



NEGATIVE DECLARATION

EASTVALE INCORPORATION PROJECT

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SECTION 1.0 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The purpose of this Initial Study (IS) is to describe the proposed Eastvale Incorporation project located in unincorporated northwestern Riverside County, California, and to provide an evaluation of potential environmental effects associated with the project's construction and use. The IS has been prepared pursuant to the California Environmental Quality Act (CEQA), as amended (Public Resources Code §21000 et seq.), and in accordance with the State CEQA Guidelines (California Code of Regulations §15000 et seq.).

Pursuant to §15367 of the State CEQA Guidelines, the Riverside Local Agency Formation Commission (LAFCO) is the lead agency for the project. The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. LAFCO, as lead agency, has the authority for project approval and certification of the accompanying environmental documentation.

1.2 SUMMARY OF FINDINGS

Based on the environmental checklist form prepared for the project and supporting environmental analysis (provided in Section 4), the proposed Eastvale Incorporation project would have no impact in the following environmental impact areas: aesthetics, agriculture, air quality, biological resources, geology and soils, hazards and hazardous materials, land use, noise, cultural resources, public services, transportation and traffic, mineral resources, population and housing, recreational, and utilities and service systems.

The Eastvale Plan area has been primarily characterized by low-density rural and semi-rural residential development, with small portions of commercial development (see Section 2.2, Environmental Setting). Agricultural activities, including dairies, field crops and ranches have been the primary land use in the area, though these activities have been giving way to more urban types of development, particularly residential and commercial development (Willdan 2009). Because the proposed project consists of the incorporation of the Eastvale community as a new city, physical impacts which would typically be experienced during site preparation (changes in topography, loss of natural habitat, changes in drainage courses, etc.) would not occur with the proposed project.

According to the CEQA Guidelines, it is appropriate to prepare a Negative Declaration (ND) for the proposed project because no environmental impacts would occur as a result of the Eastvale Incorporation.

1.3 PROJECT APPROVAL

This IS and proposed ND has been submitted to the potentially affected agencies and individuals. Notices of availability for the IS and proposed ND have been posted for review and comment both in the Riverside Press Enterprise newspaper and at the LAFCO offices. The environmental documentation is available at LAFCO for review.

A 30 day public review period has been established for the IS and the proposed ND in accordance with §15073 of the CEQA Guidelines. In reviewing the IS and ND, affected public agencies and the interested public should focus on the adequacy of the document in identifying and analyzing the potential impacts on the environment and ways in which the potentially

significant effects of the project area are to be avoided or mitigated. Comments on the IS and analysis contained herein may be sent to the following:

Mr. George Spiliotis
Executive Officer
Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, LAFCO will determine whether any substantial new environmental issues have been raised. If so, further documentation, such as an environmental impact report (EIR) or an expanded IS, may be required. If not, the project and the environmental documentation are tentatively scheduled to be submitted to the Commission for consideration at a future meeting.

1.4 **ORGANIZATION OF THE INITIAL STUDY**

The IS is organized into the following sections

- **Section 1 – Introduction.** This section provides an overview of the conclusions of the IS.
- **Section 2 – Project Location and Environmental Setting.** This section provides a brief description of the project location and describes the existing environmental setting of the project site and vicinity.
- **Section 3 – Project Description.** This section provides a description of the proposed project and includes necessary discretionary approvals.
- **Section 4 – Environmental Checklist Form and Initial Study.** The completed environmental checklist form provides an overview of the potential impacts that may or may not result from project implementation. The environmental checklist form also includes “mandatory findings of significance” required by CEQA and contains an analysis of environmental impacts identified in the environmental checklist. It also includes standard conditions of approval and regulations (SC) and mitigation measures (MM) that have been recommended to eliminate potentially significant effects or reduce them to a level that is considered less than significant.
- **Section 5 – Report Preparers.** This section lists the authors, including staff from the LAFCO, who assisted in preparation and review of the IS.
- **Section 6 – References.** This section identifies the references used in preparation of the IS.

SECTION 2.0 PROJECT LOCATION AND ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The community of Eastvale is located in western Riverside County, California, in a region of Southern California known as the Inland Empire (see Exhibit 1, Regional Vicinity). Eastvale is bordered by San Bernardino County and the Cities of Ontario and Chino therein to the north and west and the Santa Ana River to the south. The Los Angeles County line is approximately eight miles northwest of Eastvale, and the Orange County line is approximately five miles to the southwest (see Exhibit 2, Local Vicinity). The proximity of these last two heavily urbanized counties, and the fact that Eastvale is located close to multiple area freeways, including Interstate 15 (I-15) and California State Routes (SR) 91, 60, and 71, has made Eastvale a convenient residential location. The proposed City of Eastvale would include two distinct areas bisected by the I-15 (see Exhibit 3, Proposed Incorporation Boundaries).

2.2 ENVIRONMENTAL SETTING

Land uses found in the Eastvale area include residential, commercial, public facility, and agricultural uses. Agricultural activities, including dairies, field crops and ranches have been the primary land uses in the area, though these activities have been giving way to more urban types of development, predominantly residential and commercial. The Eastvale Plan area is primarily characterized by low-density rural and semi-rural residential development, with small portions of commercial development.

The topography of Eastvale is predominantly characterized as a slightly undulating flatland. It contains fewer natural open space features than is the case with most of the area plans within Riverside County.

Located along the southern boundary of Eastvale, the Santa Ana River represents a significant watershed, recreational, habitat and visual resource. This portion of the River is just upriver from the noteworthy Prado Basin, a habitat area of statewide significance. The massive 2,650-square mile Santa Ana River Watershed is the focus of extensive habitat conservation and restoration efforts, some of which are occurring near Eastvale. Though no longer natural in character, the Cucamonga Creek is a concrete-lined drainage corridor traversing the northwestern portion of Eastvale that ultimately drains into the Santa Ana River (California RWQCB 1995). Its value as an open space resource can be enhanced through design of adjacent development (Riverside County 2003).

The Eastvale area and the surrounding Chino Valley are known as agricultural area. Located throughout Eastvale, dairies are the predominant agricultural use, though ranches and row crops are also found. However, with the encroachment of residential uses and on-going development pressures, the character of Eastvale is clearly changing from an agricultural to a more urbanized community. Increasing pressure is being felt by the dairy industry to relocate to areas with less development (Riverside County 2003).

2.2.1 LAND USE

According to the Riverside County Transportation and Land Management Agency (TLMA) (2008 estimate), Eastvale is a developing community of approximately 41,225 and 42,233, respectively, for the two incorporation scenarios. Since the 2000 US Census, the population has grown from approximately 4,500 to its current size, a nine-fold increase over the last five years.

The community encompasses approximately 15 square miles and over the last two decades has been transition from a predominantly rural residential area to a more mixed use suburban community.

Land uses found in the Eastvale area include residential, commercial, public facility, and agricultural uses. Agricultural activities, including dairies, field crops and ranches, have been the primary land use in the area, though these activities have been giving way to more urban types of development, particularly residential and commercial development (see Exhibit 4, Land Use Map). The conversion from predominantly agricultural to predominantly urban land uses will likely continue for the foreseeable future. Development on both sides of the I-15 north of Bellegrave Avenue is intermittent; parcels identified as light industrial and/or commercial is interspersed with undeveloped land designated rural-desert. Much of this portion of the proposed incorporation area is within a commercial overlay zone that is not developed (see Exhibit 4, General Plan and Land Use Designations).

2.3 BACKGROUND

The unincorporated community of Eastvale has recently begun to experience the same rapid growth that has been affecting the cities that adjoin it within greater northwestern Riverside County. Growth is projected to continue and accelerate as the area continues to benefit from the competitive position of the Inland Empire (Riverside and San Bernardino Counties) relative to the more urbanized counties of Los Angeles and Orange (Riverside County 2003).

These development trends have led to discussions within the Eastvale community about potential governance changes for the area. The proposed incorporation of Eastvale as a new city has been under discussion in the community for some time. LAFCO has received an application requesting incorporation of the Eastvale community and its related minor changes of organization. In their effort to facilitate the proposed project, Willdan Financial Services has prepared a CFA dated March 31, 2009, in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) and Riverside LAFCO policies regarding incorporations.

2.3.1 RIVERSIDE LOCAL AGENCY FORMATION COMMISSION

Riverside LAFCO is responsible for reviewing and approving the proposed jurisdictional boundary changes, including annexations and detachments of territory to and/or from cities and special districts; incorporations of new cities; formations of new special districts; and consolidations, mergers, and dissolutions of existing districts in Riverside County. In addition, LAFCO must review and approve contractual service agreements and determine spheres of influence for each city and district. They may also initiate district consolidation proposals, subsidiary district establishment, dissolutions, mergers, and reorganizations (and/or any combination of these jurisdictional changes). LAFCO's decisions strive to balance the competing needs for affordable housing, economic opportunity, and conservation of natural resources in California. Riverside LAFCO has jurisdiction over changes in local government organization occurring within Riverside County.

SECTION 3.0 PROJECT DESCRIPTION

3.1 PROJECT CHARACTERISTICS

The proposed Eastvale Incorporation project, if approved by LAFCO, would submit to registered voters the question of whether or not the community of Eastvale, California, should become a general law city. Municipal decisions would pass from the County of Riverside to the newly formed city; no development is associated with the proposed project.

Government Code Section 57376 requires the new city to immediately adopt and continue county ordinances for 120 days or until superseding ordinances are adopted, whichever occurs first. This guarantees continuation of the current zoning since it is adopted by ordinance. A General Plan is typically adopted by city resolution since it is not a regulatory document. It is not uncommon for new cities to keep a county zoning ordinance and the General Plan in effect for at least a year or more until they have the time and funds to prepare and certify a new city zoning ordinance and General Plan. The applicable portions of the current Riverside County zoning ordinance would be adopted and its General Plan would be adopted until a new General Plan and zoning ordinance can be prepared for the proposed new city.

Incorporation would have no identifiable financial impact upon residents or businesses; the proposed incorporation would not increase taxes or other government fees. Property, utility, transient occupancy taxes, other taxes, assessments, fees, and parcel charges currently levied would remain the same. All or a portion of the revenue from these taxes and parcel charges would be transferred to the new city and the city would be responsible for providing services supported by these revenues. By law, an incorporating city must be financially feasible. A majority vote of the electorate would be required to impose, extend, or increase any general tax. A two-thirds vote is required for a special tax (see Section 3.2, Revenue, below).

The level of service the County of Riverside provides to the community of Eastvale has been documented via fiscal studies using County of Riverside departmental budgets. The proposed City of Eastvale would contract with the County of Riverside or other public or private entities for most of those services, including sheriff and fire. No services would be lost following incorporation by the new city. Incorporation would transfer certain functions and services from the County of Riverside to the City of Eastvale (i.e., municipal government, law enforcement).

Once the proposed project is approved and the incorporation takes place, a number of public services could increase from the current condition if revenues were available. These services would be designed by the residents of the new city and could include parks, youth programs, senior programs, beautification projects, extra policing, or partnerships with other agencies.

3.1.1 INCORPORATION SCENARIO

As detailed in the CFA, the proposed incorporation of Eastvale includes two boundary scenarios. Scenario 1 includes the area east of the I-15, and Scenario 2 includes the area west of I-15 (see Exhibit 4) (Willdan 2009). Although the CFA has analyzed two boundary scenarios (eastern boundary alternatively at Wineville and I-15), the environmental analysis of the alternative will not be included in the body of this MND (RivLAFCO 2008). Rather, this MND will analyze the potential for impacts directly related to the environment as a result of the proposed incorporation of the community of Eastvale.

3.2 REVENUE

As stated above in Section 3.1, a community in the process of incorporating must be able to demonstrate fiscal viability. Listed below are examples and explanations of specific revenues the proposed Eastvale incorporation would draw from.

**TABLE 3.2-1
CURRENT AND FUTURE MUNICIPAL SERVICES PLAN**

Service	Current Provider	Proposed Provider
Animal Control	County of Riverside General Fund	New City (Contract with County)
Electric and Gas	Private Utility Companies	No Change
Fire	County of Riverside Fire Department	New City (Contract with County)
Flood Control	County of Riverside Flood Control and Water Conservation District	No Change
General Government	County of Riverside General Fund	New City
Library	County of Riverside Library System	No Change
Parks and Recreation	Jurupa Community Services District and Jurupa Area Recreation and Park District	Jurupa Community Services District and New City
Public Protection	County of Riverside General Fund (Hwy. Patrol for Traffic)	New City (Contract with County)
Public Works	County of Riverside General Fund and Road Funds	New City (Contract with County or Private Firm)
Solid Waste Collection	County of Riverside (contract with Waste Management)	Private Hauler (franchise agreement)
Solid Waste Disposal	County of Riverside	No Change
Telecommunications	Private Utility Companies	No Change
Water and Wastewater	Jurupa Community Services District	No Change
Source: Willdan Financial Services. 2009. <i>Eastvale Comprehensive Fiscal Analysis</i> .		

As shown in Table 3.2-1, above, many of the current service providers are projected to remain unchanged. These include private service providers (e.g., electric, gas, and telecommunications) and separate agencies (e.g., flood control and water districts). The Riverside County Library is assumed to continue to provide library services.

The proposed new City of Eastvale is projected to take direct responsibility for general government services including the creation of a city council and other legislative and administrative functions. In addition, the proposed new city would be responsible for maintenance of the services currently provided by the Jurupa Area Recreation and Parks District within the proposed boundaries, but not for the maintenance of those parks provided by the Jurupa Community Service District. Given the relatively small population of the new city, the CFA analysis assumed that the new city would contract with the County of Riverside or a private firm for a number of services including animal control, police, fire, and road maintenance. According to the CFA, it is common for newly incorporated cities to contract for these services with the County (Willdan 2009).

3.2.1 PROPERTY TAXES

Incorporation would not allow the newly formed Eastvale City Council to increase the property tax rate. Beginning with Proposition 13 (June 6, 1978), the State constitution, State legislation, and court cases have greatly restricted and controlled this revenue source and its distribution. Property tax estimates are based on a projection of real property assessed value multiplied by a

local public agency's share of the one percent property tax, called a tax allocation factor (TAF). The property tax rate is limited to 1 percent of a property's assessed value, plus rates imposed to fund indebtedness approved by the voters (e.g., local bond issues).

In most cases, the TAF for a new city upon incorporation is based on the services transferred from existing public agencies to the new city. If a service is transferred, then property tax revenue to fund that service is transferred as well. For TAFs dedicated to specific services such as for a library or fire district, the entire TAF is transferred to the city if the service responsibility is transferred. Relative to a county's general fund TAF, only a portion is transferred because while the county transfers some services to the new city such as law enforcement, it retains other services such as the courts.

Property Transfer Tax

Property transfer tax revenues are estimated using the cumulative estimates of real estate market value and the holding period assumptions discussed in the property tax section above. Upon incorporation the new City of Eastvale would evenly split the current County unincorporated area rate of \$1.10 per \$1,000 of value on each real estate transaction.

Library Services

The Riverside County Library has its own property TAF and revenue. This TAF and revenue does not apply to the proposed project because library services would not be transferred to the new city as a result of the proposed incorporation.

County Fire

The Riverside County Fire Department has its own TAF (County Structure Fire Protection). The associated property tax revenue would be transferred to the new City of Eastvale to pay for the provision of fire services (contract costs). It is the only TAF in addition to the General Fund allocation factor that would be transferred to the proposed new City of Eastvale.

Educational Revenue Augmentation Fund (ERAF)

In 1992-93 and 1993-94, in response to serious budgetary shortfalls, the Legislature and administration permanently redirected over \$3 billion of property taxes from cities, counties, and special districts to schools and community college districts. These redirected funds reduced the state's funding obligation for K-14 school districts by a commensurate amount. Schools and community colleges did not experience any change in their total revenues from this shift, merely a shift in the relative amounts of funding from the state's General Fund and local property taxes. The amount of required ERAF contributions grows annually along with the property tax growth rate, estimated to be approximately 3 percent in the budget year (LAO 1997).

3.2.2 SALES TAX

Sales tax is the most important source of revenue beyond property tax revenue. An incorporated City of Eastvale, through its city council, would be allowed to adopt a sales tax (in accordance with State laws, which control the rate). However, a locally dedicated sales tax is subject to voter approval.

3.2.3 GAS TAX

Gas tax (highway user's tax) revenue is a subvention (source of funding) collected by the state and allocated to cities and counties based on a statutory formula. The gas tax plays an important role in increasing revenues for incorporating or annexing cities without generating a negative fiscal impact on counties. The State subvention formula for gas tax does not adjust the share of statewide revenue allocated to counties because of an annexation or incorporation. Incorporated or annexed areas receive gas tax revenue from the share of statewide revenue allocated to cities. Thus, counties are able to transfer costs for road maintenance to new incorporated cities while still retaining this revenue source.

3.2.4 VEHICLE LICENSE FEES

Vehicle License Fee (VLF) revenue is a subvention collected by the state and allocated to cities and counties based on a statutory formula. The VLF plays an important role in increasing revenues for incorporating or annexing cities while reducing the potential negative fiscal impacts on counties.

Senate Bill 301

Amendments to the VLF law (Senate Bill 301) were approved in 2008. These amendments extended the date for incorporating cities to qualify for the VLF revenue based on population from July 1, 2009 to July 1, 2014.

3.3 OTHER REVENUES

The proposed new City of Eastvale would receive revenue from a number of other non-tax sources. Most revenues are estimated based on per capita calculations consistent with the Riverside County budget actuals for FY 2007-08.

3.3.1 FRANCHISE FEES

This revenue is generated through franchise agreements for services such as solid waste collection. The County of Riverside collects franchise fees (in the unincorporated areas only). The proposed new City of Eastvale would be assumed to receive revenues comparable to the County's on a per capita basis.

3.3.2 BUSINESS LICENSES

The proposed new City of Eastvale would be assumed to collect the same business license revenue on a per employee basis that the County receives in the unincorporated area.

3.3.3 FINES, FORFEITURES AND PENALTIES

Revenue from traffic fines is calculated based on per capita revenue assumptions from other cities in the County. It is assumed that \$5.95 per resident in revenue would be generated per year in fines, forfeitures and penalties for the newly formed City of Eastvale.

3.3.4 CHARGES FOR SERVICES

Charges for services for the proposed new City of Eastvale are calculated based on recovery of costs projected for the development services department. Unlike other types of municipal services, planning, development, and code enforcement services can often recover up to 100

percent of their costs through fees and charges. For the proposed new City of Eastvale, revenue from charges for services would be based on a cost recovery rate of 80 percent applied to total development services department costs.

3.3.5 PROPOSITION 42

Proposition 42 dedicates a portion of gas tax to transportation projects. Revenue is estimated at \$10.42 per capita.

3.3.6 USE OF MONEY AND PROPERTY

Revenue from use of money and property is assumed to be equal to two percent of General Fund revenue for a given year. This estimate is consistent with use of money and property revenue in other cities in Riverside County.

3.3.7 OTHER TAXES

Increases in other taxes imposed by the proposed City of Eastvale would be subject to voter approval, as noted above. These taxes could be in the form of utility users' tax and transient occupancy tax (i.e., usage of hotels, motels, and bed and breakfasts).

3.3.8 SPECIAL TAXES

Proceeds from special taxes must be used for a specific purpose. Should the proposed project be approved, the city council would not be allowed, solely on its own action, to impose additional special taxes on its residents. The council's action would be subject to a two-thirds voter approval. Special taxes could be used for library, police, fire, flood, storm drains, and emergency medical services, if approved.

3.3.9 FEES AND CHARGES

Fees and charges in the proposed City of Eastvale could be drawn from revenue-producing enterprises, such as parking lots, trash collection, costs of providing a particular service (i.e., building permits, connection to a sewer line), and regulatory fees related to public health, safety and welfare. The proposed City of Eastvale City Council would have the ability to establish fees and charges for such services. However, the city council would be constrained in that the amount of fees and charges would not be allowed to exceed the estimated reasonable cost of providing the service. The amount of the fee would be required to bear a relationship to the cost of service to the person paying the fee. Fees collected in excess of the cost to provide the service are defined as a tax, which would require a vote of the electorate.

3.4 FISCAL FEASIBILITY

Fiscal feasibility is evaluated based on net revenue (revenues minus costs) as a percent of total costs. Positive net revenue indicates that the proposed new City of Eastvale would be fiscally feasible while negative net revenue indicates the opposite. The criteria for determining fiscal feasibility are as follows:

- Positive net revenue that is more than 10 percent of total costs typically indicates that the new city is likely to be fiscally feasible;
- Negative net revenue that is more than 10 percent of total costs typically indicates that the new is not likely to be fiscally feasible; and

- Net revenue that is within plus or minus 10 percent of total costs typically indicates that the new city may be fiscally feasible.

3.4.1 NEUTRALITY NOT ADDRESSED

As a result of the revenue neutrality law enacted in 1992, LAFCO can only approve the proposed incorporation of the new City of Eastvale by demonstrating that the incorporation would not have a negative fiscal impact on an affected agency, or receiving the approval of that agency. An agency that is negatively affected by incorporation can, for example, negotiate payments from and participate in tax sharing agreements with the new city.

Relative to the County of Riverside, revenue neutrality is calculated based on recurring General Fund costs and revenues for the base year (FY 2007-08). The County of Riverside would lose revenue, but would also realize a reduction in service costs in the Eastvale area. If the revenues transferred exceed the costs of services within the incorporation scenario boundaries, the County of Riverside would realize a negative long-term fiscal impact; however, the analysis performed in the CFA has demonstrated that the County would realize a positive fiscal impact under Scenario 1.

3.5 DISCRETIONARY APPROVALS

The IS/ND is intended to serve as the primary environmental document for all actions associated with the incorporation of Eastvale as a city within the County of Riverside, including all discretionary approvals requested or required to implement the project. In addition, this is the primary reference document for the formulation and implementation of a mitigation monitoring program for the proposed project.

SECTION 4.0 ENVIRONMENTAL CHECKLIST FORM AND INITIAL STUDY

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

4.1 AGENCY DETERMINATION

On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to be the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except 'No Impact' answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A 'No Impact' answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A 'No Impact' answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. 'Potentially Significant Impact' is appropriate if there is substantial evidence that an effect may be significant. If there are one or more 'Potentially Significant Impact' entries when the determination is made, an EIR is required.
- 4) 'Negative Declaration: Less Than Significant With Mitigation Incorporated' applies where the incorporation of mitigation measures has reduced an effect from 'Potentially Significant Impact' to a 'Less Than Significant Impact.' The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, 'Earlier Analyses,' may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are 'Less than Significant with Mitigation Measures Incorporated,' describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

a) – d): No Impact. The proposed project involves the incorporation of the community of Eastvale into a general city within the County of Riverside. Project implementation would not affect the aesthetics or viewscape of the community from its current condition. Rather, project implementation would transfer municipal authority away from the County of Riverside to the newly formed city. The newly formed City of Eastvale would adopt all zoning ordinances and would likely adopt current policies and goals delineated in the *County of Riverside General Plan* and *Eastvale Area Land Use Plan* including those related to aesthetics until such time that the city develops its own General Plan. Therefore, the newly formed city would continue Eastvale's compliance with the Policies and Goals of the Riverside County General Plan Multipurpose Open Space Element. This would include Policy OS 21.1 conserving the skylines, view corridor, and outstanding scenic vistas within Riverside County as well as Policy OS 22.1 encouraging the balance of objectives and design development with the maintenance of scenic resources. As such, there would be no impact related to aesthetics.

II. AGRICULTURE RESOURCES – Would the project:				
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</i>				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

a) – c): No Impact. As stated above, implementation of the proposed project would allow the community of Eastvale to incorporate into a city. The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. It would not conflict with existing zoning for agricultural use, a Williamson Act contract, or involve other changes in the existing environment that could result in the conversion of Farmland to non-agricultural uses. The newly formed City of Eastvale would adopt all zoning ordinances and would likely adopt current policies and goals delineated in the *County of Riverside General Plan* and *Eastvale Area Land Use Plan* including those related to agricultural resources until such time that the city develops its own General Plan. Therefore, the newly formed city would continue Eastvale’s compliance with the Policies and Goals of the County of Riverside General Plan Multipurpose Open Space Element. This would include Policies OS 7.2 and OS 7.3 requiring municipalities to cooperate with individual farmers, farming organizations, and farmland conservation organizations to improve the viability of farms and ranches thereby ensuring the long-term conservation of productive agricultural operations within Riverside County. As such, there would be no impact to agricultural resources.

III. AIR QUALITY – Would the project:				
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i>				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

a) – e): No Impact. The proposed Eastvale Incorporation project would not have any direct physical impacts related to air quality because the proposal does not involve the movement of earth. The incorporation of the community of Eastvale into a city would involve the transfer of specific municipal authorities and services from the County of Riverside to the newly formed City

of Eastvale. The proposed transfer of municipal authorities would not affect current air quality regulations delineated by the South Coast Air Quality Management District. A newly incorporated City of Eastvale would be part of the South Coast Air Basin and would continue to be subject to current state and federal regulations related to air emissions. As such, there would be no impact related to air quality.

IV. BIOLOGICAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

a) – f): No Impact. As stated throughout this document, the proposed project would not involve any direct physical impacts to the environment. The project proposes the incorporation of the community of Eastvale into a city, which would transfer municipal governance to the new city. Currently, the unincorporated community of Eastvale participates in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and would continue to do so following project implementation. The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in western Riverside County. This plan is one of several large, multi-jurisdictional, habitat-planning efforts in southern California with the overall goal of maintaining biological and ecological diversity within a

rapidly urbanizing region. The proposed incorporation of Eastvale would not impact its participation in the MSHCP or impact the physical environment of the community.

Additionally, the proposed incorporation would demonstrate compliance with the County of Riverside General Plan Multipurpose Open Space Element Policy OS 18.1 calling for the preservation of multi-species habitat resources in the County of Riverside through the enforcement of the provision of applicable MSHCPs. As such, there would be no impact related to biological resources.

V. CULTURAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

a) – d): No Impact. The proposed Eastvale Incorporation project would transfer municipal services from the County of Riverside to the City of Eastvale. Project implementation would not initiate any physical changes to the environment. Therefore, the proposed project would have no potential to impact any cultural resources.

The newly formed City of Eastvale would adopt the County of Riverside Zoning Ordinance and would likely adopt current policies and goals delineated in the County of Riverside General Plan and Eastvale Area Land Use Plan including those pertaining to cultural resources until such time that the city develops its own General Plan. A major thrust of the multipurpose open space system is for the preservation of ecosystem and landscape components that embody the historic character and habitat of the County. The proposed incorporation would move forward with that goal.

The newly formed city would continue to be compliant with the following County of Riverside General Plan Multipurpose Open Space Element and Policies:

- OS 19.1: Make available programs that educate students about the rich natural and manmade environment of the County, and offer them to local schools;
- OS 19.2: Review all proposed development for the possibility of archaeological sensitivity;
- OS 19.4: Require a Native American Statement as part of the environmental review process on development projects with identified cultural resources;
- OS 19.6: Enforce the Historic Building Code so that historical buildings can be preserved and used without posing a hazard to public safety; and,
- OS 19.9: This policy requires that when existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading activities, with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with

the Planning Department documenting any paleontological resources that are found during the course of site grading.

As such, there would be no impact to cultural resources.

VI. GEOLOGY AND SOILS – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

a) – e): No Impact. The proposed Eastvale Incorporation would transfer governance from the County of Riverside to the City of Eastvale; there would be no physical changes to the environment, and the incorporation would have no impact on geologic resources. However, it should be pointed out that earthquake risk is very high in the most heavily populated western portion of the county and the Coachella Valley due to the presence of three of California’s most active faults: the San Andreas, San Jacinto, and Elsinore. Most of southern California shares this risk, since damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond.

In Riverside County, earthquake-triggered geologic effects include ground shaking, fault rupture, landslides, liquefaction, subsidence, and seiches, all of which are discussed in the Riverside County General Plan Safety Element. The newly formed City of Eastvale would adopt the zoning ordinance and would adopt current policies and goals delineated in the County of Riverside General Plan and Eastvale Area Land Use Plan pertaining to the prevention and mitigation of geologic hazards until the city develops its own General Plan. The newly formed city would continue to be compliant with the County of Riverside General Plan Multipurpose Safety Element Policies. This would include compliance with the following Policies delineated in the General Plan Safety Element:

- S 2.1: Minimize fault-rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions;
- S 2.2: Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, land-sliding, or settlement as part of the environmental and development review process;
- S 2.3: Require that a State-licensed professional investigate the potential for liquefaction in areas designated as underlain by “Susceptible Sediments” and “Shallow Ground Water” for all general construction projects;
- S 2.4: Require that a State-licensed professional investigate the potential for liquefaction in areas identified as underlain by “Susceptible Sediments” for all proposed critical facilities projects;
- S 2.5: Require that engineered slopes be designed to resist seismically induced failure;
- S 2.6: Require that cut-and-fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement;
- S 2.7: Require a 100 percent maximum variation of fill depths beneath structures to mitigate the potential of seismically induced differential settlement;
- S 2.8: Encourage research into new foundation design systems that better resist the County’s climatic, geotechnical, and geological conditions;
- S 3.2: Require that stabilized landslides be provided with redundant drainage systems. Provisions for the maintenance of subdrains must be designed into the system;
- S 3.3: Before issuance of building permits, require certification regarding the stability of the site against adverse effects of rain, earthquakes, and subsidence;
- S 3.4: Require adequate mitigation of potential impacts from erosion, slope instability, or other hazardous slope conditions, or from loss of aesthetic resources for development occurring on slope and hillside areas;
- S 3.5: During permit review, identify and encourage mitigation of on-site and off-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements;
- S 3.6: Require grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans including ecological restoration and re-vegetation plans, as appropriate, in order to assure the adequate demonstration of a project’s ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation;
- S 3.7: Support mitigation on existing public and private property located on unstable hillside areas;
- S 3.8: Require geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence prior to the issuance of development permits;
- S 3.9: Develop a liaison program with all County water districts to prevent water extraction-induced subsidence; and,
- S 3.10: Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in all producing groundwater basins, regardless of past subsidence.

Because the proposed City of Eastvale would continue to be in compliance with the General Plan Policies listed above and because it proposes only the transfer of municipal services and

governance from the County to a new city without the physical impact of development, there would be no geologic impacts as a result of project implementation.

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

a) – h): No Impact. The proposed Eastvale Incorporation project would allow the community of Eastvale to incorporate into a city. The proposed project would transfer municipal services and governance from the County of Riverside to a newly formed city; there would be no physical impacts as a result of incorporation.

The newly formed City of Eastvale would adopt the current zoning ordinance and would likely adopt current policies and goals delineated in the *County of Riverside General Plan* and *Eastvale Area Land Use Plan* related to hazards and hazardous materials until such time that the city develops its own General Plan. Therefore, the newly incorporated city would continue to be in compliance with the Policies and Goals in the County of Riverside General Plan Safety Element. In the area of hazardous materials, compliance with Policy S 6.1 enforcing the policies, siting criteria, and implementation of the programs identified in the *County of Riverside Hazardous Waste Management Plan* would ensure that no impacts would occur.

Much of Riverside County is rated as a potential wildland fire area by the State of California Department of Forestry and Fire Protection and by the Riverside County General Plan Safety Element. Policies have been developed to minimize the threat of wildfire hazards. The proposed City of Eastvale would comply with Policy S 5.1 because it would develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following standard conditions of approval:

- All proposed construction would meet minimum standards for fire safety as defined in the County Building or Fire Codes, by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
- In addition to the standards and guidelines of the Uniform Building Code and Uniform Fire Code fire safety provisions, continue additional standards for high-risk, high-occupancy, dependent, and essential facilities where appropriate under the *Riverside County Fire Protection Ordinance*.
- Proposed development in Hazardous Fire areas would provide secondary public access, unless determined otherwise by the County Fire Chief and would use single-loaded roads to enhance fuel modification areas, unless otherwise determined by the County Fire Chief.

The proposed project would also be in compliance with Safety Element Policy S 5.5 that requires municipalities to conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards; improved infrastructure; and improved mutual aid agreements with the private and public sector. As such, the proposed Eastvale Incorporation project would have no impacts related to hazards and hazardous materials.

VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

a): No Impact. Riverside County includes four major watershed areas in which river systems, numerous lakes and reservoirs, and natural drainage areas are located. The County's supply of water is limited by its arid climate, agricultural practices, projected population growth and its associated demand from development and dependence on imported water. The availability of imported surface water has been reduced due to changing regulations, despite an ever-increasing water demand. The proposed Eastvale Incorporation project would allow the community of Eastvale to incorporate into a city, and would transfer municipal services and governance from the County of Riverside to a newly formed City. There would be no physical impacts as a result of incorporation. Water is currently provided to the community of Eastvale by the Jurupa Community Services District. Once the proposed incorporation is complete, the City of Eastvale would continue to contract and receive its water from the Jurupa Community Services District. As such, project implementation would have no impact on water quality standards or waste discharge

requirements. No impact would occur.

b) – j): No Impact. The Jurupa Community Services District provides water service to the Eastvale community and would continue to do so after incorporation. The newly formed City of Eastvale would adopt the zoning ordinance and would likely adopt current policies and goals delineated in the *County of Riverside General Plan and Eastvale Area Land Use Plan* related to hydrology and water quality until such time that the city develops its own General Plan. Therefore, the newly incorporated city would continue to be in compliance with the Policies and Goals of the Riverside County General Plan Multipurpose Open Space. Policies in this section seek to protect and enhance the water resources in the county. These policies address broad water planning issues and the relationship of land use decisions to water issues.

The proposed project would be in compliance with water resource policies governing water supply, water conservation, water quality, groundwater recharge, floodplain and riparian area management, and wetlands. These would include the following policies:

- OS 1.1: Balancing consideration of water supply requirements between urban, agricultural, and environmental needs;
- OS 2.1: Encouraging the installation of water-conserving systems such as dry wells and gray water systems where feasible;
- OS 3.1: Encouraging innovative and creative techniques for wastewater treatment;
- OS 4.1: Supporting efforts to create additional water storage;
- OS 5.1: Substantially altering floodways or implementing other channelization only as a “last resort;”
- OS 6.1: Ensuring compliance with the Clean Water Act’s Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands; and,
- OS 6.2: Ensuring the preservation of buffer zones around wetlands where feasible and biologically appropriate.

As stated in Section VI., Geology and Soils, the proposed project would also continue to be in compliance with Riverside County General Plan Safety Element Policies. These would include Policies S 3.9 developing a liaison program with all County water districts to prevent water extraction-induced subsidence and S 3.10 encouraging and supporting efforts for long-term, permanent monitoring of topographic subsidence in all producing groundwater basins regardless of past subsidence.

Implementation of the proposed project would not have any direct physical impacts. Therefore, the project would not alter the existing drainage pattern of the site or area; it would not create or contribute runoff water; it would not substantially degrade water quality; and it would not place housing in a within a 100-year flood hazard area. The proposed project is located in the Inland Empire which is land-locked and far from the ocean. Because of this, it would not be subject to inundation by seiche, tsunami, or mudflow. Therefore, no impact would occur.

IX. LAND USE AND PLANNING – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

a) – c): No Impact. Eastvale is a developing, unincorporated community located in Riverside County, just northwest of the City of Norco. The area is a predominantly flat, rural agricultural area adjacent to the Santa Ana River and Prado Dam Basin in the western Jurupa Valley. Land uses found in the Eastvale area include residential, commercial, public facility, and agricultural uses. Agricultural activities, including dairies, field crops and ranches have been the primary land use in the area, though these activities have been giving way to more urban types of development, particularly residential and commercial development (see Exhibit 4, Land Use Map). The conversion from predominantly agricultural to predominantly urban land uses will likely continue for the foreseeable future. The community is bisected by I-15 and is bordered by San Bernardino County and the Cities of Ontario and Chino therein. The Los Angeles County line is approximately eight miles northwest of Eastvale, and the Orange County line is approximately five miles to the southwest.

As identified above, land uses within the proposed incorporation are predominantly residential and commercial in nature. Specifically, the majority of the proposed incorporation, west of the I-15, includes residential development of medium density, interspersed with parks and schools. Immediately west of the intersection of I-15 and Cloverdale Road is the Eastvale Gateway Commercial Center, the main retail center for the Eastvale community.

On both side of the I-15 north of Bellegrave Avenue, development is intermittent with parcels identified as light industrial and/or commercial interspersed with undeveloped land designated as rural-desert. Much of this portion of the proposed incorporation is part of a commercial overlay zone that is not developed.

The proposed Eastvale Incorporation project would not divide an established community. It would adopt the policies and goals delineated in the *County of Riverside General Plan and Eastvale Area Land Use Plan* related to land use until such time that the city develops its own General Plan. Therefore, the newly incorporated city would continue to be in compliance with the County of Riverside General Plan and focus on preserving the numerous unique features in the area and, at the same time, guide the accommodation of future growth. No impact would occur.

The community of Eastvale is located in unincorporated Riverside County. As such, the project site is currently subject to the Riverside County Integrated Project (RCIP), which governs the unincorporated areas of Riverside County and oversees regional planning programs, including compliance with the General Plan and Western Riverside Multiple Species Habitat Conservation

Plan (MSHCP). The project area is also currently subject to the Eastvale Area Land Use Plan, a component of the General Plan.

The proposed project would not conflict with any applicable land use plan, policy, or regulation, including the MSHCP. The proposed City of Eastvale would adopt the policies and goals delineated in the County of Riverside General Plan and Eastvale Area Land Use Plan including those related to land use until such time that the city develops its own General Plan. Therefore, the newly incorporated city would continue to be in compliance with the Policies and Goals of the Riverside County General Plan Land Use Element. The policies have been designed to address many levels of issues and policies (i.e., land use administration, efficient use of land, community design, project design, provision for infrastructure and public facilities and services, land use compatibility, economic development, and open space, habitat and natural resource preservation).

Standard Conditions and Regulations for the proposed project would require that once incorporated, the proposed City of Eastvale must immediately adopt all existing Riverside County ordinances, including the zoning ordinance. These ordinances would remain in effect for a minimum period of 120 days or until superseding ordinances are enacted, whichever occurs first ¹

The proposed Eastvale Incorporation project would be in compliance with the following Policies of the Riverside County General Plan Land Use Element:

- *LU 1.4:* Require that annexations allow the County to maintain a sufficient tax base or other revenue base to pay for their necessary services;
- *LU 1.6:* Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development;
- *LU 2.1:* Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area Plan Land Use Maps, in accordance with the following:
 - a) Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services;
 - b) Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities;
 - c) Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses;
 - d) Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible;
 - e) Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.;
 - f) Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile; and,
 - g) Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.
- *LU 4.1:* Require that new developments be located and designed to visually enhance, not degrade, the character of the surrounding area through consideration of the following concepts:
 - a) Compliance with the design standards of the appropriate area plan land use category;

¹ Riverside Local Agency Formation Commission (LAFCO). Personal e-mail from George Spiliotis, Executive Director on April 15, 2009.

- b) Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations;
 - c) Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review;
 - d) Require that new development utilize drought-tolerant landscaping and incorporate adequate drought-conscious irrigation systems;
 - e) Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code;
 - f) Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate;
 - g) Encourage innovative and creative design concepts;
 - h) Encourage the provision of public art;
 - i) Include consistent and well-designed signage that is integrated with the building's architectural character;
 - j) Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses;
 - k) Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods;
 - l) Mitigate noise, odor, lighting, and other impacts on surrounding properties.
 - m) Provide and maintain landscaping in open spaces and parking lots;
 - n) Include extensive landscaping;
 - o) Preserve natural features, such as unique natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems;
 - p) Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements;
 - q) Design parking lots and structures to be functionally and visually integrated and connected;
 - r) Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity;
 - s) Establish safe and frequent pedestrian crossings; and,
 - t) Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.
- *LU 5.1:* Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services;
 - *LU 7.1:* Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity; and,
 - *LU 8.1:* Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values.

It is required by Government Code 57376 that once incorporation takes place, a newly formed city must immediately adopt all existing county zoning ordinances for a period of 120 days or until superseding ordinances are enacted, whichever occurs first. The proposed City of Eastvale would use the Riverside County General Plan and Zoning Code as its foundation until such time that the newly formed city would develop its own general plan and zoning code. As such, no impact would occur.

X. MINERAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a) – b): No impact. Mineral extraction is an important component of Riverside County’s economy. There are extensive deposits of clay, limestone, iron, sand, and aggregates throughout the area. The non-renewable characteristic of mineral deposits necessitates the careful and efficient development of land with mineral resources in order to prevent the unnecessary waste of these deposits due to careless exploitation and uncontrolled urbanization. Management of these mineral resources would protect not only future development of mineral deposit areas, but would also guide the extraction of mineral deposits so that adverse impacts caused by mineral extraction will be reduced or eliminated. According to the Eastvale Area Plan, few mineral resources exist within the community of Eastvale. However, the proposed project is an incorporation project and would have no potential for impact for any of the mineral resources that exist.

The proposed Eastvale Incorporation project would transfer municipal services from the County of Riverside to the City of Eastvale and would not initiate any physical changes to the environment. The newly formed City of Eastvale would adopt the zoning ordinance and would adopt current policies and goals delineated in the County of Riverside General Plan and Eastvale Area Land Use Plan including those pertaining to mineral resources until such time that the city develops its own General Plan. Policies seek to conserve areas identified as containing significant mineral deposits and oil and gas resources for potential future use, while promoting the reasonable, safe, and orderly operation of mining and extraction activities within areas designated for such use, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated. The proposed project would be in compliance with the following Riverside County General Plan Multipurpose Open Space Element Policies:

- OS 14.1: Require that the operation and reclamation of surface mines be consistent with the State Surface Mining and Reclamation Act (SMARA) and County Development Code provisions;
- OS 14.2: Restrict incompatible land uses within the impact area of existing or potential surface mining areas;
- OS 14.3: Restrict land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources;
- OS 14.4: Impose conditions as necessary on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties, and environmental resources; and,
- OS 14.5: Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.

No impact would occur.

XI. NOISE – Would the project result in:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

a) – f) No Impact. The proposed Eastvale Incorporation project would allow the community of Eastvale to incorporate into a city, and would transfer municipal services and governance from the County of Riverside to a newly formed city. There would be no physical impacts as a result of incorporation.

The newly formed City of Eastvale would adopt all ordinances and would likely adopt current policies and goals delineated in the County of Riverside General Plan and Eastvale Area Land Use Plan including those related to noise until such time that the city develops its own General Plan. Therefore, the newly incorporated city would continue to be in compliance with the Policies and Goals of the Riverside County General Plan Noise Element. The General Plan Noise Element is a mandatory component of the General Plan pursuant to the California Planning and Zoning Law, §65302(f). The element must recognize the guidelines adopted by the Office of Planning and Research pursuant to §46050.1 of the Health and Safety Code. It also can be utilized as a tool for compliance with the state’s noise insulation standards. The Noise Element provides a systematic approach to identifying and appraising noise problems in the community; quantifying existing and projected noise levels; addressing excessive noise exposure; and community planning for the regulation of noise. This element includes policies, standards, criteria, programs, diagrams, a reference to action items, and maps related to protecting public health and welfare from noise.

The proposed project would be in compliance with the following Riverside County General Plan Noise Element Policies:

- *N 1.1:* Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used;

- N 1.3: Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:
 - a) Schools;
 - b) Hospitals;
 - c) Rest Homes;
 - d) Long-Term Care Facilities;
 - e) Mental Care Facilities;
 - f) Residential Uses;
 - g) Libraries;
 - h) Passive Recreation Uses; and
 - i) Places of worship.
- N 1.4: Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys;
- N 1.5: Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County;
- N 2.2: Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise;
- N 3.3: Ensure compatibility between industrial development and adjacent land uses. To achieve compatibility, industrial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses;
- N 4.6: Establish acceptable standards for residential noise sources such as, but not limited to, leaf blowers, mobile vendors, mobile stereos and stationary noise sources such as home appliances, air conditioners, and swimming pool equipment;
- N 7.4: Check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan's Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area shall comply with applicable airport land use noise compatibility criteria;
- N 8.5: Employ noise mitigation practices when designing all future streets and highways, and when improvements occur along existing highway segments. These mitigation measures will emphasize the establishment of natural buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas; and,
- N 11.1: Utilize natural barriers such as hills, berms, boulders, and dense vegetation to assist in noise reduction.

No changes in the noise environment would occur, therefore, no noise impacts would occur as a result of the incorporation.

XII. POPULATION AND HOUSING – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

a): No Impact.

Eastvale is a developing community of approximately 41,225 and 42,233, respectively, for the two incorporation scenarios (TMLA 2008). Since the 2000 US Census, the population has grown from approximately 4,500 to its current size, a nine-fold increase over the last five years. The community encompasses approximately 15 square miles and over the last two decades has been transitioning from a predominantly rural residential area to a more mixed use suburban community.

Development Projections

According to the Riverside County TLMA, development projections are based on projects currently in the entitlement process and on County-approved population projections. It is assumed by the Eastvale Draft CFA performed by Willdan Financial Services on March 31, 2009, that all projects currently in the entitlement process would be absorbed in a ten-year timeframe. Approximately 7,400 residential units and 5.5 million square feet of non-residential building space are in Scenario 1 and 8,500 residential units and 8.3 million square feet of non-residential building space in Scenario 2 are assumed to be absorbed by 2020 for purposes of the fiscal analysis.

The Eastvale Specific Plan guides development in the Eastvale Plan area. The Plan anticipates approximately 21,000 residential dwelling units, 63,000 residents, and 17,000 employees in Eastvale through buildout, which is anticipated to be beyond the 2020 horizon in the fiscal analysis

Commercial Trends and Projections

Commercial development has been increasing as a result of the strong residential market in Eastvale. The path of development has proceeded north along I-15 and is concentrated at highway interchanges. Typical of many newly developing communities, some Eastvale residents have had to shop outside their community for many basic needs, resulting in the loss of local sales tax revenue. The development of the Eastvale Gateway Retail Gateway has served to capture local revenue and localize retail expenditures.

Based on the information above, it is not expected that the proposed Eastvale Incorporation would induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). As stated throughout this document, the proposed project would redirect municipal services and governance from the County of Riverside to the proposed City of Eastvale. Regional growth in the Eastvale area would occur with or without the approval of the proposed project. As such, no impact would occur.

b) – c): No Impact. Project implementation would not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere nor would it displace a substantial number of people which would necessitate the construction of replacement housing elsewhere. The proposed Eastvale Incorporation project would transfer governance and municipal

services from the County of Riverside to the proposed City of Eastvale. As such, no impact would occur.

XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

a): No Impact. Municipal services are local public services typically provided to developed areas by cities, counties, special districts, and private utilities. Common types of public services include public safety (law enforcement, fire protection), parks, and schools.

Fire Protection

Fire protection in the community of Eastvale is currently provided by the Riverside County Fire Department. The County Fire Department’s Eastvale station, Station #27, located at 6709 Cedar Creek, within the City of Corona, provides primary response to most of the community. The proposed City of Eastvale would contract with the Riverside County Fire Department for fire protection services.

The Department classifies the Eastvale community as a rural-urban area. The response time for this land use type should be within six to ten minutes. Following incorporation, the City of Eastvale would contract with the County for fire protection services.

The Fire Department responds to emergency medical calls with certified paramedics. Emergency medical transport (ambulance) services are provided under a contract with American Medical Response (AMR). Dispatch services are provided through a consolidated County dispatch center dedicated solely to fire services in the County. The County Fire Department also has special use staff, facilities, and equipment that provide services throughout its service area and to other fire departments, as necessary. Contract costs are based on providing the same staffing currently provided through the Riverside County Fire Department.

Based on information from the Riverside County Fire Department, the cost to serve the service population in the first year of incorporation is approximately \$1.7 million per year, as shown in Table 8-1 below. The information is based on the cost of one engine company and one station. Based on projected needs in 2020, the annual cost to provide fire services for Eastvale would be approximately \$4.2 to \$7.3 million per year, depending on the scenario chosen.

**TABLE 8-1
FIRE PROTECTION ASSUMPTIONS (2008)**

Item	Value	Units
Personnel Cost per Engine Company	\$1,200,000	per year
Personnel Cost per Truck Unit Average County Fire Department	\$1,600,000	per year
Overhead ¹	\$ 475,000	per year, per station
Eastvale Service Population, 2008	41,225	persons served
Engine Companies Required, FY08	1.0	engine company
Truck Units Required, FY08	0	truck units
Stations in Operation ²	1.0	station
Annual Operating Cost to Serve Eastvale Area, FY08	\$1,675,000	per year
¹ Administration and training costs, prorated on an engine company basis.		
² Assumes that Station #27's service territory is the Eastvale area.		
Sources: Riverside County Fire Department; Tables 2.4 and 2.7, Willdan Financial Services.		

Two proposed scenarios are being considered for the Eastvale Incorporation. In considering Scenario 1, it is assumed that there would be the addition of one engine company and one station in the new City of Eastvale through 2020 (based on the projected population). Scenario 2 assumes the addition of two engine companies, two stations and half of the responsibility for a truck unit (see Appendix A, Eastvale Comprehensive Fiscal Analysis). The addition of the third station and engine company in year 2020 would add significant costs. While these costs would add a significant burden in year 10 of the incorporation, they would be triggered incrementally and not expected to rise significantly until the next investment in fire facilities beyond year 2020 (year 10 of proposed incorporation).

Project implementation would not change municipal services in the area of fire protection in that the proposed City of Eastvale would continue to contract with the County of Riverside Fire Department for services. As such, no impact would occur in the area of fire protection.

Police Protection

Administrative functions of the Riverside County Sheriff are provided from its main facility in the City of Riverside at 4095 Lemon Street. The Jurupa Valley station at 7477 Mission Boulevard in Riverside provides sheriff patrol services to the Eastvale community. The number of deputies patrolling in the Eastvale community at any given time varies depending on service demands in other unincorporated areas.

Project implementation would not change municipal services in the area of police protection in that the proposed City of Eastvale would continue to contract with the County of Riverside Sheriff's Department for services, or they would create their own city police department at some point in the future. The California Highway Patrol (CHP) currently provides traffic control and enforcement for unincorporated Eastvale. The proposed incorporation of Eastvale would allow the new city to contract services with either the Riverside County Sheriff's Department, or they would create their own city traffic enforcement department at some point in the future. This would represent a change from the current condition. Contracting traffic control services from the Riverside County Sheriff's Department instead of from the CHP would not have the potential to impact traffic control because the newly formed city would be contracting for the same kind of services it already has. Should the newly formed city decide to create their own city traffic control services, the same would be true. There would be no interruption in traffic control services. The cost factor to implement a new city service would be analyzed by the City of Eastvale prior to its creation; this analysis assumes that the new city would make a fiscally-responsible choice between contracting for traffic control services or not.

The County Sheriff Department has estimated the current cost to serve the proposed new City of Eastvale boundary scenarios. Service costs for a given area are estimated as follows:

- Patrol hours needed per day is estimated.
- Daily patrol hours are multiplied by 365 to determine annual patrol hours.
- Annual patrol hours divided by “Patrol Deputy Annual Productive Time” to determine deputies needed to serve the area.
- Additional needed staff is identified based on staffing ratios (deputies relative to other positions).
- Costs are determined by multiplying “Patrol Deputy Fully Supported Cost” by “Patrol Deputy Annual Productive Time.”

The cost to serve the service population in the first year of incorporation would be approximately \$4.3, and 4.6 million per year, respectively. Tables 4.9 and 4.10 show the estimated annual cost for Eastvale to contract with Riverside County for police services. Based on projected needs in 2020, the annual cost to provide police services for Eastvale is approximately \$7.6, and \$8.9 million per year, respectively.

No impact is expected in the area of police protection as the current level of service would be maintained and because the total estimated contract costs are comparable to other cities served by the Sheriff with similar staffing ratios. These contract costs would be paid for by revenues collected by the proposed new city.

Schools

The Corona-Norco Unified School District currently serves the proposed project area. Unincorporated Eastvale has one high school (Roosevelt High), one intermediate school (River Heights Intermediate), and four elementary schools (Barton Elementary, Eastvale Elementary, Harada Elementary, and Rosa Parks Elementary). Two new elementary schools and one new intermediate school are in the planning, design, acquisition, or construction phases. Due to growth in Eastvale, additional elementary schools are in pre-planning stages.

The proposed Eastvale Incorporation project would create a new city that would transfer municipal services from the County of Riverside to the City of Eastvale. A newly formed City of Eastvale would continue to receive school services from the Corona-Norco Unified School District for the foreseeable future. As such, project implementation would have no impact on public services related to schools in the proposed City of Eastvale.

Parks

Park and recreation services are provided by two providers. The first, the Jurupa Community Services District would not be affected by the proposed incorporation. The second provider, the Jurupa Area Recreation and Park District provides recreational services to areas east of Hamner Avenue in the community of Eastvale. The proposed project requests detachment from that District. The proposed City of Eastvale would provide park and recreation services to that portion of the newly formed City. While the Jurupa Area Recreation and Parks District would lose revenue from the annual assessment it would also be relieved of the responsibility of maintaining those parks within the new city’s boundaries. There are also several neighborhood parks owned and maintained by homeowner associations and fields owned by the Corona-Norco Unified School District in Eastvale. Management of these parks and fields would remain unchanged.

As the incorporation would not induce population growth, or result in an increase in use of the

existing parks within the region, no impact would occur.

Other Public Facilities

The proposed Eastvale Incorporation project would allow the community of Eastvale to form a city, and would transfer municipal services and governance from the County of Riverside to a newly formed city. At the present time, land use planning and regulation in Riverside County is provided through the Planning, Building & Safety, and Code Enforcement divisions. It is anticipated that the business plan for the proposed City of Eastvale would include a development services department that would provide land use planning and regulation services. The department would use contract staff for some positions, particularly in the initial years following incorporation. Cost recovery rates would be assumed at a conservative level and, as such, no impact would occur.

In summary, the newly formed City of Eastvale would adopt all ordinances and would adopt current policies and goals delineated in the *County of Riverside General Plan* and *Eastvale Area Land Use Plan* including those pertaining to public facilities and service provisions until such time that the city develops its own General Plan. In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, development would only occur where adequate public facilities and services are available or are planned. The proposed project would be in compliance with Riverside County General Plan Land Use Element, Infrastructure, Public Facilities and Service Provisions LU 5.1 ensuring that development does not exceed the ability to adequately provide supporting infrastructure and services and LU 5.2 monitoring the capacities of infrastructure and services in coordination with service providers. As such, no impact would occur.

XIV. RECREATION				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

a) – b): No Impact. The proposed Eastvale Incorporation project would allow the community of Eastvale to incorporate into a city, and would transfer municipal services and governance from the County of Riverside to a newly formed city. There would be no physical impacts as a result of incorporation. Implementation of the Eastvale Incorporation project would not have a direct impact on recreational services in that it would not:

- Result in an increase in demand for existing neighborhood and regional parks;
- Result in an increase in demand of other recreational facilities such that substantial physical deterioration would occur or accelerate;
- Include the development of recreational facilities
- Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

The Jurupa Community Services District provides recreational services to the Eastvale area, and would not be affected by the proposed incorporation. The Jurupa Area Recreation and Parks District provides recreational services to areas east of Hamner Avenue in the community of Eastvale and would lose revenue from annual assessment it receives from within the proposed new city boundaries; however it would also be relieved of the responsibility of maintaining those parks within the proposed new city's boundaries. Therefore, the Jurupa Community Services District would not be negatively affected by the proposed incorporation of Eastvale. Management of the neighborhood parks owned and maintained by homeowner associations and fields owned by the CNUSD in Eastvale would remain unchanged.

The newly formed City of Eastvale would adopt all ordinances and would adopt current policies and goals delineated in the County of Riverside General Plan and Eastvale Area Land Use Plan including those pertaining to recreation until such time that the city develops its own General Plan. In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, development would only occur where adequate public facilities and services are available or are planned. The proposed project would be in compliance with Riverside County General Plan Land Use Element, Infrastructure, Public Facilities, and Services Provision LU 5.1 ensuring that development does not exceed the ability to adequately provide supporting infrastructure and services such as recreational facilities. As such, no impact would occur.

XV. TRANSPORTATION/TRAFFIC – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
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a) – g): No Impact. Like all of Riverside County, unincorporated Eastvale has experienced rapid growth over the last 20 years. Linking areas of concentrated growth requires an integrated system of mobility that includes vehicular, pedestrian, transit, equestrian, bicycle, and air transportation options. The intent of new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The County of Riverside supports three transportation plans and programs that are necessary to manage current traffic demands in and plan for the County’s future development needs. Implementation of the proposed Eastvale Incorporation project would support the following plans and programs:

- **Community Environmental Transportation Acceptability Process:** Due to the importance of the circulation and mobility systems in the County of Riverside, the Community Environmental Transportation Acceptability Process (CETAP) was created as one of the three planning efforts in Riverside County. CETAP incorporated three levels of effort: identification of transportation corridors, development of the General Plan Circulation Element, and exploration of options to transit system development in Riverside County.
- **Congestion Management Program:** The Riverside Congestion Management Program (CMP) is updated every two years in accordance with the California Constitution Article 13b, Government Spending Limitation. The CMP was established in the State of California to more directly link land use, transportation, and air quality and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality.
- **Regional Transportation Plan:** The Regional Transportation Plan (RTP) is a multi-modal, long-range planning document prepared by the Southern California Association of Governments (SCAG), in coordination with federal, state, and other regional, subregional, and local agencies in southern California. The RTP includes programs and policies for congestion management, transit, bicycles and pedestrians, roadways, freight, and finances. The RTP is prepared every three years and reflects the future horizon based on a 20-year needs projection. The RTP’s primary use is as a regional long-range plan for federally funded transportation projects. It also serves as a comprehensive, coordinated transportation plan for all governmental jurisdictions within the region. Each agency responsible for transportation (such as local cities, the County, and Caltrans) has different transportation implementation responsibilities under the RTP. The RTP relies on the plans and policies governing circulation and transportation in each County to identify the region’s future multi-modal transportation system.

The proposed Eastvale Incorporation project would utilize the transportation directives and programs as described above. Additionally, the proposed project would be in compliance with the following County of Riverside General Plan Circulation Element including Policies:

- **C 1.5:** Evaluate the planned circulation system as needed to enhance the highway network to respond to anticipated growth and mobility needs;
- **C 1.6:** Cooperate with local, regional, state, and federal agencies to establish an efficient circulation system;
- **C 2.1:** Maintain the following countywide target Levels of Service: LOS “C” along all County-maintained roads and conventional state highways. As an exception, LOS “D” may be allowed in Community Development areas, only at intersections of any combination of Secondary

Highways, Major Highways, Urban Expressways, conventional state highways or freeway ramp intersections. LOS “E” may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities;

- C 3.6: Require private developers to be primarily responsible for the improvement of streets and highways service access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities;
- C 3.24: Provide a street network with quick and efficient routes for emergency vehicles, necessary street widths, turn-around radius, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.
- C 3.25: Restrict on-street parking to reduce traffic congestion and improve safety in appropriate locations such as General Plan roadways;
- C 3.26: Plan off-street parking facilities to support and enhance the concept of walkable and transit-oriented communities;
- C 3.27: Evaluate proposed highway extensions or widening projects for potential noise impacts on existing and future land uses in the area. Require that the effects of truck mix, speed limits, and ultimate motor vehicle volumes on noise levels are also explored during the environmental process;
- C 7.5: Partner with government agencies and authorities to provide for improvements and alternative transportation corridors to Orange County; and,
- C 7.6: Support the development of a new internal East-West CETAP Corridor in conjunction with a new Orange County CETAP connection. Such corridor(s) would be constructed simultaneously to avoid further congestion on the I-15 Freeway. Or, in the alternative, the East-West Corridor would be constructed simultaneously with major capacity enhancements on the State Route 91, between Pierce Street and the Orange County line, and the capacity improvement of the I-15 (north) to westbound State Route 91 overpass.

As stated throughout this document, the proposed Eastvale Incorporation project would allow the community of Eastvale to incorporate into a city, and would transfer municipal services and governance from the County of Riverside to a newly formed city. There would be no physical impacts as a result of incorporation. Implementation of the Eastvale Incorporation project would not have a direct impact on transportation and traffic in that it would not cause an increase in traffic which would be substantial in relation to the existing traffic load; exceed a level of service standard; result in a change in air traffic patterns; substantially increase hazards due to a design feature; result in inadequate emergency access; result in inadequate parking capacity; or conflict with adopted polices, plans, or programs supporting alternative transportation. As such, no impact to transportation would occur.

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the				X

construction of which could cause significant environmental effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

a) – g): No Impact. Municipal services are local (less-than-countywide) public services typically provided to developed areas by cities, counties, special districts, and private utilities. Eastvale currently receives municipal services from the County of Riverside and several private utilities and companies. Implementation of the proposed project would involve the incorporation of Eastvale into a city and would implement the transfer of municipal services from the County of Riverside to the newly formed city. Current and future utilities and service providers are listed in Table 15.1 below.

**TABLE 15.1
CURRENT AND FUTURE EASTVALE UTILITIES & SERVICE PROVIDERS**

Service	Current Provider	Proposed Provider	Status
Electric & Gas	Private Utility Companies	Private Utility Companies	No Change
Flood Control	Riverside County Flood Control & Water Conservation District	Riverside County Flood Control & Water Conservation District	No Change
Libraries	County	County	No Change
Solid Waste Collection	County (Waste Management)	County (Waste Management)	No Change
Solid Waste Disposal	County	Private hauler (franchise agreement)	Private hauler (franchise agreement)
Telecommunications	Private Utility Companies	Private Utility Companies	No Change
Water & Wastewater	Jurupa Community Services District	Jurupa Community Services District	No Change

Implementation of the proposed Eastvale Incorporation would not facilitate a significant change in the service providers of utilities and service systems. Service would not be affected by the incorporation of Eastvale. Implementation of the Eastvale Incorporation project would not have a direct impact on utilities and service systems in that it would not exceed wastewater treatment

requirements of the applicable Regional Water Quality Control Board; it would not require or result in the construction of new water or wastewater treatment facilities; and it would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities. This is because there would be no physical impacts as a result of incorporation. The Jurupa Community Services District would continue water service to residents irrespective of the incorporation. While the solid waste disposal provider would change from the County to a private hauler via a franchise agreement, project implementation would not have a direct impact on a landfill as it would not contribute to the capacity past the current condition. The proposed Eastvale Incorporation would be in compliance with all local statutes and all state and federal mandates related to solid waste. As such, no impact to utilities and service providers would occur.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

a) – b): No Impact. The proposed Eastvale Incorporation project would transfer the governance of municipal services from the County of Riverside to the new City of Eastvale. The proposed project would not affect sensitive biological resources, habitat, or species located on a project site nor would it affect known important examples of the major periods of California history or prehistory on a project site because there are no physical impacts associated with the proposed incorporation. As such, the project would not result in impacts that are cumulatively considerable and no impact would occur.

c): No Impact. All project level impacts associated with the project have been determined to have no impact. The project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. No impact would occur.

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Appendix A

**Eastvale Incorporation Study Comprehensive Fiscal Analysis
Administrative Draft Report**

March 31, 2009