR EQUAL)
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  STYLE: R PANEL
- J — PREFINISHED STANDING SEAM METAL ROOF PANEL
  MFR: CTMRS (OR EQUAL)
  STYLE: LARGE BATTEN 24 GA
  COLOR: PT-9 (IN THE NAVY)
- K — PREFINISHED METAL TRIM AND ACCESSORIES
  MFR: CTMRS (OR EQUAL)
  COLOR: PT-9 (IN THE NAVY)
- L — ALUMINUM STOREFRONT SYSTEM
  GLAZING: CLEAR
  FRAME: CLEAR ANODIZED
- M — CONCRETE CURB
  TEXTURE: HAND RUB
  COLOR TO MATCH PT-3
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  COLOR TO MATCH PT-3

GENERAL NOTES

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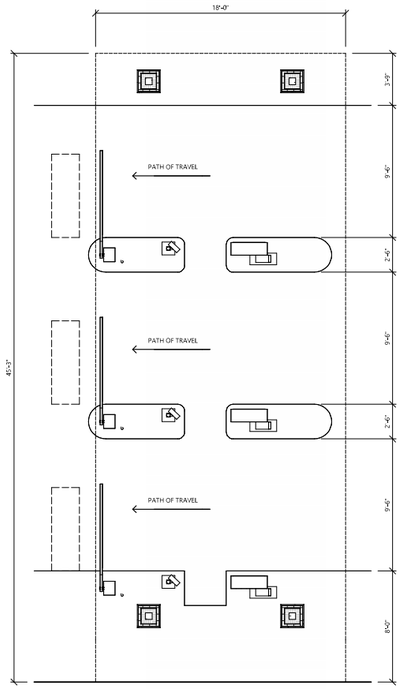
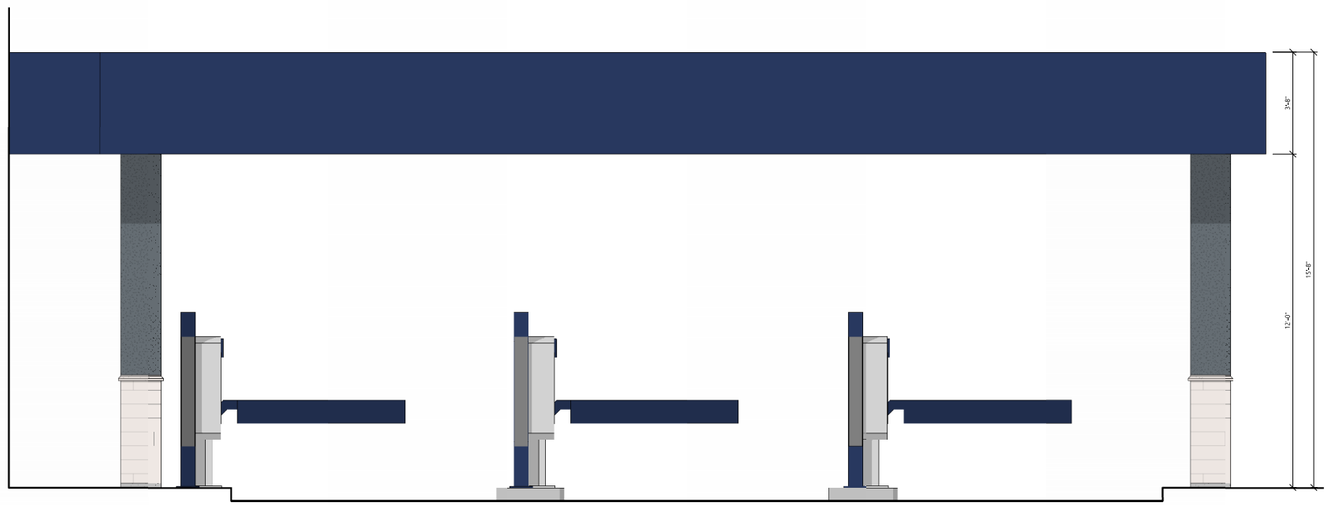


CANOPY PLAN

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



CANOPY ELEVATION

SCALE: 1/2" = 1'-0"

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COLLABORATION

Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

MISTER CAR WASH #1032 (ARCHIBALD)

ARCHIBALD AVE • EASTVALE, CA 92880

(130' - VER 1.2)

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT 27, 2024
MAR 15, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

230376600

SHEET NUMBER

PRE-5

PRELIMINARY CANOPY PLANS AND DETAILS

RESOLUTION NO. 24-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING MAJOR DEVELOPMENT REVIEW PLN24-20024 TO CONSTRUCT A NEW 5,435 SQUARE-FOOT CARWASH BUILDING (, A TRIPLE LANE DRIVE-THROUGH, ASSOCIATED VACUUM AND DETAILING PARKING STALLS, AND SITE IMPROVEMENTS ON A 1.51-ACRE VACANT LOT LOCATED AT THE SOUTHEAST CORNER OF LIMONITE AVENUE AND ARCHIBALD AVENUE

WHEREAS, Major Development Review PLN24-20024 is requested by the applicant, Mister Car Wash, to construct a new 5,435 square-foot carwash (dba Mister Carwash), with a triple lane drive-through, associated vacuum and detailing parking stalls, , and site improvements on a 1.51-acre vacant lot of a proposed retail center; and

WHEREAS, Major Development Review PLN24-20024 is considered a "Project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, an Environmental Impact Report (SCH No. #2015011020) was adopted on April 26, 2017, that addressed physical development of the subject site; and

WHEREAS, pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, the city conducted an analysis of the proposed project that concluded there were no new significant environmental effects, or a substantial increase in the severity of identified significant effects previously identified in the Environmental Impact Report (EIR); and

WHEREAS, on September 8, 2024, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Major Development Review PLN24-20024 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on September 18, 2024. In addition, on September 5, 2024, 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 PLN24-20024.

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on September 18, 2024, at which public testimony was received concerning Major Development Review PLN24-20024, and at which time the Planning Commission considered the proposed request and recommended approval of Major Development Review PLN24-20024.

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

SECTION 1. FINDINGS FOR CEQA:

Commercial retail development is consistent with the uses for the proposed project that were contemplated on Parcel 5 of the Eastvale Crossing Shopping Center and were fully evaluated in the Eastvale Crossing Project Environmental Impact Report (SCH No. #2015011020) certified by the City Council via on April 26, 2017. The proposed project would be located on Parcel 5. Staff has reviewed the environmental analysis in the EIR and believes that it remains valid for the proposed project. Approximately 12,200 square feet of commercial development on Parcel 5 were analyzed as part of the EIR. The proposed project would not exceed the previously analyzed development in terms of size or intensity of use. Development of the proposed project would remain consistent with the analysis of the EIR and would not require a change to the site's Land Use or zoning. Therefore, no additional environmental analysis is necessary. Applicable mitigation measures included in the EIR would be required for the development of the proposed project, however a Notice of Determination shall be filed following any action taken on the project.

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 proposed commercial retail would be 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 urban design, architecture, and landscaping further complementing the anchor Walmart retail building previously approved. Additionally, the project has been designed to meet the requirements and development standards of the Eastvale Zoning Code.

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 drive-through carwash 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, metal siding, colored and scored stucco, 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 and bicycle 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 site is located within the Chino Airport influence area and is subject to consistency with the Airport Land Use Compatibility Plan (ALUCP). The Riverside County Airport Land Use Commission (ALUC) acts in an advisory capacity when reviewing development projects for compatibility with the ALUCP. The project has been reviewed with consideration of the intensity requirements pursuant to ALUCP Policy CH 2.6.1, the site would be able to sufficiently accommodate the intensity requirements. Conditions have also been included as part of the project requirements for the applicant to submit an application to ALUC and obtain an official consistency determination on the project prior to building permit issuance.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Finding: The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP). The project is located outside of any MSHCP criteria area with no evidence of sensitive biological resources.

Evidence: The project is located outside of any MSHCP criteria area, and mitigation is

provided through payment of MSHCP Mitigation Fees.

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 PLN24-20024 to construct a new 5,435 square-foot carwash (dba Mister Carwash), with a triple lane drive-through, associated vacuum and detailing stalls, and site improvements, subject to conditions of approval.

PASSED, APPROVED AND ADOPTED this 18th day of September 2024.

_____
Michael Rochelle
Chairman

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. 24-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of September 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper
Senior Management Analyst

RESOLUTION NO. 24-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT PLN24-20024 FOR THE ESTABLISHMENT AND OPERATION OF A TRIPLE-LANE DRIVE THROUGH AT A NEW 5,435 SQUARE-FOOT CARWASH (DBA Mister Carwash), LOCATED AT THE NORTHEAST CORNER OF LIMONITE AVENUE AND ARCHIBALD AVENUE

WHEREAS, Conditional Use Permit PLN24-20024 is requested by the applicant, Mister Car Wash, to allow the establishment and operation of a triple-lane drive through at a new 5,435 square-foot carwash (dba Mister Carwash) on a 1.51-acre vacant lot of a proposed retail center; and

WHEREAS, Conditional Use Permit PLN24-20024 is considered a "Project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, an Environmental Impact Report (SCH No. #2015011020) was adopted on April 26, 2017, that addressed physical development of the subject site; and

WHEREAS, pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, the city conducted an analysis of the proposed project that concluded there were no new significant environmental effects, or a substantial increase in the severity of identified significant effects previously identified in the Environmental Impact Report; and

WHEREAS, on September 8, 2024, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Conditional Use Permit PLN24-20024 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on September 18, 2024. In addition, on September 5, 2024, 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 Conditional Use Permit PLN24-20024.

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on September 18, 2024, at which public testimony was received concerning Conditional Use Permit PLN24-20024, and at which time the Planning Commission considered the proposed request and recommended approval of Conditional Use Permit PLN24-20024.

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

SECTION 1. FINDINGS FOR CEQA:

Commercial retail development is consistent with the uses for the proposed project that were contemplated on Parcel 5 of the Eastvale Crossing Shopping Center and were fully evaluated in the

Eastvale Crossing Project Environmental Impact Report (EIR) (SCH No. #2015011020) certified by the City Council via on April 26, 2017. The proposed project would be located on Parcel 5. Staff has reviewed the environmental analysis in the EIR and believes that it remains valid for the proposed project. Approximately 12,200 square feet of commercial development on Parcel 5 were analyzed as part of the EIR. The proposed project would not exceed the previously analyzed development in terms of size or intensity of use. Development of the proposed project would remain consistent with the analysis of the EIR and would not require a change to the site's Land Use or zoning. Therefore, no additional environmental analysis is necessary. Applicable mitigation measures included in the EIR would be required for the development of the proposed project, however a Notice of Determination shall be filed following any action taken on the project.

SECTION 2. CONDITIONAL USE PERMIT FINDINGS

The criteria and required findings for a Conditional Use Permit are outlined in Section 120.02.020 "Conditional Use Permits". The Planning Commission may approve a Conditional Use Permit, with or without conditions, only after first making specific findings. The required findings and an analysis of the merits of the Conditional Use Permit application are listed below:

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of this title.

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 proposed project would be consistent with the surrounding area and is consistent with the General Plan designation and Zoning. The project consists of a drive-through facility where vehicle queuing will occur within the proposed project site and will therefore not affect any public roadway.

Finding 2: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the city.

Evidence: The proposed use will not be detrimental or injurious to property in the vicinity nor to the public health, safety, and general welfare because staff has reviewed plans and recommended conditions of approval as preventative measures. The proposed carwash with a drive-through operation, subject to its conditions of approval, will integrate with the overall retail center, which has been designed to provide adequate parking, circulation, and access to major roadway systems that provide local and regional connectivity. Future driveways for the retail center have been designed with sufficient length and width to accommodate vehicles entering and exiting the parking areas, including for the commercial

retail building.

The proposed drive-through accommodates a maximum of 32 cars before entering the carwash structure and up to 26 cars from the ordering kiosk. This design, subject to the conditions, satisfies the requirement of a minimum stacking of six (6) cars to the order menu board per Sec. 120.05.060 – Off-street vehicle parking of the City of Eastvale Zoning Code. Furthermore, in that there is sufficient queuing capacity to accommodate peak drive-through queues entirely within the drive-through lane, based on the empirical evidence provided in the queuing analysis prepared by Urban Crossroads on August 20, 2024, thus maintaining unimpeded drive aisles, and allowing vehicle to circulate efficiently throughout the site as well as public roadways. To further ensure the proposed drive-through will not be detrimental or injurious to property in the vicinity nor the public health and safety and general welfare, staff has added conditions of approval requiring Mister Carwash to submit a Traffic Management Plan for review and approval by staff. Based off the Eastvale Crossing EIR (SCH No. #2015011020), limited addition of project vehicle trips to existing traffic already generated by patrons traveling to and from the existing on-site retail use would not substantially increase area traffic or adversely affect local circulation patterns.

Additionally, the project operational noise as analyzed in the Noise Impact Analysis, prepared by the LSA on March 24, 2024, would not result in significant impacts, similar to that identified in the 2017 Eastvale Crossing EIR. Mitigation measures have been included as part of the conditions of approval to ensure noise levels do not exceed established noise thresholds at the property line as required by the City Municipal Code Ordinance. Additional conditions have been added for the developer to provide dense landscape screening along the southern property line to ensure added visual and auditory screening. With the mitigation measures and the project as conditioned, would not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working the neighborhood or such use or the general welfare of the city.

Finding 3: 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 site is located within the Chino Airport influence area and is subject to consistency with the Airport Land Use Compatibility Plan (ALUCP). The Riverside County Airport Land Use Commission (ALUC) acts in an advisory capacity when reviewing development projects for compatibility with the ALUCP. The project has been reviewed with consideration of the intensity requirements pursuant to ALUCP Policy CH 2.6.1, the site would be able to sufficiently accommodate the intensity requirements. Conditions have also been included as part of the project requirements for the applicant to submit

an application to ALUC and obtain an official consistency determination on the project prior to building permit issuance.

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 is located outside of any MSHCP criteria area with no evidence of sensitive biological resources.

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 Conditional Use Permit PLN24-20024 for the establishment and operation of a triple-lane drive-through carwash (dba Mister Carwash) on a vacant lot within a newly proposed retail center, subject to conditions of approval.

PASSED, APPROVED AND ADOPTED this 18th day of September 2024.

_____
Michael Rochelle
Chairman

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. 24-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of September 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN24-20024– Major Development Review for the development of a 5,435 square-foot drive-through carwash (dba Mister Carwash) on the southeast corner of Limonite Ave and Archibald Ave.
Assessor's Parcel Number: 144-030-039
Planning Commission Review Date: September 18, 2024

	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 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	On-Going	Planning Division	

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	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 the Public Works Division 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.	On-Going	Public Works Division	
4.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Major Development Review.	On-Going	Planning Divisions	
5.	PLN24-20024 is granted for a period of two years and shall become void as of September 18, 2026, unless building permits have been issued and construction is commenced and diligently pursued towards completion, or a time extension is requested in writing prior to that date.	On-Going	Planning Division	
6.	The project shall be developed in accordance with the Major Development Review application approved by the Planning Commission on September 18, 2024, including the approved site plan, architectural elevations, conceptual landscape plan, etc. The applicant may request modifications or revisions to the approved project as outlined in Section 120.01.050(c) the Eastvale Zoning Code. A change of tenancy of any portion of the approved project requires review and approval by the original approving authority.	On-Going	Planning Division	
7.	Applicable mitigation measures included in the Addendum to the IS/MND shall be required for development of the proposed project and shall be incorporated herein by reference.	On-Going	Planning Division	

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8.	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	
Prior to Issuance of Grading Permit				
9.	Prior to submittal for grading plan check, the site plan shall be revised to show a pathway that provides pedestrians with safe unobstructed access to the adjacent retail and restaurant pads. Pavement on all pathways and entryways shall be decorative in nature with texture, stamped concrete or pavers.	Prior to Issuance of Grading Permit	Planning Division	
10.	**CUL-1**: If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under the California Environment Quality Act, additional work such as data recovery excavation may be warranted and shall be reported to the City.	Prior to Issuance of Grading Permit/ During ground-disturbing activities	Planning Division	
11.	**TCR-1:** Tribal Monitoring. Prior to the issuance of a grading permit, **the project applicant** shall contact the consulting tribe(s) with notification of the proposed grading and shall make a good-faith effort, as determined by the City's Development Director, to enter into a Tribal Cultural Resources Monitoring Agreement with each tribe that determines its tribal cultural resources may be present on the site. The agreements shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; Project grading and development scheduling; terms of compensation for the tribal monitors; and establishing on-site monitoring provisions and/or requirements for professional tribal monitors during all ground-disturbing activities. The terms of the agreements shall not conflict with any of these mitigation measures. A copy/copies of the agreement(s) shall be provided to the City of Eastvale Planning Department prior to the issuance of a grading permit.	Prior to Issuance of Grading Permit	Planning Division	
12.	**TCR-2:** Archaeological Monitoring. At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the project applicant shall retain a Secretary	At least 30 days prior to application for a	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	of Interior Standards-qualified, Registered Professional Archaeologist (RPA), as an archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Ground-disturbing activities may include, but are not limited to, pavement removal, potholing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching. The on-site archaeological monitoring would end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources. The Project Registered Professional archaeologist, in consultation with consulting Tribe(s) identified above, and the developer, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site and provide the plan to the City for approval. Details in the plan shall include: A. Project grading and development scheduling. B. The development of a rotating or simultaneous schedule in coordination with the project applicant and the project archeologist for designated Native American tribal monitors from the consulting tribes during grading, excavation and ground-disturbing activities on the site. C. The safety requirements, duties, scope of work, and Native American tribal monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists. D. The protocols and stipulations that the developer, tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.	grading permit and before any grading, excavation, and/or ground-disturbing activities.		
13.	**TCR-3:** Treatment and Disposition of Cultural Resources. If tribal cultural resources are inadvertently discovered during ground disturbing activities for	Prior to Issuance of Grading Permit / During Ground	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	this project. The following procedures will be carried out for treatment and disposition of the discoveries: A. Temporary Curation and Storage. During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process. B. Treatment and Final Disposition. The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City Planning Department with documentation of same: i. Reburial on-site. Accommodate the process for on-site reburial of the discovered items with the consulting tribes. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. ii. Curation. A curation agreement with an appropriate qualified repository within Riverside County that meets Federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists or researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. iii. Disposition Dispute. If more than one tribe is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center.	Disturbing Activities		

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	iv. Final Report. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and tribal monitors within 60 days of completion of grading. This report shall: o Document the impacts to the known resources on the property; o Describe how each mitigation measure was fulfilled; o Document the type of cultural resources recovered and the disposition of such resources; o Provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; o In a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. o All reports produced will be submitted to the City, Eastern Information Center and consulting tribes.			
14.	**TCR-4:** Discovery of Human Remains. If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains. The following procedures as set forth in the California Environmental Quality Act (CEQA), Section 15064.5(e), the California Public Resources Code (PRC) (Section 5097.98), and the State Health and Safety Code (Section 7050.5) shall then be undertaken: If human remains or funerary/sacred items are encountered, the archaeological monitor or tribal monitor will halt work within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, establish an Environmentally Sensitive Area (ESA) boundary to protect the find from impact, and immediately notify the City Archaeologist. Project work outside the established ESA may continue. In accordance with Section 7050.5 of the	Prior to Issuance of Grading Permit / During Ground-Disturbing Activities	Planning Division / Archeological Monitor	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	California Health and Safety Code, if human remains are found, the Riverside County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, s/he shall notify the NAHC in Sacramento within 48 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.			
15.	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 Grading Permit	Public Works Division	
16.	Prior to commencing any grading which includes 50 or more cubic yards, the developer shall submit a grading plan prepared by a registered Civil Engineer for review/approval by the Public Works Division	Prior to Issuance of Grading Permit	Public Works Division	
17.	Grading in excess of 199 cubic yards will require performance security to be posted with the City prior to grading permit.	Prior to Issuance of Grading Permit	Public Works Division	
18.	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 Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
19.	No grading shall be preformed without prior issuance of a grading permit by the Public Works Division.	Prior to Issuance of Grading Permit	Public Works Division	
20.	Any grading proposed on adjacent properties shall be coordinated and approved by the appropriate parties and documentation provided to the City.	Prior to Issuance of Grading Permit	Public Works Division	
21.	All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer.	Prior to Issuance of Grading Permit	Public Works Division	
22.	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 Stormwater Multiple Application and Report Tracking System ("SMARTS"). A copy of the executed letter issuing a Waste Discharge Identification ("WDID") number shall be provided to the City Engineer. The Construction General 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 Division	
23.	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 Division	
24.	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 Division	
25.	The Developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD. The project applicant, developer, or successor in interest shall provide written verification that the JCSD can and will provide sanitary sewer service to the project.	Prior to Issuance of Grading Permit	Public Works Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
26.	The Developer shall submit traffic striping and signage plans prepared by a California registered Civil Engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a Building Permit.	Prior to Issuance of Grading Permit	Public Works Division	
27.	An accessible pedestrian path of travel shall be provided throughout the site, as required by applicable state and federal laws.	Prior to Issuance of Grading Permit	Planning and Public Works Division	
28.	The sewer lines shall require connections to occur at a manhole and no direct lateral connections to the mainlines are allowed.	Prior to Issuance of Grading Permit	Public Works Division	
29.	The applicant must provide the District with fire flow requirements from the Fire Department to determine the adequacy of the existing water system.	Prior to Issuance of Grading Permit	Public Works Division	
30.	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 recorded at the Riverside County's Recorder's Office prior to Certificate of Occupancy.	Prior to Issuance of Grading Permit	Public Works Division	
Prior to Issuance of Encroachment Permit				
31.	An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Eastvale Master Drainage Plan-Lateral A-2. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.	Prior to Issuance of Encroachment Permit	Riverside County Flood Control	
32.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Prior to Issuance of Encroachment Permit/On-going	Public Works Division	

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33.	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 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. Reduction to on-site subgrade (from 24" to 12") may be allowed subject to the Public Works Director approval and based on TI index for pavement cross-section to be determined by Geotechnical Engineer whichever of the two is greater.	Prior to Issuance of Encroachment Permit	Public Works Division	
34.	Traffic Control Plan prepared by a California registered Civil Engineer or Traffic Engineer shall be submitted to the City Engineer for review and approval.	Prior to Issuance of Encroachment Permit	Public Works	
Prior to Issuance of Building Permit				
35.	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	
36.	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	Prior to Issuance of Building Permit	Building Division	
37.	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.	Prior to Issuance of Building Permit	Building Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
38.	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)	Prior to Issuance of Building Permit	Building Division	
39.	School impact fees shall be paid prior to permit issuance.	Prior to Issuance of Building Permit	Building Division	
40.	Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan.	Prior to Issuance of Building Permit	Building Division	
41.	All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.	Prior to Issuance of Building Permit	Building Division	
42.	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 restrictors for toilets, low consumptions light fixtures, and insulation, and shall use to the extent feasible drought landscaping.	Prior to Issuance of Building Permit	Building Division	
43.	A design professional will be required at the time of construction drawings, to prepare plans for proposed improvements per the Business and Professions Code.	Prior to Issuance of Building Permit	Building Division	
44.	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 is in compliance with the latest Federal and State regulations.	Prior to Issuance of Building Permit	Building Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
45.	The developer is responsible for requesting from the Planning Division any addresses needed for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s). An address map shall be prepared and submitted by the applicant for review and approval by the Planning Division.	Prior to Issuance of Building Permit	Planning and Building Division	
46.	All drive-thru isles adjacent to the public right-of-way or ingress and egress points of vehicular access must include Planning Division approved screening along the perimeter.	Prior to Issuance of Building Permit	Planning and Public Works Division	
47.	A revised (site plan, floor plan, and building elevations) which incorporate(s) the Conditions of Approval listed herein shall be submitted to the Planning Division prior to submittal for building and/or grading plan check.	Prior to Issuance of Building Permit	Planning Division	
48.	The project shall incorporate fully defined architecture on all facades facing the public right of way including windows, doors and other architectural details.	Prior to Issuance of Building Permit	Planning Division	
49.	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 a part of this application and as approved by the Planning Commission, except that any modification shall be subject to the discretion of the Community Development Director upon finding that any changes are comparable in substance and quality to the original approval.	Prior to Issuance of Building Permit	Planning Division	
50.	Elevations shall be enhanced along building frontages facing Archibald Avenue to the satisfaction of the Community Development Director. Applicant to add architectural interest to the building visible to the public right-of-way.	Prior to issuance of Building Permit	Planning Division	
51.	Site Plan and elevations shall be revised to show decorative lighting of the pedestrian walkways, entryways, and exterior doors	Prior to Issuance of Building Permit	Planning Division	
52.	There shall be no roof-mounted equipment extending above the mansard roof or parapet wall of the building.	Prior to Issuance of Building Permit	Planning Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
53.	Trash receptacles shall be provided nearby customer entrances/exits to buildings for all commercial developments.	Prior to Issuance of Building Permit	Planning Division	
54.	Elevations for trash enclosure shall be provided prior to issuance of building permit. Trash enclosures shall be covered and shall be architecturally consistent with the proposed development. Trash enclosure elevations shall be reviewed and approved by the Planning Division.	Prior to Issuance of Building Permit	Planning Division	
55.	Any proposed signage must be reviewed and approved by the Planning Division and must comply with the City's Sign Ordinance.	Prior to Issuance of Building Permit	Planning Division	
56.	Any future monumentation into the development shall be subject to review and approval by the Community Development Director and City Engineer.	Prior to Issuance of Building Permit	Planning & Public Works Divisions	
57.	All required parking area spaces shall meet the minimum dimensions of the Zoning Code Section 120.05.060.	Prior to Issuance of Building Permit	Planning Division	
58.	Prior to the issuance of a building permit for each building, the final site plan shall indicate the location of bicycle parking installation using Class I lockers or Class II racks in an enclosed lockable area, as follows for each building (C-Store and Restaurants): • Minimum of Two (2) bicycle parking spaces for visitors and two (2) bicycle parking spaces for employees. • The location of bicycle parking is subject to approval by the Planning Department. Applicant shall submit a design alternative to the loop-wave and ribbon rack design. Final design of bike parking shall be approved by the Planning Division prior to issuance of building permit.	Prior to Issuance of Building Permit	Planning Division	
59.	Prior to the issuance of a building permit, the applicant shall submit a photometric lighting plan for review and approval to ensure that proper outdoor lighting, pursuant to City of Eastvale Municipal Code Section 120.05.050 and subject to Riverside County Sheriff's review and approval, shall be provided. In order to minimize light trespass on abutting residential	Prior to Issuance of Building Permit	Planning, Building, Public Works, and Sheriff	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed the moon's potential ambient illumination of one-tenth footcandle through use of light shielding and through additional landscaping.			
60.	**Prior to the issuance of a building permit, the applicant shall submit a set of development plans to the Eastvale Sheriff's Department for review and approval to ensure compliance with 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. PROPERTY SIGN b) Proper display of "No Trespassing or Loitering" signs prominently around business and any exterior perimeter fencing and adhere to City of Eastvale Municipal Code Section 120.05.070, Signs. ADDRESS NUMBERING: c) Prominently displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping). SECURITY PLAN Adequate crime prevention measures, such as security cameras, shall be installed 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 the proposed construction. All exterior access points should be properly secured and illuminated to make clearly visible any person on or about the premises during the hours of darkness.	Prior to issuance of building permit	Planning, Building and Sheriff Departments	

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61.	A minimum of one (1) Electric Vehicle charging station per parcel shall be installed.	Prior to issuance of building permit	Planning Division	
62.	Landscape plans 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 palette 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 Permit	Planning Division	
63.	The above-described plans shall be in substantial conformance with the conceptual plans as requested for modification and 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 permit	Planning Division	
64.	Prior to the issuance of a building permit, final landscape plans shall be reviewed and approved by the Planning Division. Landscaping shall be installed and verified prior to issuance of certificate of occupancy.	Plans must be reviewed and approved prior to issuance of building permit. Landscaping shall be installed and verified prior to certificate of occupancy	Planning Division	
65.	All landscape and irrigation plans shall be consistent with the City of Eastvale Zoning Code, with Section 5.4 Landscaping General Provisions, the City of Eastvale Design Standards and Guidelines, and the City of Eastvale Chapter 14.24 Water Efficient Landscape Regulations, and other applicable codes and guides.	Prior to Issuance of Building Permit	Planning Division	
66.	Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.	Prior to Issuance of Building Permit	Planning Division	
67.	All planting areas shall be a minimum of 5 feet wide. Tree well planting areas shall contain 25 square feet or more.	Prior to Issuance of Building Permit	Planning Division	

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68.	The drive through lanes shall be appropriately screened from the Public ROW using 5-gallon shrubs spaced at between 3 and 4 feet on center.	Prior to Issuance of Building Permit	Planning Division	
69.	The trash enclosure shall include landscape screening on all 3 enclosure walls.	Prior to Issuance of Building Permit	Planning Division	
70.	Shrubs shall be installed from a minimum of 5-gallon containers unless approved by the City of Eastvale Landscape Architect for appropriateness. Shrubs and ground covers shall be designed for installation at reasonable spacing to allow for growth and relative maturity.	Prior to Issuance of Building Permit	Planning Division	
71.	The applicant shall install and maintain dense evergreen screen hedge to provide sufficient privacy for the immediate adjacent properties to the west. The size of plants utilized and spacing shall be at the recommendation and approval of the Landscape Architect and Community Development Director and shall be maintained at 8-feet tall. The species of landscape selected shall be of a fast-growing variety such that they will attain effective screening within a 1-2 year timeframe to the satisfaction of the Community Development Director.	Prior to Issuance of Building Permit	Planning Division	
72.	Above ground utility locations shall be located in shrub areas and screened from public view. Transformers shall be screened with a minimum of 3 foot wide planting area located outside the SCE setback to the transformer.	Prior to Issuance of Building Permit	Planning Division	
73.	No light fixture, electric transformer, fire detector check or fire hydrant 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 site plan.	Prior to Issuance of Building Permit	Planning Division	
74.	All ground covers shall be installed from living plant materials. Spacing shall be such to allow plants grow to maturity in 2 years from the time of installation.	Prior to Issuance of Building Permit	Planning Division	
75.	No plants with thorns, those that would freeze, or those which do not thrive in the local environment may be used, including Lophostemon, Bougainvillea, and Phormium.	Prior to Issuance of Building Permit	Planning Division	

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76.	No plant container shall be installed within 18 inches of a sidewalk, curb, patio, walkway, or equal, unless approved by the City Landscape Architect for appropriateness.	Prior to Issuance of Building Permit	Planning Division	
77.	Plant materials within planting areas shall be hydro-zoned using WUCOLS IV, Region 4 as a general guide.	Prior to Issuance of Building Permit	Planning Division	
78.	Root barriers shall be installed for all trees located within 5 feet of paving in 10 to 12 foot lengths. Trees located within 10 feet of curbs or city sidewalks and within planted parkways shall utilize 20 lineal feet of root barrier.	Prior to Issuance of Building Permit	Planning Division	
79.	A weather-based smart irrigation controller shall be installed. A rain shut off or weather station device shall be connected with the irrigation controller.	Prior to Issuance of Building Permit	Planning Division	
80.	Parking lot lighting and/or water quality design shall not prevent tree or shrub placement (used for shading) nor reduce overall tree counts per the preliminary plans. The addition of tree diamonds or other solutions for maintain tree counts presented will be required if space or conflicts arise during design development.	Prior to Issuance of Building Permit	Planning Division	
81.	Applicant shall retain the stated landscape coverage percentage throughout the design development process and final installation/project completion	Prior to Issuance of Building Permit	Planning Division	
82.	Applicant shall install temporary curb and planter continuing screen at northwest corner of the property that shall remain in place until prospective adjacent phase is completed.	Prior to Issuance of Building Permit	Planning Division	
83.	Applicant shall screen all utilities and mechanical infrastructure in planter areas with increased sized shrub material as required by the Community Development Director or Landscape Architect.	Prior to Issuance of Building Permit	Planning Division	
84.	Landscaping shall be perpetually maintained in a healthy and thriving manner.	Prior to Issuance of Building Permit	Planning Division	
85.	Applicant to increase density of tree planting along easterly planter area (abutting drive-through queuing area) to the satisfaction of the Community Development Direct and Landscape Architect.	Prior to Issuance of Building Permit	Planning Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
86.	The City Landscape Architect shall be contacted to meet with the job site superintendent and the landscape contractor for a pre-job meeting. A copy of the soil fertility recommendations utilizing humate, mycorrhizae, and organic fertilizer shall be presented prior to the meeting. No landscaping shall occur prior to the meeting.	Prior to Initiation of Landscape Construction	Planning Division	
87.	The City Landscape Architect shall be contacted to meet with the job site superintendent and the landscape contractor for a pre-job meeting. A copy of the soil fertility recommendations utilizing humate, mycorrhizae, and organic fertilizer shall be presented prior to the meeting. No landscaping shall occur prior to the meeting.	Prior to Initiation of Landscape Construction	Planning Division	
88.	Submit photometric plan 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 Community Facilities District ("CFD") or Landscaping Maintenance District ("LMD").	Prior to Issuance of Building Permit	Public Works Division	
89.	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 Permit	Public Works Division	
90.	The Precise Grading/Paving Plan shall be City Engineer approved prior to issuance of a building permit.	Prior to Issuance of Building Permit	Public Works Division	
91.	A WQMP and Stormwater 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 Stormwater BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a Building Permit and shall be recorded by the Developer at the San Bernardino County	Prior to Issuance of Building Permit	Public Works Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Recorder's Office with a recorded copy provided to the Public Works Division prior to issuance of a Certificate of Occupancy.			
92.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Public Works Division prior to construction of any building foundation.	Prior to Issuance of Building Permit	Public Works Division	
93.	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 Permit	Public Works Division	
94.	Prior to issuance of a building permit, the developer is required to pay Traffic Impact Analysis Project Fair Share Contribution fees.	Prior to Issuance of Building Permit	Public Works Division	
95.	Prior to issuance of building permit, installation of conduit fiber optic along property frontages shall be required.	Prior to Issuance of Building Permit	Public Works Division	
96.	The Applicant shall pay all applicable development impact fees in accordance with the City of Eastvale fee ordinance in effect at the time the fees are due, prior to the issuance of any building permits related to the Project.	Prior to Issuance of Building Permit	Building and Public Works Division	
97.	Applicant shall submit an application to ALUC and obtain an official consistency determination on the project.	Prior to Issuance of Building Permit	Planning Division	
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 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.	Prior to Issuance of Building Permit	Fire Department	
99.	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (offsite) to the Fire Department for review of private hydrant placement only. Water Improvement Plans (offsite) will not be reviewed or approved for the	Prior to Issuance of Building Permit	Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	installation of onsite Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The installing contractor shall submit a separate set of working plans designed in accordance with NFPA 13 and NFPA 24 to the Fire Department for a permit to install private water mains.			
100.	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Standard number 06-05. 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 75,000 thousand pounds over 2 axles and shall be all-weather surface capable. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus.	Prior to Issuance of Building Permit	Fire Department	
101.	Parking is not permitted on fire apparatus access roads that are less than 28 feet in width. Parking on one side is permitted on a road that is at least 28 feet but less than 36 feet in width. Parking on two sides is permitted on a road that is 36 feet or more in width.	Prior to Issuance of Building Permit	Fire Department	
102.	Fire apparatus access roads shall be constructed with a surface to provide all-weather driving capabilities during construction.	Prior to Issuance of Building Permit	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.	Prior to Issuance of Building Permit	Fire Department	
104.	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	Fire Department	
105.	Buildings more than 3,600 square feet shall be equipped with a fire sprinkler system. The PIV and FDC shall be located to the front, within 100 feet of a	Prior to Issuance of Building Permit	Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	hydrant. FDC shall be located so that fire apparatus and hose connected to supply the system will not obstruct roadway access for other fire apparatus. FDCs are not allowed in the rear of any building.			
106.	A fire sprinkler monitoring system is required in all sprinklered buildings.	Prior to Issuance of Building Permit	Fire Department	
107.	A manual and automatic fire alarm system may be required, depending on the use and/or occupant load of the building.	Prior to Issuance of Building Permit	Fire Department	
108.	An approved Fire Department access key lock box (minimum Knox 3200 series) shall be installed at the main entrance to any sprinklered building. Gate switches or padlocks shall be installed at each automatic or manual gate. Locations shall be shown on plans submitted for a building permit.	Prior to Issuance of Building Permit	Fire Department	
109.	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. Numbers and letters shall be a minimum of 12” in height with a minimum stroke of .05 inch. Address must be legible, of contrasting color, and internally or externally illuminated to be visible from the street at all hours. (See RVCFD Guideline OFM-1A)	Prior to Issuance of Building Permit	Fire Department	
110.	No hazardous materials shall be stored and/or used within the building which exceeds quantities listed in the California Fire Code, without first obtaining a permit.	Prior to Issuance of Building Permit	Fire Department	
111.	Exit signs, door hardware, and exit path marking shall be as required by the California Building Code.	Prior to Issuance of Building Permit	Fire Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
112.	Fire sprinkler riser door shall be posted "FIRE RISER" on the outside of the door.	Prior to Issuance of Building Permit	Fire Department	
113.	Electrical room door shall be posted "ELECTRICAL ROOM" on the outside of the door.	Prior to Issuance of Building Permit	Fire Department	
114.	Fire alarm control panel door shall be posted "FACU" on the outside of the door.	Prior to Issuance of Building Permit	Fire Department	
115.	Roof access door shall be posted "ROOF ACCESS" on the outside of the door.	Prior to Issuance of Building Permit	Fire Department	
116.	Provide specific fire department conditions on plans for building permit submittal.	Prior to Issuance of Building Permit	Fire Department	
Prior to Issuance of Certificate of Occupancy				
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 Engineer, and shall be subject to a subsequent one (1) year landscape maintenance period.	Prior to Issuance of Certificate of Occupancy	Planning and Public Works Division	
118.	The development shall be annexed into all applicable City of Eastvale owned and administered Community Facilities Districts (CFDs) and/or Landscaping Maintenance Districts (LMDs) for On-Going maintenance of traffic signals, traffic signal synchronization, street lights, full capture systems for all storm drains, and landscape maintenance of raised landscaped 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 Division	
119.	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	Prior to Issuance of Certificate of Occupancy	Public Works Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	to be submitted to the City may be authorized, upon prior City Engineer approval.			
120.	Mira Loma Road and Bridge Benefit Assessment District Fee ("MLRBA"), Transportation Uniform Mitigation Fee ("TUMF"), Area Drainage Plan ("ADP") fee, and any other regional pass-through fees in effect at that time shall be paid prior to issuance of Certificate of Occupancy.	Prior to Issuance of Certificate of Occupancy	Public Works Division	
121.	The Developer shall submit to the City Engineer for review and approval the Covenants, Conditions, and Restrictions ("CC&Rs") and/or a Property Owners Association document to maintain and operate common areas and/or facilities including, but not limited to, parking areas, private utilities, and water quality basins.	Prior to Issuance of Certificate of Occupancy	Public Works and Planning Division	
122.	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 Division	
123.	The Developer shall provide certification from JCSD Water Services demonstrating that all water and/or wastewater service accounts have been documented, prior to the issuance of a Certificate of Occupancy.	Prior to Issuance of Certificate of Occupancy	Public Works Division	
124.	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 Division	
125.	Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, to the existing right edge line along the entire 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. Alternatively, depending on the existing street	Prior to Issuance of Certificate of Occupancy	Public Works Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.			
126.	Construct an Americans with Disabilities Act ("ADA") compliant sidewalk behind curb along the entire frontage and interior streets 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 Division	
127.	Construct City Engineer approved commercial driveway approaches in accordance with City of Eastvale Standard Drawings. The driveway approach shall be constructed so the top of "X" is 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 Division	
128.	Construct a curb ramp meeting current California State Accessibility standard along both sides of the commercial driveway approaches. 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 Division	
129.	Grind and overlay half ROW width of Archibald Avenue and Chandler Street within the project frontages up to the existing median.	Prior to Issuance of Certificate of Occupancy	Public Works Division	
130.	Install Class II bicycle lanes along Archibald Avenue to connect to the existing Class II bicycle lanes to the north.	Prior to Issuance of Certificate of Occupancy	Public Works Division	
131.	Install Pan-Tilt-Zoom ("PTZ") cameras at each intersection to tie into the existing Citywide system to monitor traffic.	Prior to Issuance of Certificate of Occupancy	Public Works Division	
132.	Upgrade traffic signals within 100 feet of the property to provide signal synchronization.	Prior to Issuance of Certificate of Occupancy	Public Works Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
133.	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, bus pad, 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 Division	
134.	The Developer shall employ staff to assist with management of the drive through queue during peak periods. Specifically, staff should periodically walk along the drive through lanes encouraging vehicles to pull forward and maximize efficiently of the available storage and temporarily close drive-through access when drive-through queue exceeds drive-through queueing capacity. A Traffic Management Plan for operations and special events shall be submitted to the Public Works and Planning Divisions for review and approval and be made a part of each businesses' Standard Operating Procedures.	Prior to Issuance of Certificate of Occupancy	Planning & Public Works Divisions	
135.	The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing “as-built” information and returned to the Public Works Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.	Prior to Certificate of Occupancy	Public Works Division	
136.	All conditions of approval for TTM No. 35061 shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.	Prior to Certificate of Occupancy	Public Works Division	
137.	All sewer mains constructed by the applicant and to become part of the public sewer system shall be pressure tested and digitally video recorded by the City’s wastewater system operator JSCD prior to acceptance of the sewer	Prior to Certificate of Occupancy	Public Works Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	system for maintenance by the City. The developer shall be responsible for all costs associated with testing and inspection services. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.			
138.	The Applicant shall provide certification from JCSD Water Services demonstrating that all water and/or wastewater service accounts have been documented, prior to the issuance of a Certificate of Occupancy.	Prior to Certificate of Occupancy	Public Works Division	
139.	RBBD, TUMF, ADP fee and any development impact fees that are in effect at that time shall be paid prior to issuance of Certificate of Occupancy	Prior to Certificate of Occupancy	Public Works Division	
140.	A City business registration shall be required prior to issuance of a Certificate of Occupancy or final permits.	Prior to issuance of certificate of occupancy	Planning Division	
141.	The development shall conform to all other applicable State and local laws and ordinances and the applicant shall obtain all necessary approvals and operating permits from all State and local agencies prior to the issuance of a Certificate of Occupancy or final permits.	Prior to issuance of certificate of occupancy	Planning Division	
142.	Any missing or damaged landscaping shall be replanted to the satisfaction of the Community Development Director and Planning Division.	Prior to issuance of certificate of occupancy / Ongoing	Planning Division	
143.	Prior to the final landscape inspection a water audit shall be conducted by an independent water auditor and WELO documentation shall be provided to the City Planning Department and City Landscape Architect via email.	Prior to issuance of certificate of occupancy	Planning Division	
144.	All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. If the Project Landscape Architect has provided inspection of the landscaping, the Project Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to issuance of certificate of occupancy	Planning Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
On-Going/During Operations				
145.	Provide street sweeping services for onsite and offsite within project frontages weekly.	On-Going	Public Works Division	
146.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	On-Going	Public Works Division	
147.	The applicant shall record appropriate easement(s) and agreement(s) for the construction and maintenance of water quality to meet the Storm Water Permit/Water Quality Management Plan Requirements.	On-Going	Planning and Public Works Division	
148.	All landscaped setbacks and planter areas shall be permanently maintained at the site and kept free of debris.	On-Going	Planning and CES Division	
149.	To regulate excess noise levels throughout various times of the day (day/nighttime) the operation shall not create any sound, or allow the creation of any sound on the subject property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Section 8.52.040 – "General Sound Level Standards" of the City of Eastvale Municipal Code.	On-Going	Planning and CES Division	
150.	There shall be no "amplified music" allowed that would disturb any adjacent business tenants or residential properties at any time. The carwash operator shall post signs throughout the property alerting customers of this regulation. Complaints of amplified music shall be verified by the Community Development Director, or their designee, and addressed accordingly. Continued violation of this condition shall be grounds for revocation of the conditional use permit.	On-Going	Planning Division	
151.	A notice from Riverside County Airport Land Use Commission noting the site's location near the Chino Airport shall be recorded (ALUC condition).	On-Going	Planning and Public Works Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
152.	A safety officer or designee may enter and inspect the site at any reasonable time without prior notice for the purpose of investigating an actual complaint or for a health and safety inspection.	On-Going	CES and Planning Division	
153.	Vehicle detailing and vacuum parking stalls must be maintained in clean and tidy conditions at all times. The applicant must also maintain the adjacent areas and keep them free of any waste generated by vehicle cleaning	On-Going	Planning Division	
154.	Trash receptacles shall be provided nearby vehicle detailing and vacuum parking stalls.	On-Going	Planning Division	
155.	Overhead canopies provided for vehicle detailing and vacuum parking stalls shall be maintained in good order, free from sun damage or fading.	On-Going	Planning Division	
156.	Landscaping and ground coverage shall be continually maintained as consistent with the approved landscape plan. Any request or changes which deviate from the approved plan shall require a minor development review.	On-Going	Planning Division	
157.	The District reviewed the water and sewer atlas maps to identify the nearest main lines for potential service connections. Water facilities consist of an existing 12-inch diameter water line on Limonite Avenue and an existing 21-inch diameter waterline on Archibald Avenue. The applicant must provide the District with fire flow requirements from the Fire Department to determine the adequacy of the existing water system.	On-Going	JCSD	
158.	Sewer service is available from an existing 21-inch diameter sewer line on Archibald Avenue. Gravity flow to the existing sewer line is contingent upon the final grading of the site, and sewer service is contingent upon the quantity and quality of wastewater generated by the project. The sewer line will require connections to occur at a manhole, and no direct lateral connections to the mainline are allowed.	On-Going	JCSD	
159.	The District is investigating the potential use of non-potable water for the project area and will require the developer to participate in the final adopted program for parks and greenbelt areas.	On-Going	JCSD	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
160.	The applicant will be required to contact Jurupa Community Services District to start the development processes for the project. The applicant must submit plans and fees for sewer and water services.	On-Going	JCSD	
Jurupa Community Services District				

General Compliance Items/Requirements and Information

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

1. The applicant shall 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.

2. Submit a final parcel map and all supporting documents for review and approval to the satisfaction of the City Engineer and Public Works Department.

3. Applicants are responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.

4. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN24-20024 – Conditional Use Permit to allow the establishment and operation of a triple lane drive-through for a carwash (Mister Carwash) at the southeast corner of Limonite Ave. and Archibald Ave.
Assessor's Parcel Number: 144-030-039
Planning Commission Review Date: September 18, 2024

	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 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	On-Going	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Applicant understands and agrees that failing to comply with all Conditions of Approval, may result in the Planning Commission or Community Development Director taking action, resulting in modification of the Conditions of Approval and/or suspension or revocation of any conditional use permit.	On-Going	Planning Division	
4.	Conditional Use Permit PLN24-20024 is granted contingent upon approval of Major Development Review PLN24-20024. Failure to approve Major Development Review PLN24-20024 shall render any approval of Conditional Use Permit PLN24-20024 null and void.	On-Going	Planning Division	
5.	All applicable Major Development Review conditions of approval (PLN 24-20024) and Tentative Parcel Map 35061 (PLN21-20021) shall be incorporated herein by reference.	On-Going	Planning Division	
6.	PLN24-20024 is granted for a period of two years and shall become void as of September 18, 2026, unless building permits have been issued and construction is commenced and diligently pursued towards completion, or a time extension is requested in writing prior to that date.	On-Going	Planning Division	
Conditional Use Permit – Drive-Through Operation				
7.	Applicant understands and agrees that the operation of the drive-through shall not result in stacking of vehicles in such a manner that would cause obstruction to any access aisle or parking spaces for other tenants in the retail center, the main drive aisles for the retail center, and/or public streets/ROW (Limonite Ave. and Archibald Ave., drives, sidewalks, etc.). If the drive-through operation fails to comply with this condition of approval herein, the Community Development Director and/or Public Works Director	On-Going	Planning and Public Works Divisions	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	shall require revised site design or operational alternatives for City review and approval, to remedy any stacking or site circulation issues.			
8.	To prevent stacking in the drive-through lane from impacting adjacent tenants, drive-aisles, or public streets, additional measures shall be implemented, including but not limited to: • **Traffic Control Measures**: Occupant's managers and staff members shall be trained to direct drive-through traffic to line up along the parking aisle such that car stacking does not overflow onto the drive aisles of the retail center.	On-Going	CES and Planning, Public Works, CES Divisions	
9.	Six (6) months and one (1) year from the start of operations, the Planning Division will report to the Planning Commission on the drive-through, including any complaints, code enforcement cases, compliance with the conditions of approval, and whether revisions to the drive-through operation are needed. Continual six (6) month reviews to the Planning Commission may be required as determined by the Community Development Director.	Six (6) months and One (1) year from Start of Operations	Planning Division	
10.	The Final approved Queuing/Traffic Management Plan shall be kept onsite and made available to the store manager for implementation as required.	On-Going	Planning Division	
11.	The drive-through operator(s) shall be required to provide notice to the City (a minimum 30 days prior to the event date) of any grand openings, promotions, and/or special events. The notice package shall include the following: a. The notification letter shall be signed by the business operator and be attentioned to the Eastvale Planning Division in the business operator's official letterhead. b. Notification shall include promotion/special event period (start and end date).	On-Going	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	c. Shall include exhibit identifying location of off-duty officers hired to manage traffic on-site.			
12.	There shall be no "amplified music" allowed that would disturb any adjacent business tenants or residential properties at any time. The carwash operator shall post signs throughout the property alerting customers of this regulation. Complaints of amplified music shall be verified by the Community Development Director, or their designee, and addressed accordingly. Continued violation of this condition shall be grounds for revocation of the conditional use permit.	On-Going	Planning Division	
13.	A safety officer or designee may enter and inspect the site at any reasonable time without prior notice for the purpose of investigating an actual complaint or for a health and safety inspection.	On-Going	Planning Division	
Prior to Issuance of Building Permit				
14.	The Final Queuing/Traffic Management Plan shall be submitted, reviewed, and approved by the Community Development Director and/or Public Works Director prior to building permit issuance. This plan shall include detailed information 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. Mitigation and control measures shall include but not be limited to: • **Traffic Control Measures**: Occupant's managers and staff members shall be trained to direct drive-through traffic to line up along the parking aisle such that car stacking does not overflow onto drive aisles of the retail center.	Prior to Issuance of Building Permit	Public Works and Planning Division	
15.	A directional signage and striping plan shall be submitted for review and approval to ensure that directional signs are located in appropriate locations for directing drive-through customers and to make sure that intersections of parking aisles are not blocked.	Prior to Issuance of Building Permit	Public Works and Planning Division	
Prior to Certificate of Occupancy				

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
16.	Prior to the issuance of certificate of occupancy, all signage and striping shall be installed per the approved signage and striping plan.	Prior to Issuance of Certificate of Occupancy	Public Works and 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, including but not limited to the Jurupa Community Services District, Jurupa Area Recreation and Park District, Riverside County Flood Control District, and state and federal agencies.

Developer and applicant are used interchangeably below.

1. No obstruction shall be placed which would conflict with any existing easement except with the documented approval of the easement holder(s).
2. The developer shall make best efforts to obtain written permission from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
3. 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.
4. 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, On-Site Lighting, and Storm Drain. All applicable processing and review fees and/or deposits shall be submitted with the first plan submittal.
5. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR PROJECT NO. PLN24-20024, MAJOR DEVELOPMENT REVIEW AND CONDITIONAL USE PERMIT – MISTER CARWASH

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, September 18, 2024**, 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 commercial development located at the southeast corner of Limonite Avenue and Archibald Avenue:

Major Development Review and Conditional Use Permit (PLN24-20024) for the development and operation of a 5,435 square-foot drive-through carwash (dba Mister Carwash)

PROJECT DESCRIPTION: The proposed project includes a 5,435 square-foot drive-through carwash and associated site improvements, at the southeast corner of Limonite Avenue and Archibald Avenue. The project applicant is Mister Carwash.

PROJECT LOCATION: Assessor's Parcel Number: 144-030-039; Eastvale Crossings Retail Development at the southeast corner of Limonite Avenue and Archibald Avenue. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guideline, it is the independent judgement of the Lead Agency that the Project will not result in any new or more significant impacts to the environment other than those which have already been assessed under the 2017 Environmental Impact Report (adopted by City Council via Resolution 17-28 on April 26, 2017) 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 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 Division no later than Wednesday, September 18, 2024, 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

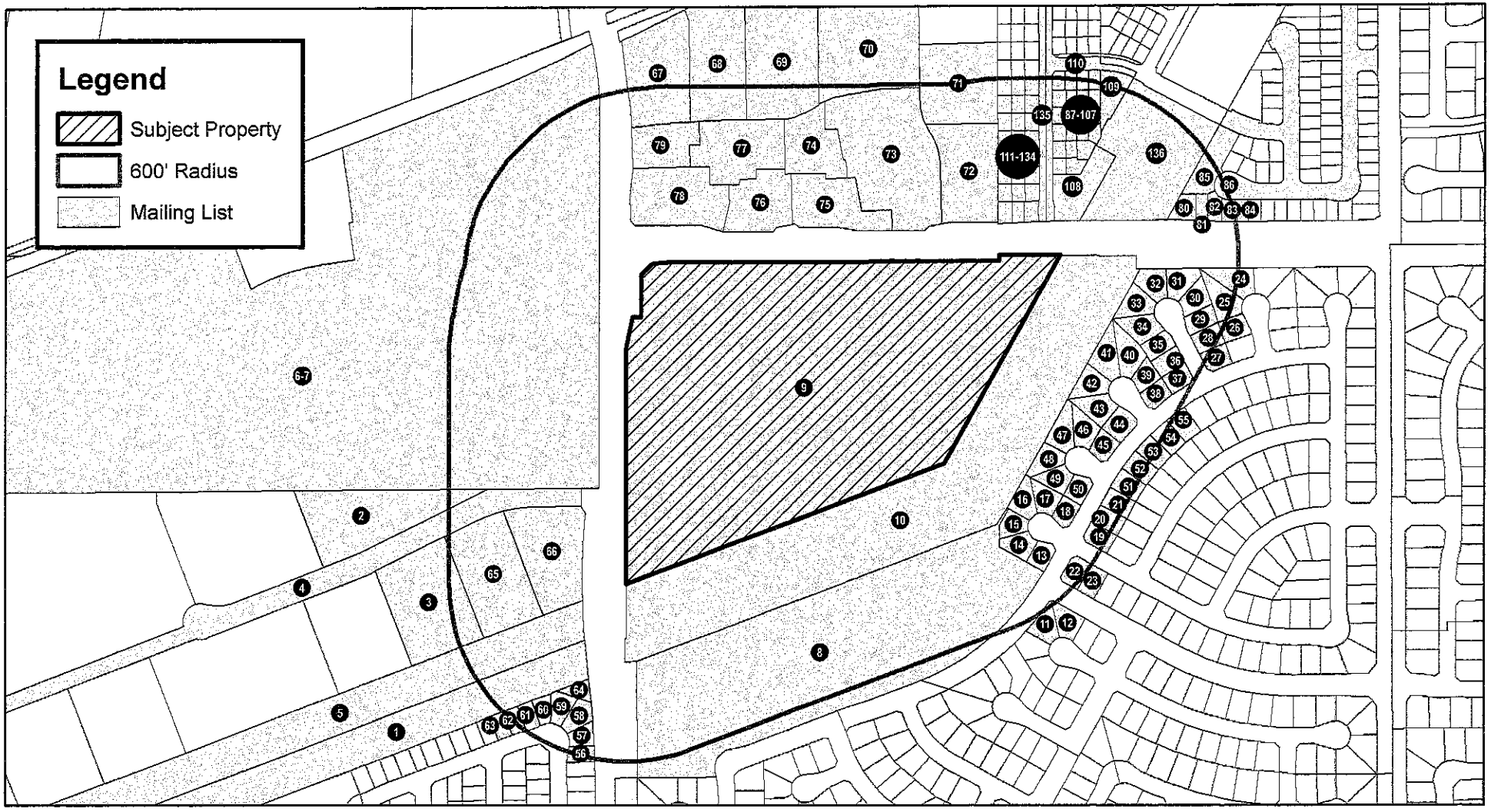
RADIUS MAP 600'

Map Date: 3/26/2024

SUBJECT PROPERTY

ADDRESS: 14100 LIMONITE AVE., EASTVALE, CA 92880
APN: 144-030-039

Graphic Data Source
Riverside County Geographic Information System
Base Parcel Database (Derived from APN Maps)
Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
Datum: North American 1983



Latest equalized assessment rolls obtained from the Riverside County Assessor's Office through ParcelQuest, a vendor service on 3/26/2024

ORDER NO. 2024-32

N

0 300 600 1,200 Feet

RADIUS MAPS 4 LESS
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CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
COMMISSION BUSINESS
Agenda Item No. 9.1
September 18, 2024

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 Planning Commission take the following actions:

1. Receive a presentation and provide staff with direction on how to proceed with regulation of specific land use types.

Summary

In response to the increasing interest in developing 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 hold a discussion and receive input from the Planning Commission to inform and guide future development in the City.

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 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. As a

result of the growing interest in these uses, a discussion is warranted 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.

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 receive from the workshop will be used to inform the Zoning Code update.

As a starting point for discussion, and to ensure the City continues to consider uses that serve the community's needs, staff has prepared a set of questions and the provisions within the Zoning Code applicable to the following land uses. Staff has also included details on the number of existing locations of each use within the city.

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.

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	Proposed

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: 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-two (32) are operational, ten (10) are approved by the Planning Commission or City Council but not yet constructed, and two (2) are actively under construction. In addition to the forty-four drive-through facilities, one (1) drive through carwash is currently proposed. 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	18
Carwash	7
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-through is unknown until such time as a Major Development Plan Review is submitted for review and approval by the Planning Commission.

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 Planning Commission 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.

To gain a better understanding from the Planning Commission, staff is seeking input on the following questions with regards to the following uses:

1. Should any of the discussed use types be allowed by-right?
2. Should any of the discussed use types be prohibited?
3. Should any of the discussed use types be restricted to certain zoning districts?
4. Should any of the discussed use types be regulated differently in certain commercial centers?
5. Should any of the current findings and/or development standards for these use types be modified, such as but not limited to additional findings or separation requirements?

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

The processing of the proposed Municipal Code Amendment is covered under the Planning Division's Fiscal Year (FY) 2024/25 budget.

Prior City Council/Commission Action

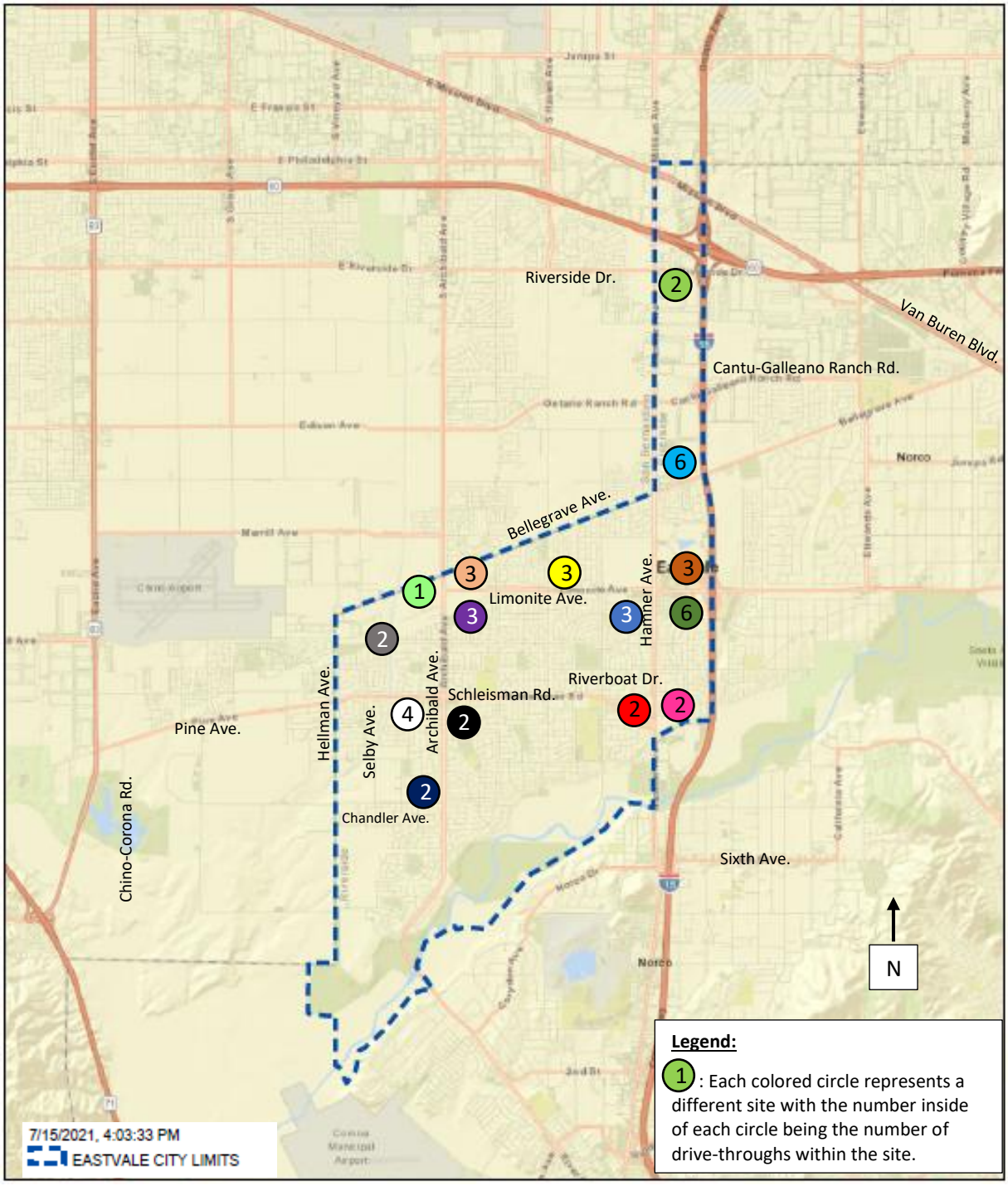
There is no prior City Council or Planning Commission action.

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

Business Name	Retail Center Name	Address	APN	Service Type	Status	Zoning
		Fast Food				
Fatburger & Buffalo's Express	Chevron Retail Center	12512 Riverside Dr.	156040001	Fast Food	Operational	C-1/C-P
Wendy's	Cloverdale Marketplace	12614 Limonite Ave.	164700009	Fast Food	Operational	C-1/C-P
Carl's Jr	Corona Valley Marketplace	7056 Archibald Ave.	144170038	Fast Food	Operational	SP
Farmer Boys	Eastvale Gateway	12545 Limonite Ave.	160230006	Fast Food	Operational	SP
Miguel's Jr	Eastvale Marketplace	13382 Limonite Ave.	164030040	Fast Food	Operational	C-P-S
El Pollo Loco	Eastvale Marketplace	13340 Limonite Ave.	164030038	Fast Food	Operational	C-P-S
McDonald's	South Eastvale Gateway	12508 Limonite Ave.	152650013	Fast Food	Operational	SP
Taco Bell	South Eastvale Gateway	12486 Limonite Ave.	152650018	Fast Food	Operational	SP
Panera Bread	South Eastvale Gateway	12376 Limonite Ave. Suite 200	152650023	Fast Food	Operational	SP
Panda Express	South Eastvale Gateway	12530 Limonite Ave.	152650017	Fast Food	Operational	SP
Jack in the Box	The Marketplace at the Enclave	14236 Schleisman Rd.	144860010	Fast Food	Operational	SP
Starbucks	The Station at Eastvale	12565 Cantu-Galleano Ranch Rd.	160510020	Fast Food	Operational	SP
In-N-Out Burger	The Station at Eastvale	4950 Hamner Ave.	160510031	Fast Food	Operational	SP
Chick-fil-A	The Station at Eastvale	5080 Hamner Ave.	160510001	Fast Food	Operational	SP
McDonalds	Chandler and Archibald	14207 Chandler St.	144130013	Fast Food	Approved not Constructed	C-1/C-P
Taco Bell	The Merge Shopping Center	14083 Limonite Ave.	164010051	Fast Food	Approved not Constructed	C-1/C-P
Beyond Mart (Pick-Up Window)	The Ranch	14997 Limonite Ave.	144010077	Fast Food	Approved not Constructed	SP
Chipotle (Chipotlane)	Hamner Place	7208 Hamner Ave. Suite 210	152060060	Fast Food	Approved not Constructed	C-1/C-P
		Carwash				
Chevron Extra Mile	Chevron Retail Center	12512 Riverside Dr.	156040001	Carwash	Operational	C-1/C-P
Chevron	South Eastvale Gateway	12464 Limonite Ave.	152650006	Carwash	Operational	SP
Quick Quack Car Wash	The Station at Eastvale	5116 Hamner Ave.	160510032	Carwash	Operational	SP
7-Eleven Carwash	The Campus (Limonite and Archibald)	6291 Archibald Ave.	144920006	Carwash	Operational	I-P
All American Express Carwash	Allen's Square	7075 Hamner Ave.	152341014	Carwash	Under Construction	C-1/C-P
Quick Quack Car Wash	Chandler and Archibald	7779 Archibald Ave.	144130012	Carwash	Approved not Constructed	C-1/C-P
Beyond Mart Carwash	The Ranch	14997 Limonite Ave.	144010077	Carwash	Under Construction	SP
Mister Carwash	Eastvale Crossings	6280 Archibald Ave.	144030039	Carwash	Proposed	C-1/C-P
		Coffee				
Starbucks	Cloverdale Marketplace	12732 Limonite Ave.	164700005	Coffee	Operational	C-1/C-P
Dutch Bros Coffee	Eastvale Marketplace	13322 Limonite Ave.	164030037	Coffee	Operational	C-P-S
Starbucks	Hamner Place	7226 Hamner Ave.	152060060	Coffee	Operational	C-P-S
Starbucks	The Marketplace at the Enclave	14268 Schleisman Rd.	144860012	Coffee	Operational	SP
Starbucks	The Merge Shopping Center	14171 Limonite Ave.	164010054	Coffee	Operational	C-1/C-P
Dutch Bros Coffee	Chandler and Archibald	14207 Chandler St.	144130013	Coffee	Approved not Constructed	C-1/C-P
Dunkin Donuts	Allen's Square	7083 Hamner Ave. Suite 1	152341017	Coffee	Approved not Constructed	C-1/C-P
		ATM				
US Bank Branch	Cloverdale Marketplace	12612 Limonite Ave.	164700008	ATM	Operational	C-1/C-P
Chase Bank	Corona Valley Marketplace	7042 Archibald Ave.	144170041	ATM	Operational	SP
Bank of America	Eastvale Gateway	12511 Limonite Ave.	160230008	ATM	Operational	SP
Chase Bank	Eastvale Gateway (North)	6060 Hamner Ave.	160230012	ATM	Operational	SP
Bank of America	The Marketplace at the Enclave	14284 Schleisman Rd.	144860013	ATM	Operational	SP
American First Credit Union	The Merge Shopping Center	6102 Orbis Wy. Suite 550	164010048	ATM	Operational	C-1/C-P
Altura Credit Union	The Station at Eastvale	5010 Hamner Ave. Unit 120	160520013	ATM	Operational	SP
		Pharmacy				
Walgreen's	South Eastvale Gateway	12574 Limonite Ave.	152650001	Pharmacy	Operational	SP
CVS Pharmacy	The Marketplace at the Enclave	14220 Schleisman Rd.	144860004	Pharmacy	Operational	SP
Walmart Pharmacy	Eastvale Crossings	14032 Limonite Avenue.	144030039	Pharmacy	Approved not Constructed	C-1/C-P
		To Be Determined				
Walmart Outparcel 1	Eastvale Crossings	14033 Limonite Ave.	144030039	Unknown	Approved not Constructed	C-1/C-P
Walmart Outparcel 2	Eastvale Crossings	14034 Limonite Ave.	144030039	Unknown	Approved not Constructed	C-1/C-P
					Total	**45**

Attachment 2
City of Eastvale – Drive Throughs



Riverside Drive Site	Eastvale Marketplace	Eastvale Crossing
The Station Site	The Marketplace Enclave	The Merge Shopping Center
Cloverdale Marketplace	Corona Valley Marketplace	Hamner Place
Eastvale Gateway (North)	Allen's Square	Chandler and Archibald
Eastvale Gateway (South)	The Ranch	The Campus

Attachment 3
City of Eastvale - Mini-Storage Facilities



In Operation:
1. Public Storage (Archibald and Providence)
2. Eastvale Storage (Chandler and Selby)

Approved, Not Constructed:
N/A

Proposed:
N/A

Attachment 4
City of Eastvale – Gasoline Service Stations



In Operation:
1. **Chevron Extra Mile** (Riverside and Hamner)
2. **Costco Gas** (Hamner and Cantu-Galleano Ranch)
3. **Vons** (Hamner and Limonite)
4. **Chevron Extra Mile** (Hamner and Limonite)
5. **Ralph's** (Hamner and Limonite)
6. **Chevron Extra Mile** (Limonite and Archibald)
7. **7-Eleven** (Limonite and Archibald)
8. **7-Eleven** (Schleisman and Archibald)
9. **Chevron 7-Eleven** (Hamner and Schleisman)

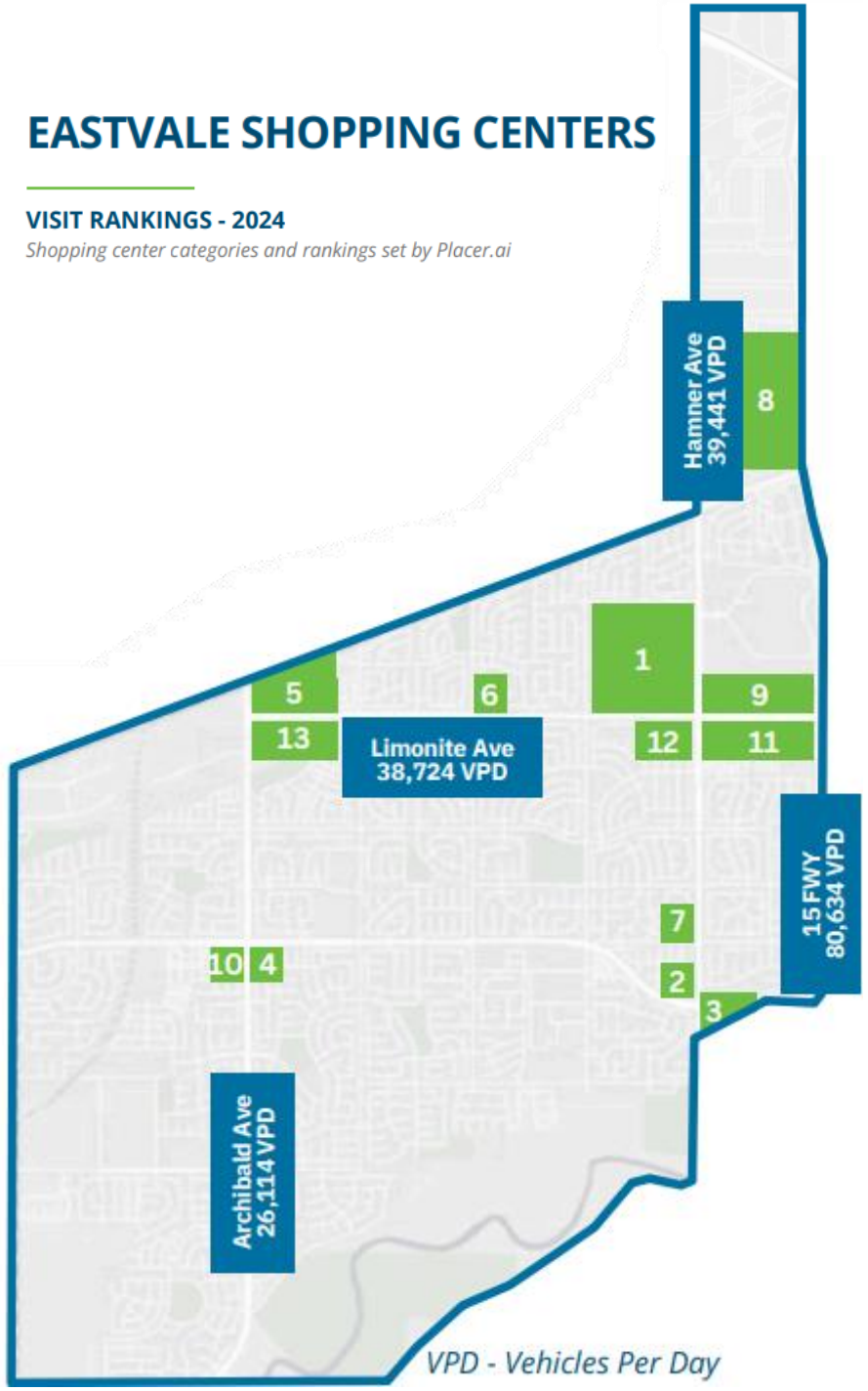
Approved, Not Constructed:
10. **Walmart Gas** (Limonite and Archibald)
11. **Beyond Mart** (Hellman and Limonite)

Proposed:
N/A

EASTVALE SHOPPING CENTERS

VISIT RANKINGS - 2024

Shopping center categories and rankings set by Placer.ai



Center Name	Rankings - 2024	Acreage	Type	Pedestrian Oriented
1. **Downtown Eastvale**	N/A	153	Lifestyle Center	Y
2. **Allen Square**	Statewide: 21 / 21 Nationwide: 90 / 92	9.2	Shopping District	
3. **Hamner Place**	Statewide: 633 / 2,192 Nationwide: 3,483 / 17,713	20	Shopping Center	Y
4. **Corona Valley Marketplace**	Statewide: 337 / 1,685 Nationwide: 1,183 / 10,695	9.3	Neighborhood Center	
5. **The Merge**	Statewide: 857 / 1,685 Nationwide: 3,447 / 10,695	10.3	Neighborhood Center	Y
6. **Eastvale Marketplace**	Statewide: 299 / 1,685 Nationwide: 1,052 / 10,695	7.6	Neighborhood Center	
7. **Hamner Square**	Statewide: 1,131 / 2,192 Nationwide: 7,180 / 17,713	1.4	Local Center	
8. **Goodman Commerce Center/ The Station**	Statewide: 7 / 785 Nationwide: 29 / 7,234	208	Shopping Center	
9. **Eastvale Gateway**	Statewide: 3 / 785 Nationwide: 9 / 7,234	172	Shopping Center	
10. **Marketplace at The Enclave**	Statewide: 156 / 2,192 Nationwide: 803 / 17,713	10.8	Local Center	
11. **Eastvale Gateway South**	Statewide: 33 / 1,685 Nationwide: 105 / 10,695	18.4	Neighborhood Center	
12. **Cloverdale Marketplace**	Statewide: 100 / 1,685 Nationwide: 326 / 10,695	14	Neighborhood Center	
13. **Eastvale Crossings**	N/A	36	Shopping Center	