

ORDINANCE NO. 2014-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA APPROVING CHANGE OF ZONE NO. 12-0750 TO AMEND THE OFFICIAL ZONING MAP FROM HEAVY AGRICULTURE (A-2) TO INDUSTRIAL PARK (I-P) ZONE FOR THE REAL PROPERTY LOCATED GENERALLY NORTH OF 65TH STREET, EAST OF CUCAMONGA CREEK, AND WEST OF ARCHIBALD AVENUE, ASSESSOR'S PARCEL NUMBERS 144-010-002, -033, -037, -038.

The City Council of the City of Eastvale does hereby ordain as follows:

SECTION 1. The proposed project requires the adoption of an Addendum to the certified Environmental Impact Report (SCH #2008081117) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Finding 1: The proposed project requires the adoption of an Addendum to the certified Environmental Impact Report (SCH #2008081117) pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

Evidence: The Planning Commission, in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the certified EIR No. 515 (SCH #2008081117), and documents incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby recommends that the City Council find and determine as follows:

Review Period: In accordance with the CEQA Guidelines (Section 15164(c)), the Addendum associated with the project does not require circulation for public review.

Compliance with Law: The Addendum was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale.

Independent Judgment: The Addendum reflects the independent judgment and analysis of the City of Eastvale.

Mitigation Monitoring Program: A Mitigation Monitoring and Reporting Program was prepared for adoption along with the Addendum to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.

SECTION 2. The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. Pursuant to Section 1.7 of the City of Eastvale Zoning Code, the City Council makes the finding below pertaining to Change of Zone No. 12-0750:

Finding 1: The proposed Change of Zone is in conformance with the adopted General Plan for the City.

Evidence: The proposed Change of Zone from Heavy Agriculture (A-2) to Industrial Park (I-P) is consistent with the General Plan land use designation of the project site as Light Industrial (LI). Both the land use designation of LI and the zoning of I-P allow a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Therefore, the proposed Change of Zone is consistent with the General Plan.

Finding 2: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: On August 15, 2013, the Riverside County Airport Land Use Commission (ALUC) reviewed the project design and found that the proposed project is consistent with the 2008 Chino Airport Land Use Compatibility Plan. The ALUC recommended that several conditions be placed on the project to ensure consistency with the airport. Those conditions have been added to the conditions of approval for the project. In addition, the same Change of Zone request was reviewed and approved by the ALUC in 2008 when the original project was approved by the County of Riverside (ALUC reference project no. ZAP1011CH08). Therefore, the proposed Change of Zone is consistent with the Chino Airport Land Use Compatibility Plan.

SECTION 4. The Official Zoning Map for the City of Eastvale is hereby amended to change the zoning of Assessor's Parcel Numbers 144-010-002, -033, -037, and -038 from Heavy Agriculture (A-2) to Industrial Park (I-P) zone as described and illustrated in Exhibit A attached hereto.

SECTION 5. This Ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 6. If any section, subsection, subdivision, sentence, clause, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. The city clerk shall certify to the adoption of this ordinance and shall cause the same to be published in accordance with law.

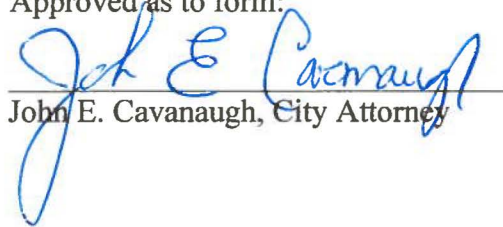
PASSED, APPROVED, AND ORDAINED this 23rd day of April 2014.


Ike Bootsma, Mayor

Attest:


Ariel M. Hall, Assistant City Clerk

Approved as to form:


John E. Cavanaugh, City Attorney

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

I, Ariel M. Hall, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance Number 2014-04 was introduced at a regular meeting of the City Council of the City of Eastvale held on the 9th day of April, 2014 and was finally passed by the City Council of the City of Eastvale at a regular meeting held the 23rd day of April, 2014, by the following vote:

AYES: Council Members DeGrandpre, Link, Welch, Mayor ProTem
Rush, and Mayor Bootsma.

NOES: None.

ABSENT: None.

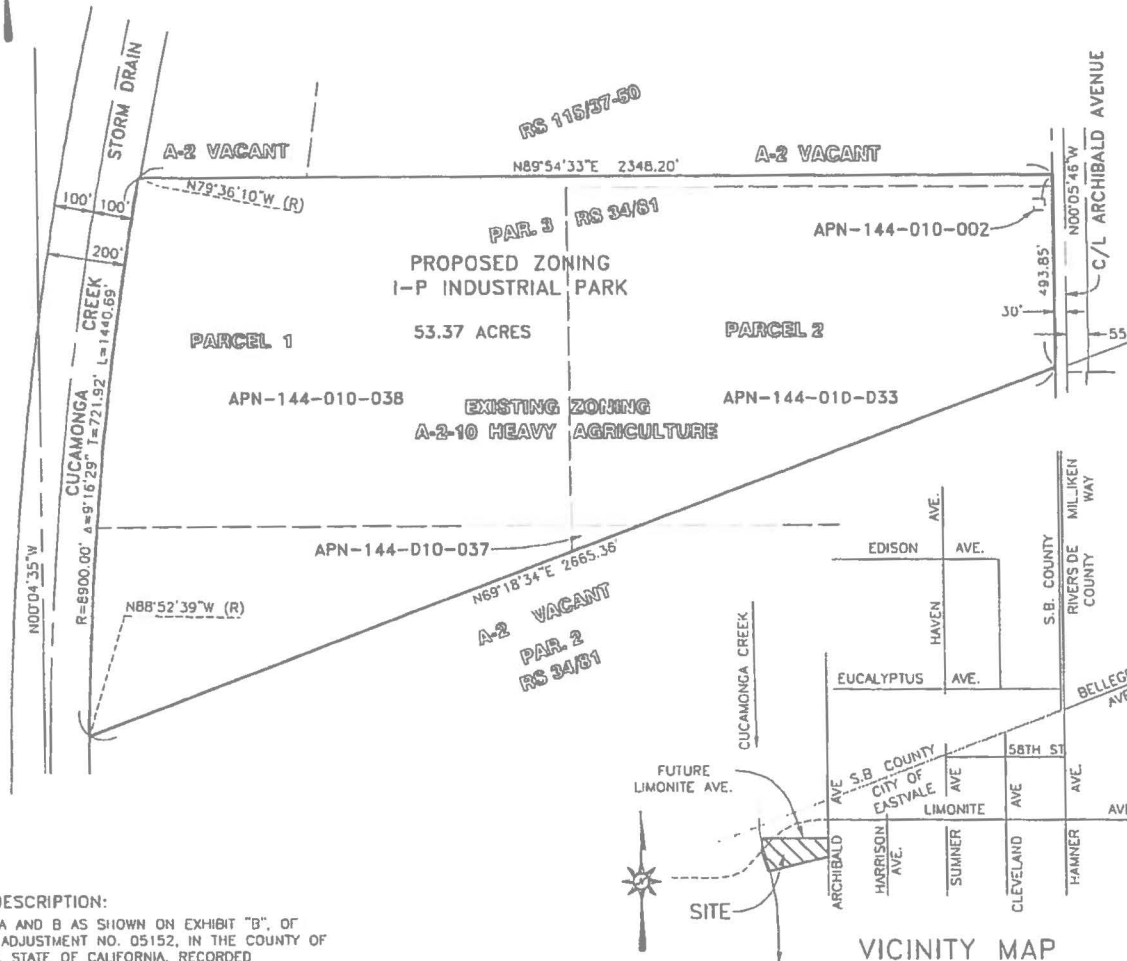
ABSTAIN: None.



Assistant City Clerk, Ariel M. Hall

EXHIBIT A

Legal Description and Exhibit of Change of Zone No. 12-0750



LAND OWNER:

PROVIDENCE ARCHIBALD LLC,
C/O PREEMINENT INVESTMENTS
14728 PIPELINE AVE., SUITE B
CHINO HILLS, CA 91709
ATTN: SIMON ZHANG
TEL: (909) 597-0201

ENGINEER/PREPARER:

ALBERT A. WEBB ASSOCIATES
3788 McCRAV STREET
RIVERSIDE, CA 92506
TEL: (951) 686-1070

UTILITIES:

WATER — JURUPA COMMUNITY SERVICES DISTRICT
SEWER — JURUPA COMMUNITY SERVICES DISTRICT
GAS — SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC — SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE — VERIZON
TELEVISION — INDIVIDUAL RECEPTION / CABLE

APPLICANT:

BOATMAN DEVELOPMENT COMPANY
3151 AIRWAY AVENUE, UNIT U-2
COSTA MESA, CA 92626
ATTN: BRAD BOATMAN
TEL: (714) 206 1571

ACREAGE:

53.37 AC GROSS

A.P.N.:

144-010-002, 144-010-033,
144 010-037, 144-010 038.

SCHOOL DISTRICT:

CORONA — NORCO UNIFIED

LAND USE / ZONING:

EXISTING LAND USE: VACANT
PROPOSED LAND USE: LIGHT INDUSTRIAL
ZONING: I-P INDUSTRIAL PARK
GENERAL PLAN LAND USE: LIGHT INDUSTRIAL

NOTES:

- 2007 THOMAS BROS. MAP BOOK: PAGE 682, GRID J6
- FEMA PANEL NUMBER 060245 0680 A DATED APRIL 15, 1980 AREA IN ZONE "C" AREAS OF MINIMAL FLOODING.
- THIS AREA IS NOT WITHIN A SPECIFIC PLAN.

UTILITIES:

WATER — JURUPA COMMUNITY SERVICES DISTRICT
SEWER — JURUPA COMMUNITY SERVICES DISTRICT
GAS — SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC — SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE — VERIZON



CHANGE OF ZONE

BEING THAT PORTION OF SECTION 27, T 2 S, R 7 W,

SCALE: 1" = 300'	DATE: 3-2-2009	CIVIL ENGINEERS	3788 McCRAV ST RIVERSIDE, CA 92506 Phone: (951) 686-1070 Fax: (951) 780-1756	W.D. 07-0017
DRAWN: CA	TRACED: TJS	CHECKED: LB	APPROVED BY:	SHEET 1
F.B.:				OF 1 SHEETS
				DWG. NO. 070017CZ.PRD

LEGAL DESCRIPTION:

PARCELS A AND B AS SHOWN ON EXHIBIT "B", OF LOT LINE ADJUSTMENT NO. 05152, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JULY 13, 2007, AS INSTRUMENT NO. 2007-0458919, OF OFFICIAL RECORDS.

VICINITY MAP

NTS

SEC. 27 T. 2S R. 7W