

# City of Jurupa Valley

## **MEETING AGENDA OF THE PLANNING COMMISSION**

**Wednesday, April 21, 2021**

**Study Session: 6:00 P.M.**

**Regular Meeting: 7:00 P.M.**

**City of Jurupa Valley City Hall**

**City Council Chambers**

**8930 Limonite Ave., Jurupa Valley, CA 92509**

### **SPECIAL NOTICE**

In an effort to prevent the spread of COVID-19 (Coronavirus), and in accordance with the Governor's Executive Orders and a directive from the Riverside County Department of Public Health, this meeting will be closed to the public. You may watch the live webcast at this link: <https://www.jurupavalley.org/422/Meeting-Videos>. Members of the public wishing to speak during public comments may email your public comments to the Planning Secretary at [greed@jurupavalley.org](mailto:greed@jurupavalley.org). Members of the public are encouraged to submit email comments prior to 6:00 p.m. the day of the meeting, but email comments must be submitted prior to the item being called by the Planning Chair. The Planning Secretary shall announce all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Commission may provide, because this is the time limit for speakers at the Planning Commission Meeting. Comments on Agenda items during the Planning Commission Meeting can only be submitted to the Planning Secretary by email. The City cannot accept comments on Agenda items during the Planning Commission Meeting on Facebook, social media or by text.

### **STUDY SESSION**

#### **1. 6:00 P.M. – Call to Order and Roll Call**

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Commissioner
- Hakan Jackson, Commissioner
- Laura Shultz, Commissioner

#### **2. Public Appearance / Comments**

#### **3. Commission Business – NONE**

## REGULAR SESSION

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### 1. 7:00 P.M. – Call to Order and Roll Call

- Penny Newman, Chair
- Arlene Pruitt, Chair Pro Tem
- Armando Carmona, Commissioner
- Hakan Jackson, Commissioner
- Laura Shultz, Commissioner

### 2. Pledge of Allegiance

#### 3A. Public Appearance/Comments (30 minutes)

#### 3B. Continued Study Session (if necessary)

##### 3.1 STUDY SESSION: CONTINUATION OF MULTI-FAMILY DEVELOPMENT STANDARDS DISCUSSION TO CONSIDER THE ADDITION OF GUEST PARKING REQUIREMENTS FOR MARKET-RATE MULTI-FAMILY HOUSING DEVELOPMENT

### 4. Approval of Agenda

#### 5A. Consent Calendar

##### 5.1 Approval of the Minutes

- April 7, 2021 Regular Meeting

##### 5.2 Summary of City Council Actions & Development Update

##### 5.3 City Manager's Updates

#### 5B. Consideration of Any Items Removed from the Consent Calendar

### 6. Public Hearings

#### 6.1 MASTER APPLICATION (MA) NO. 18153: TENTATIVE TRACT MAP (TTM) NO. 37186 & VARIANCE (VAR) NO. 20004

**PROPOSAL: REQUEST TO SUBDIVIDE A 6.25-ACRE PARCEL INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS AND VARIANCE REQUEST FOR REDUCED AVERAGE LOT DEPTH FOR THREE (3) LOTS**

**LOCATION: 5475-5497 FELSPAR STREET (APNS: 165-020-004; -007; -010; AND -011)**

**APPLICANT: JM BUILT CONSTRUCTION CORP.**

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project, see Attachment 1 (b). The proposed Mitigated Negative Declaration is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The proposed Mitigated Negative Declaration determines 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 or agreed to by the applicant. The City's decision to prepare a Mitigated Negative Declaration should not be construed as a recommendation of either approval or denial of this Project. Staff has implemented a condition requiring all mitigation measures of the Mitigation Monitoring and Reporting Program (MMRP) to be incorporated into the Conditions of Approval.

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#### **RECOMMENDATION**

By motion, adopt Planning Commission Resolution No. 2021-04-21-01 approving Tentative Tract Map No. 37186 and Variance No. 20004, subject to the Conditions of Approval, and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

### **7. Commission Business**

#### **7.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 21083 (PROS21033)**

**PROJECT: 110 UNIT MULTI-FAMILY HOME DEVELOPMENT**

**LOCATION: 3 VACANT PARCELS EAST SIDE OF CLAY STREET (APNS: 163-400-029; 026 & 028)**

**APPLICANT: REXCO REAL ESTATE DEVELOPMENT**

A study session review of a proposed project is not subject to the California Environmental Quality Act.

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#### **RECOMMENDATION**

That the Planning Commission (1) receive an introduction to the project design and (2) identify items of concerns or request for additional information that staff or the applicant will need to address prior to formal application submittal and eventual public hearing. Since this is a study session, no action will be taken.

### **8. Public Appearance/Comments**

### **9. Planning Commissioner's Reports and Comments**

### **10. Community Development Director's Report**

### **11. Adjournment to the May 26, 2021 Regular Meeting**

*In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley Planning Commission, please call 951-332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at [www.jurupavalley.org](http://www.jurupavalley.org).*



# City of Jurupa Valley

## RETURN TO AGENDA

### STAFF REPORT

**DATE:** APRIL 6, 2021  
**TO:** CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**BY:** TAMARA CAMPBELL, PRINCIPAL PLANNER  
**SUBJECT:** AGENDA ITEM NO. 3.1  
CONTINUED STUDY SESSION ON MULTI-FAMILY DEVELOPMENT  
STANDARDS TO CONSIDER THE ADDITION OF GUEST PARKING  
REQUIREMENTS FOR MARKET-RATE MULTI-FAMILY HOUSING  
DEVELOPMENT

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### RECOMMENDATION

Receive a staff presentation pertaining to the increase of guest parking requirements for market-rate, multiple-family developments and forward a recommendation of approval to the City Council.

### BACKGROUND

On March 24, 2021, the Planning Commission recommended approval of changes to the Multiple-Family Residential Development Standards (MFR Development Standards) consistent with the provisions of State law and in response to collaborating with an affordable housing developer (Palm Communities) over the course of a year. A copy of the staff report and minutes are attached to this report.

At the meeting, staff presented information relative to parking requirements for affordable housing communities and the potential for “spillover” parking. The focus was on communities where Palm Communities (an affordable housing developer) had constructed units. Testimony was provided by a representative from Palm Communities, Mr. Mitch Sligerman, who explained that the current City requirements were adequate for their projects based on their calculations of occupancy per unit. He noted that “spillover” situations, where parking demand exceeds supply and pushes parking into surrounding neighborhoods, had not been an issue for their projects. He further noted that because they restrict the number of persons in a household for each unit through lease agreements and frequent monitoring, the potential negative impact from “spillover” parking is limited.

At the meeting on March 24th, the Planning Commission agreed that the current parking requirements were sufficient for –affordable housing units. However, to evaluate market-rate units, additional research has been completed and results from another survey are presented for consideration at this study session. It should be noted that the State Housing and Community Development (HCD) encourages reduced parking rates for affordable housing projects, because there is less parking demand, and they view excessive parking requirements as an impediment to development. For this reason, the reports analysis focuses on market-rate housing.

## ANALYSIS

Currently, Jurupa Valley does not require any guest parking spaces for new multiple-family developments. Most cities, however, require specific parking for guests in addition to spaces required for residents of the unit. Table 1 provides information from 7 cities surveyed and how they calculate parking requirements for guests based on the number of units. Another table (Table 2) provides information from an additional 5 cities that require parking based on a variety of differing calculations. Neighboring cities of Fontana, Eastvale, Norco and Riverside were included in the survey but are not included in the tables below because they do not require guest parking.

TABLE 1 – MARKET RATE GUEST PARKING IN 7 CITIES (PER UNIT CALCULATION)							
City Surveyed	Chino	Corona	Long Beach	Hemet	Rancho Cucamonga	San Bernardino	Tustin
Guest parking required	1 guest space for each 10 units	1 guest space for each 5 units	1 guest space for each 4 units	1 guest space for each 5 units	1 guest space for each 5 units	1 guest space for each 5 units	1 guest space for each 4 units

TABLE 2 - MARKET-RATE GUEST PARKING IN 5 CITIES (VARIOUS METHODS OF CALCULATION)					
City Surveyed	West Covina	Santa Ana	Claremont	El Monte	Anaheim
Guest parking required	Additional 10% of required parking for guests	Additional 25 % of total required parking for guest	.5 spaces per unit for guests	Additional 10 % of the required parking for guests	.25 spaces for each dwelling for guests

As the survey's reveal, it is common practice to require parking spaces for guests when multiple-family housing developments are proposed. Methods for calculating the number of guest spaces vary widely.

What is known, however, is that when “spillover” parking situations occur, they can become contentious and costly to remedy. Code Enforcement staff may be repeatedly called upon to investigate and the Sheriff's Department may need to intercede. As mentioned in a previous report, such a situation occurred in the City of Eastvale. The outcome of that circumstance is that the City is still having to involve the Sheriff's Department for enforcement and Code Enforcement is required to monitor. We believe it is best to plan for such occurrences ahead of time rather than having to react after the fact. As such, the addition of a guest parking requirement to the existing standards is recommended. The current requirements for Jurupa Valley are provided on Table 3.

### Market-Rate Guest Parking

The tables above demonstrate a wide variety of calculations used to establish guest parking. In an effort to decrease the potential for negative impacts stemming from “spillover” parking, it is recommended that we utilize the requirement of one space for every four (4) dwelling units. If the City applies this standard, guest parking will be provided at the time of project approval. It may also be beneficial to require new multiple-family developments to submit and receive approval of a parking management plan as part of its application. The parking management plan could offer added assurance to the City that parking for both the residents and their visitors remain on-site at all times.

<b>TABLE 3 – JURUPA VALLEY CURRENT PARKING REQUIREMENTS FOR MARKET-RATE MULTIPLE-FAMILY DEVELOPMENT</b>	
Single bedroom or studio dwelling unit	1.25 spaces/unit
Two bedrooms / dwelling unit	2.25 spaces/unit
Three or more bedrooms / dwelling unit	2.75 spaces/unit
<b>Guest Parking</b>	<b>0 spaces</b>

### Parking Management Plan

The City of Jurupa Valley currently requires submittal and approval of a site development permit for “off-street parking” for all off-street parking facilities. This requirement reads as follows:

#### (1) Parking Design Standards

- a. Approval of off-street parking plan. A site development permit, pursuant to the provisions of Section 9.240.330, shall be filed for approval of all off-street parking facilities, except for one- and two-family residences, unless the off-street parking facilities are approved as part of a site development permit, conditional use permit or public use permit approval.

It may be advantageous also to require a Parking Management Plan (Plan) for market-rate multiple-family projects that exceed three (3) units. As an example, the City of Ontario has a requirement for such a plan and its municipal code reads as follows:

*“A Parking Management Plan shall be submitted in conjunction with any application for the construction of a multiple-family residential development project, or the residential portion of any mixed-use development project, which consists of 3 or more dwelling units. The Plan shall identify the number and location of resident parking spaces provided and establish to which dwelling each required resident parking space is to be assigned.”*

The regulation could be amended to include the identification of guest parking spaces and their location in the project as well. When “for sale” units are proposed, the Plan could be required to

be included as part of the Covenants, Conditions and Restrictions. Importantly, the Parking Management Plan should explain how parking required for the residents and visitors will be monitored for on-site containment and list any enforcement measures. The Plan could include standard lease agreement rules and regulations with tenants and/or a resident parking sticker/guest parking pass program. Consequences of non-compliance could include fines or eviction. The Parking Management Plan could be subject to approval of the Community Development Director and his or her decision appealable to the Planning Commission.

Provided below is proposed language for inclusion into the municipal code :

*“A Parking Management Plan (Plan) shall be submitted in conjunction with any application for the construction of a multiple-family residential development project, or the residential portion of any mixed-use development project, which consists of 3 or more dwelling units. The Plan shall identify the number and location of resident and guest parking spaces provided and establish to which dwelling each required resident and guest parking space is to be assigned. The Plan shall also include the requirement that when “for sale” units are proposed, the Plan shall be included by reference as part of the “Covenants, Conditions and Restrictions.” The Plan shall also include methods of enforcement and provisions for penalties and/or violations. If applicable, lease agreements with parking rules and regulations and/or parking sticker programs could be required. Parking Management Plans shall be submitted to the Community Development Director and his/her designee for review and either approved, modified or denied.”*

#### Residential Permit Parking Programs

Although it is already an allowed function through the California Vehicle Code, the City may add a provision in the Municipal Code that it has the ability to establish a residential parking permit program in cases where a neighborhood is impacted from “spill over” parking from existing, multiple-family developments.

#### Existing Parking Provisions Providing Flexibility

In an effort to provide the development community with flexibility, the City’s parking requirements already offer some alternatives such as “shared parking,” “special reviews,” and “alternative programs.” These provisions are included as Attachment 3.

### **CONCLUSION**

HCD discourages added parking regulations for affordable housing projects because they are seen as an impediment to development. However, there are currently no known concerns that would limit the City’s ability to increase parking requirements for market-rate multiple-family developments. Given the potential for spill over parking from new and existing multiple-family developments. It is recommended that the City:

- Adopt guest parking requirement based on one space for each four (4) dwelling units;
- Require Parking Management Plans that will establish monitoring practice, identify locations of spaces and establish ramifications for non-compliance;
- Add a provision in the Municipal Code that the City has the ability to establish a Residential Parking Permit Program where needed.

Prepared by:



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Tamara Campbell  
Principal Planner

Submitted by:



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Joe Perez  
Community Development Director

Reviewed by:

*//s// Serita Young*

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Serita Young  
Deputy City Attorney

#### **ATTACHMENTS**

1. March 24, 2021 Planning Commission Staff Report
2. March 24, 2021 Planning Commission Minutes
3. Existing Flexible Parking Provisions

ATTACHMENT 1

# City of Jurupa Valley

## RETURN TO AGENDA

## STAFF REPORT

**DATE:** MARCH 24, 2021  
**TO:** CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**BY:** TAMARA CAMPBELL, PRINCIPAL PLANNER  
**SUBJECT:** AGENDA ITEM NO. 7.1

**STUDY SESSION TO CONSIDER ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AND PARKING REQUIREMENTS AS SET FORTH IN SECTIONS 9.240.545 AND 9.250.120 OF THE JURUPA VALLEY MUNICIPAL CODE**

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### RECOMMENDATION

Receive a staff presentation on recommended changes to the Multiple Family Residential Development Standards and provide input and direction.

### BACKGROUND

On February 20, 2020, the City Council adopted Multiple Family Residential Development Standards (MFR Development Standards) consistent with the provisions of State Law and provided direction to continue discussing the development standards with a multiple family affordable housing developer (Palm Communities).

Palm Communities constructed Vista Rio Apartments at 3901 Briggs Street. Currently, they are interested in developing another affordable housing community to the west of Vista Rio Apartments. Palm Communities expressed concern that the new standards may create obstacles for the proposed project. At the same City Council meeting in February 2020, the City Council requested information pertaining to the parking requirements for market-rate, multiple family units.

On March 5, 2020, the City Council received a staff report describing the City's current parking provisions and voted to initiate a study for the evaluation of market-rate multiple family parking requirements and to consider additional revisions to the standards. Specific concerns with respect to parking included "spill over" parking, the use of fractions, and the calculation of market-rate parking requirements.

Between February 2020 and December 2020, the City held several meetings and phone conferences with Palm Communities to address potential limitations of the new MFR Development Standards. As a result of those discussions, modifications to the MFR Development Standards were developed.

On December 9, 2020, recommended modifications were presented to the Planning Commission at a study session. The Planning Commission (as well as Palm Communities) expressed support for the following modifications to the development standards including revisions to a front setback standard for further clarification:

### **1. Addition of a Definition for "Institution"**

"An organization, establishment, foundation, society (or the like) devoted to the promotion of a particular cause or program(s), especially one of public, educational or charitable character. Examples include: hospitals, clinics, day care facilities, senior centers, convalescent facilities, elementary, middle and high schools, colleges and universities, public buildings, prisons, post offices, and parks and facilities."

### **2. Clarification of a Buffering Requirement**

"Residential structures shall be setback a minimum of fifty (50) feet from any property line abutting property zoned for, or used for commercial and/or industrial activities or structures. The 50-foot setback shall only apply to the living areas within the buildings and not any detached accessory structures, recreation buildings and structures, parking lots or any portion of the multiple family building not used for living/habitation. Residential structures shall be setback a minimum of twenty (20) feet from any property line abutting property zoned for, or used for, institutional activities or structures."

### **3. Flexibility of Landscape Area Width**

"New development shall include a minimum of twenty (20) foot wide landscape area adjacent to the right-of-way line of all abutting streets, except driveways, walkways, or utilities. Modifications to the minimum twenty (20) foot wide landscape area may be approved by the approving body of the entitlement(s) only for certain areas that are identified as pedestrian-friendly by the General Plan. However, when the project meets the requirements for a "streamlined permitting process," which refers to projects providing below market rate housing (provided for in Government Code Section 65913.4), the landscape requirement may be reduced to fifteen (15) feet wide."

### **4. Remove the Sound Attenuation Standard**

"All pad-mounted mechanical equipment shall be sound attenuated with baffles or other elements that prevent audible sounds more than ten (10) feet from the equipment and shall be screened from view by a combination of walls, fences and landscaping."

This standard was originally included in the ordinance that the City Council adopted in February 2020 to address potential noise impacts to residents if air conditioners and heating units were located adjacent to residential units. Upon further research, it was discovered that heating and air conditioning equipment are exempt from the City's noise ordinance. Therefore, this provision would conflict with the City's noise ordinance. In addition, the screening of pad mounted mechanical equipment is required through the entitlement process as a condition of approval.

The attached staff report provides further details behind the reasons for these recommendations. With the proposed code amendment, we intend to move forward with the above modifications to the adopted standards and the removal of the Sound Attenuation Standard unless the Planning Commission gives further direction at the March 24, 2021 Planning Commission meeting.

In addition to the previously recommended standards, further work was completed pertaining to the following items as directed by the City Council and requested by Palm Communities:

- Clarification of the Front Yard and Building Height Development Standard; and



- Research of the Eastvale parking requirements and complaints pertaining to “spill over” parking

Palm Communities requested adding clarifying language to the Front Yard and Building Height Development Standard. Further details described in the Analysis section of this Staff Report. The City Council expressed concern with the potential of “spill over” parking issues in Jurupa Valley and asked staff to research problems in the City as well as in other communities. It was determined that no code enforcement cases had been lodged since the time of Jurupa Valley incorporation. Councilmember Chris Barajas specifically requested that staff research an issue that had happened in Eastvale.

## **ANALYSIS**

### **Modification to Front Setback and Building Height Development Standard**

At the December 9, 2020 Planning Commission meeting, it was noted that clarifying language should be added to one of the standards pertaining to building height and setbacks. The added language is underlined and bolded in the following development standard:

“Front setbacks **and building heights** are required based on the zone in which the development is located. If the project is proposed in compliance with Government Code Section 65913.4, one-story buildings are allowed at the setback line and additional **stories are** allowed if the building is setback twenty (20) feet from the setback line.”

It should be noted that Government Code Section 65913.4 establishes a “permit streamlining process” for affordable housing projects. The MFR Development Standards were adopted in response to State law enacting this section of the Government Code. When a proposal is deemed eligible for the “permit streamlining process,” it has met the municipal code requirements and is not subject to a public hearing or an entitlement such as a conditional use permit.

The added language is recommended to clarify that additional stories to the building are allowed and to specify that the maximum height is regulated by the underlying zone.

### **Eastvale Parking Requirements and “Spill Over” Parking Issue**

Table 1 is provided to illustrate the comparison of parking requirements for multiple family parking standards in Jurupa Valley and Eastvale. A similar table was provided in December 2020 that evaluated parking requirements in comparison with 6 other cities. The Jurupa Valley parking requirements are consistent and similar with other cities when 2 or more bedrooms are proposed. However, the City’s requirement for studios and one-bedroom units is less than the surveyed cities except for Menifee. Eastvale and Jurupa Valley require the same number of parking spaces.

Although there may be other ways to address “spill over parking” other than increasing parking requirements, (such as establishing limited-term parking or residential parking permit programs), these options have not yet been studied for city-wide application. Planning Department can complete the study and provide a recommendation in a subsequent study session.

Jurupa Valley currently has 3 areas with parking permit systems have been implemented: Downey Park, Olive Street, and Leyburn Place.

At this time, there are no requirement to provide parking spaces for guests for either this City or City of Eastvale.

**Since Jurupa Valley’s parking requirements for multiple family dwellings are similar to those found elsewhere, we recommend that the parking requirements for all dwelling units remain at the current calculation and recommend separating the parking requirement for**

**employees for clarification. It is recommended that we require one parking space for each employee that does not live on-site.**

In the code, one parking space is required for each employee. However, the requirement is under "three or more bedrooms dwelling unit." This can cause confusion. Employees that live on-site will have a parking space as required for each dwelling unit.

It should be noted that certain State laws will preempt the City's parking regulations whenever certain affordable housing projects are proposed. For example, State law prohibits cities from requiring parking for certain qualifying affordable housing proposals more than one space per unit.

<b>TABLE 1: EXISTING MULTIPLE FAMILY DWELLING PARKING REQUIREMENTS COMPARISON BETWEEN JURUPA VALLEY AND EASTVALE</b>		
<b>Parking Standards</b>	<b>Jurupa Valley</b>	<b>Eastvale</b>
Single-bedroom or studio dwelling unit	1.25 spaces/unit	1.25 spaces/unit
Two-bedroom dwelling unit	2.25 spaces/unit	2.25 spaces/unit plus 1 per employee
Three or more bedrooms dwelling unit	2.75 spaces/unit plus 1 for each employee	2.75 spaces/unit

With respect to "spill over" parking, the City of Eastvale experienced a contentious situation where residents and guests of a condominium complex were parking on streets in adjoining residential neighborhoods during the evening hours. After considerable public outreach, the City of Eastvale established a prohibition of street parking between the hours of 11:00 p.m. and 6:00 a.m. With frequent Riverside County Sheriff enforcement, the problem has been resolved. There are no spill-over parking complaints regarding multiple family residential development with the cities of Jurupa Valley, Moreno Valley, Riverside, Menifee, Long Beach, Hemet, or Fontana.

#### **Application of Standards to the R-D Zone (Regulated Development Area)**

Since the December Planning Commission meeting, we have identified an additional zone, R-D Zone (Regulated Development Area), that permits multiple family residential. It may be recommended that multiple family residential projects proposed in the R-D zone would comply with the MFR Development Standards. Information pertaining to this zone and recommendation will be provided at the study session on March 24, 2021.

#### **CONCLUSION**

The revision to clarify the Front Setback development standard is minor. The Palm Communities project would still be subject to the maximum building height of fifty (50) feet. The Jurupa Valley parking requirements are consistent and similar with other cities when 2 or more bedrooms are proposed. The City's parking requirements for studios and one-bedroom units are less than all other cities surveyed with the exception of Menifee. Eastvale and Jurupa Valley require the same number of parking spaces. **It is recommended that the the current parking requirements remain unchanged since the City has not received any complaints.**

In the past, local governments have used the reduction of parking requirements as an incentive to promote the construction of particular types of projects. Conversely, parking can also be used as a disincentive if regulations are excessive. Although the State is attempting to promote

affordable housing by reducing (or eliminating) parking requirements, if a project is not subject to State law, the City's regulations will continue to still apply.

Prepared by:

Submitted by:



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Tamara Campbell  
Principal Planner



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Joe Perez  
Community Development Director

Reviewed by:

//s// Serita Young

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Serita Young  
Deputy City Attorney

## ATTACHMENTS

1. December 9, 2020 Planning Commission Staff Report
2. Adopted Multiple Family Development Standards

ATTACHMENT 2

# City of Jurupa Valley

RETURN TO AGENDA

AGENDA ITEM NO. 5.1

DRAFT MINUTES

PLANNING COMMISSION

March 24, 2021

## 1. Call to Order and Roll Call

A Study Session of the Jurupa Valley Planning Commission meeting was called to order at 6:00 p.m. on March 24, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Members absent:

- Armando Carmona, Commission Member

## 2. Public Appearance/Comments - None

## 3. Commission Business

### 3.1 STUDY SESSION – OVERVIEW OF COMMUNITY DEVELOPMENT DEPARTMENT

Mr. Joe Perez, Community Development Director provided a PowerPoint presentation of an overview of the Community Development Department. The presentation covered the following general topics:

- Land Use
- Elements of the General Plan
- General Plan Zoning Map
- Land use designations and intensities
- General Plan and Zoning Code association
- California Environmental Quality Act
- Entitlement categories
- Major Projects
- Community Development Department Overview (purpose, organization, activity level, and upcoming projects)

## **COMMISSIONER DISCUSSION**

- Identification and Clarification of “Community Overlays”
- Requested summary of CEQA documentation

## **REGULAR SESSION**

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### **1. 7:00 P.M. – Call to Order and Roll Call**

Members present:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Members absent:

- Armando Carmona, Commission Member

### **2. Pledge of Allegiance – Chair Pro Tem Pruitt led the Pledge of Allegiance.**

### **3.1 STUDY SESSION – OVERVIEW OF COMMUNITY DEVELOPMENT DEPARTMENT – CONTINUED**

#### **COMMISSIONER DISCUSSION**

- Provide Community Updates
- Provide Planning information on City website

### **3A. Public Appearance / Comments - NONE**

### **4. Approval of Agenda**

Commissioner Shultz moved and Commissioner Jackson seconded, a motion to approve the March 24, 2021 agenda. The motion was approved 4-0-1.

Ayes: Newman, Pruitt, Jackson, Shultz

Noes: None

Abstained: None

Absent: Carmona

### **5. Consent Calendar**

#### **5.1. Approval of the Minutes**

#### **5.2. Development Updates**

### 5.3 City Manager's Update

Commissioner Shultz requested Item 5.2 be removed from the Consent Calendar for further discussion. Commissioner Shultz moved and Commissioner Pruitt seconded a motion to approve the Consent Calendar with the exception of the Item 5.3 City Manager's Update. The motion was approved 4-0-1.

Ayes: Newman, Pruitt, Jackson, Shultz

Noes: None

Abstained: None

Absent: Carmona

Commission Shultz discussed the importance of including the City Manager's Updates in the Planning Commission Agenda for transparency and keeping the residents informed. Chair Newman agreed and explained it is the purpose of her request to include it in the Consent Calendar. Commissioner Shultz moved and Commissioner Jackson seconded, a motion to receive and file Item 5.3 City Manager's Update. The motion was approved 4-0-1.

Ayes: Newman, Pruitt, Jackson, Shultz

Noes: None

Abstained: None

Absent: Carmona

### 6. Public Hearings - NONE

### 7. Commission Business

#### 7.1 STUDY SESSION TO CONSIDER ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AND PARKING REQUIREMENTS AS SET FORTH IN SECTIONS 9.240.545 AND 9.250.120 OF THE JURUPA VALLEY MUNICIPAL CODE)

Ms. Tamara Campbell provided a PowerPoint presentation to discuss consideration of Zoning Code Amendment No. 20004 revising the multi-family residential development standards and parking requirements as set forth in the Jurupa Valley Municipal Code. Ms. Campbell included a summary of the action by City Council on February 20, 2020 to adopt the Multi-Family Residential Development Standards (MFR Development Standards) and directed staff to further evaluate parking requirements specifically requesting to study "spill-over" parking from multi-family developments into adjoining neighborhoods while maintaining compliance with the legal requirements of State Law. Items discussed:

- Definition of Institutional Use
- Revision to 50 ft buffers from adjacent commercial, industrial uses, 20 ft. when adjacent to institutional uses
- Clarify HVAC sound attenuation requirement
- Clarify maximum bldg. height

- Proposed reduction in landscape area to 15ft for affordable housing
- Clarify off-street parking calculations

## **PUBLIC COMMENTS**

Mr. Mitch Slagerman, Palm Communities, provided overview of their constructed multi-family projects and support for proposed changes.

### **8. Public Appearance / Comments – NONE**

### **9. Planning Commissioners' Reports and Comments**

Commissioner Shultz encouraged the public to participate at the Planning Commission meetings. Chair Newman agreed and announced she would be attending a Planning Commission Academy meeting being conducted by the League of California Cities and would provide information to the Commissioners.

### **10. Community Development Director's Report**

Mr. Joe Perez, Community Development Director, provided updates regarding: (1) City Council actions at the April 1, 2021 City Council meeting; (2) future initiatives to improve communications regarding new development projects; and (3) plans for future Planning Commission workshops and community meetings.

Respectfully submitted,

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Joe Perez, Community Development Director  
Secretary of the Planning Commission



ATTACHMENT 3

# EXISTING JURUPA VALLEY MUNICIPAL CODE

## Parking Requirement Flexibility

1. ***Requests for Modifications from Parking Standards.*** The Planning Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance.
2. ***Alternative Programs for Parking.*** A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required. Alternative programs that may be considered by the Planning Director under this provision include, but are not limited to, the following:
  - a. *Mass transit.* Developments which are located within one hundred and fifty (150) feet of a mass transit facility may have their parking requirement reduced by two (2) percent of the total number of required parking spaces
  - b. *Planned residential development—Senior citizen .* A twenty (20) percent reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed.
3. ***Shared Parking Requirements.*** The Planning Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions: a) sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking; b) the building or use for which an application for shared parking is being made shall be located within one hundred and fifty (150) feet of the parking area to be shared; c) no more than fifty (50) percent of the parking space requirement shall be met through shared parking.
4. ***Special Review of Parking.*** The Planning Director may reduce the parking requirement otherwise prescribed for any use or combination of uses as part of the review of a development plan including, but not limited to, a site development permit, a conditional use permit, a public use permit, a surface mining permit, a planned residential development or a specific plan, based on the following conditions:
  - a) the applicant shall submit a request for modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Planning Director that unusual conditions warrant a parking reduction. Evidence shall include but is not limited to, the following:
    - Information showing that the parking area serves uses having peak parking demands which occur at different times.
    - Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed.
    - Documentation that other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a car or van pool.

# City of Jurupa Valley

## **RETURN TO AGENDA**

### **AGENDA ITEM NO. 5.1**

#### **DRAFT MINUTES**

#### **PLANNING COMMISSION**

**April 7, 2021**

### **1. Call to Order and Roll Call**

A Study Session of the Jurupa Valley Planning Commission meeting was called to order at 6:00 p.m. on April 7, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Members absent:

- Armando Carmona , Commission Member arrived at 6:08 pm

### **2. Public Appearance/Comments - None**

### **3. Commission Business**

#### **3.1 STUDY SESSION – OVERVIEW OF COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING COMMISSION HANDBOOK)**

Mr. Joe Perez, Community Development Director, provided a PowerPoint presentation on the Planning Commission Handbook . The presentation covered the following general topics:

- Standard Meeting Procedures
- 
- Discussion of Roles of Chair, Clerk, Secretary
- Discussion of Agenda and Conduct of Hearings
- Discussion of Public Hearing Procedures
- Quasi-Judicial Actions – Variances /Tentative Maps, Parcel Maps and Zone Changes
- Identifying Public Records

#### **COMMISSIONER DISCUSSION**

- Discussion use of Social Media by elected and appointed officials

- Notification for public notices
- Clarification on emails and public Records requests
- Clarification of Planning Commission meeting dates

## **REGULAR SESSION**

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### **1. 7:00 P.M. – Call to Order and Roll Call**

Members present:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Commission Member
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Members absent: All Present

### **2. Pledge of Allegiance – Chair Newman led the Pledge of Allegiance**

### **3.1 STUDY SESSION – OVERVIEW OF COMMUNITY DEVELOPMENT DEPARTMENT – Completed**

### **3A. Public Appearance / Comments - NONE**

### **4. Approval of Agenda**

Commissioner Shultz moved and Chair Pro Tem Pruitt seconded, a motion to approve the April 7, 2021 agenda. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: None

### **5. Consent Calendar**

#### **5.1. Approval of the Minutes**

#### **5.2. Development Updates**

#### **5.3 City Manager's Update**

Commissioner Shultz moved and Chair Pro Tem Pruitt seconded a motion to approve the Consent Calendar. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: None

## **6. Public Hearings - NONE**

## **7. Commission Business**

### **7.1 STUDY SESSION: MASTER APPLICATION (MA) 20146 (PAR21002) VERNOLA MARKETPLACE APARTMENT COMMUNITY – SOUTH OF VERNOLA MARKETPLACE SHOPPING CENTER, WEST OF PATS RANCH ROAD, AND EAST OF 1-15 FREEWAY (APN:152-640-003)**

Ms. Andrea Hoff, Associate Planner, provided a PowerPoint presentation on Phase B of the Vernola Marketplace Apartment Community, a 200 unit 8.3-acre apartment complex. Items discussed:

- Residential land use and density
- Required setback for multiple family residential project
- Emergency vehicle accessibility
- Clarification of setback distance from freeway
- Proposed setback variance at north property line
- Pedestrian access/visitor parking
- Clarification of market rate rentals and affordable housing
- Clarification of 3 Story building height
- Proposed site and building improvements to address impacts from freeway traffic
- Parking of residents' vehicles at adjacent retail shopping center

Mr. Rick Bondar, applicant, provided a summary of the project and discussed the amenities and economic benefits the project would bring to the community.

## **8. Public Appearance / Comments – NONE**

## **9. Planning Commissioners' Reports and Comments**

Chair Newman announced she attended the League of California Cities Workshop and will provide information from the workshop to the Commissioners. Chair Pro Tem Pruitt requested clarification on if the calls for services from the Sheriff's Department contained in the City Managers Update were from the City of Jurupa Valley or the entire county. Director Perez confirmed that the statistics were for the City of Jurupa Valley. Commissioner Shultz requested a copy of the map highlighting the Equestrian Overlay.

## **10. Community Development Director's Report**

Director Perez, provided updates regarding: (1) City Council actions at April 1, 2021 City Council meeting and; (2) Virtual community meetings held on April 5<sup>th</sup> and 6<sup>th</sup> regarding the Housing Element Update.

Respectfully submitted,



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Joe Perez, Community Development Director  
Secretary of the Planning Commission

# City of Jurupa Valley

[RETURN TO AGENDA](#)

## STAFF REPORT

**DATE:** April 16, 2021  
**TO:** CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** AGENDA ITEM NO. 5.2  
SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

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### RECOMMENDATION

That the Planning Commission receive and file the development update.

### CITY COUNCIL ACTIONS AT THE APRIL 15, 2021 MEETING

**An Introduction to the 6<sup>th</sup> Cycle Housing Element Update and Preliminary Sites Inventory.** The City Council received and filed a staff presentation introducing the 6th Cycle Housing Element Update and preliminary analysis of potential housing sites and provide input and direction.

**Zoning Code Amendment to revise Emergency Shelter Regulations in the Industrial Park Zone.** City Council conducted a second reading and adopted Ordinance No. 2021-08 approving modifications to emergency shelter regulations in the Industrial Park Zone. The Amendment removes parking requirements related to bed count, removes setback distances requirements from airports, and makes emergency shelters a “by-right” permitted use.

**Zoning Code Amendment to replace the term “Planning Director” with the term “Community Development Director.”** City Council conducted a second reading and adopted Ordinance No. 2021-09 approving the replacement of the term “Planning Director” with the term “Community Development Director” to be consistent with the City’s current employment title.

**Updating the Local Development Mitigation Fee for funding the preservation of natural ecosystems.** City Council introduced Ordinance No. 2021-10 amending Chapter 3.80, Western Riverside County Multiple Species Habitat Conservation Plan mitigation fee, and adopted a resolution updating the fee.

### DEVELOPMENT UPDATES

**West Coast Cold Storage Ground Breaking.** On March 10, 2021 the Developer of West Coast Cold Storage Project broke ground for their approved 127,000 SF cold storage facility at 2655 Rubidoux Boulevard. The project will include parking areas, enhanced landscaping, street improvements – including undergrounding of utilities on Rubidoux – employee eating areas and state-of-the-art cold storage facility. The project will produce approximately 50 career-oriented jobs for residents and its projected opening date is November 1, 2021.

**Environmental Justice Meeting Carson Company Development** On Tuesday, April 20, 2021, the City will host an Environmental Justice community meeting regarding a proposed

# City of Jurupa Valley

industrial development located on a 23.4-acre parcel at 12340 Agua Mansa Road (northwest corner of Agua Mansa Road and Hall Avenue). The proposed project consists of two (2) speculative industrial buildings totaling 335,002 square feet. Spanish translation services will be provided at the meeting.

While the buildings are speculative, the applicant (Carson Company) is requesting that warehouse and distribution uses be allowed. This project was presented as a Study Session item at the March 10, 2021 Planning Commission meeting, and formal entitlements (i.e., General Plan Amendment, Zone Change, Development Agreement, Site Development Permit, Variance for building height) are expected to be considered by the Planning Commission in May/June.

## PROJECT LOCATION AND SITE PLAN



**Phase A Vernola Gateway Apartments.** Phase A Vernola Gateway Apartments is a 397-unit upscale apartment complex. Building permits for the project were approved on 9/24/2020 with construction beginning in October of 2020. The project is under presently in the framing stage

# City of Jurupa Valley

with the project grading, slab work, plumbing, and retaining walls completed. Developer is diligently moving forward with the project



**Grant Funds Awarded to Jurupa Valley.** The Southern California Association of Governments (SCAG) and the California Community Foundation (CCF) partnered to develop a competitive grant program available to non-profit agencies involved in promoting affordable housing. SCAG and CCF entitled the grant program “A Call for Collaboration.”

A southern California affordable housing advocacy group, known as “Inland Equity Partnership (IEP),” applied and was awarded \$75,000.00 to develop the goal of creating an operational affordable housing land trust. The community land trust, called “Inland Equity Community Land Trust (IECLT),” is in the start-up phase and requires administrative, technical and operational assistance to launch its program. The City of Jurupa Valley was approached to collaborate with IECLT with the understanding that Jurupa Valley staff would assist IECLT with its foundational beginnings. Of the \$75,000.00 “Call for Collaboration” grant funds, \$20,000 has been allocated to the City of Jurupa Valley for staff time to assist IECLT with research and technical support.

The City’s Advance Planning team will be involved with providing staff support on behalf of the City of Jurupa Valley and the IECLT.



[RETURN TO AGENDA](#)


Staff continues to work with the Riverside County Emergency Management Department and County Public Health to identify appropriate vaccination locations in the City of Jurupa Valley. This past week vaccines were provided at the Fleet Services Building on Mission Blvd through one of the County's mobile teams. Residents were able to walk up and receive

vaccinations without an appointment and reported that wait times were minimal. Staff will continue to work with the County on additional locations and publish updated vaccine information on the City website and via social media.

For additional appointment information visit the [Riverside County Department of Public Health's website](http://https://www.rivcoph.org/COVID-19-Vaccine) [<http://https://www.rivcoph.org/COVID-19-Vaccine>]. Additional information is also available at [covid19.ca.gov](http://covid19.ca.gov). Residents are also encouraged to contact their medical service provider for additional information and vaccination appointments.



### Donate Life Month

At the April 1, 2021 City Council Meeting, a Proclamation Proclaiming April as Donate Life Month in the City of Jurupa Valley was signed.

This month we celebrate Donate Life Month, honoring the generous gifts of organ, eye and tissue donors. Donated organs, eyes and tissues are often called the "gift of life" because these generous gifts truly save and enhance people's lives!

For more information on becoming a life saving donor, please visit [Donate Life California's Website](https://register.donatelifecalifornia.org/cityofjurupavalley) [<https://register.donatelifecalifornia.org/cityofjurupavalley>]

In observance of 2021 National Fair Housing Month, the Fair Housing Council of Riverside County will host the Virtual Fair Housing Roundtables. This event is a 5-day long educational training campaign that celebrates April as National Fair Housing month and brings together housing experts, community nonprofits, government officials, lenders, realtors, builders, developers, policymakers, housing providers, property managers and community leaders to identify current fair housing issues and trends and discuss solutions to enhance the future of housing in the Inland Empire. [Click here](https://fairhousing.net/2021-roundtables/) [<https://fairhousing.net/2021-roundtables/>] for more information.



## 2021 FAIR HOUSING ROUNDTABLES

SAVE THE DATE  
APRIL 26 - APRIL 30, 2021

In honor of National  
Fair Housing Month,  
FHCRC invites you to a  
5 day series of  
roundtable discussions.



[fairhousingroundtables.eventbrite.com](https://fairhousingroundtables.eventbrite.com)

### ROUNDTABLE TOPICS

- Disability Related Housing Discrimination
- Sex Discrimination
- Design and Construction Accessibility Requirements
- Fair Housing Post COVID-19
- Impediments to Affordable Housing & Fair Housing



Fair Housing Council of Riverside County  
4164 Brockton Ave., Riverside, CA  
[www.fairhousing.net](http://www.fairhousing.net)  
[fhcrc@fairhousing.net](mailto:fhcrc@fairhousing.net)  
951-682-6581/800-735-2929

## COVID-19 Updates

**\*As of 4/14/21**

Current County Risk Level

**\*MODERATE\***

- 1,280,716 vaccine doses have been administered in Riverside County
  - 2,813,729 tests have been completed in Riverside County
  - 296,801 confirmed cases in Riverside County, 4,504 deaths, 290,048 recovered
  - 95 currently hospitalized in Riverside County, Including 22 currently in ICU
- [Click here](#) Riverside County follows federal guidance and places pause on Johnson & Johnson vaccine

[Click here](#) Riverside County launches online survey for vaccine feedback

[Click here](#) California aims to fully reopen June 15

[Click here](#) For a list of Riverside University Health System Vaccination Clinics

[Click here](#) Riverside County to advance into state's orange reopening tier Wednesday

[Click here](#) Riverside County to expand eligibility to those 16 and older for COVID-19 vaccination

[Click here](#) Riverside County, partners administer one million vaccines to residents and workers

[Click here](#) Information on State Reopening Metrics

[Click here](#) COVID-19 Vaccination Plan

## Fire Department Updates

## DEFENSIBLE SPACE

Keep your property lean & green to help protect your family and home.  
Two zones make up the required 100 feet of defensible space.



### ZONE 1 - 30 FEET

Remove all dead plants, grass and weeds.

Remove dead or dry leaves & pine needles from your yard, roof and rain gutters.

Keep tree branches 10 feet away from your chimney and other trees.



## ZONE 2 - 100 FEET

Cut or mow annual grass down to a maximum height of 4 inches.

Create horizontal spacing between shrubs & trees.

Create vertical spacing between grass, shrubs & trees.



## SPACING

The spacing between grass, shrubs & trees is crucial to reduce the spread of wildfires. This is determined by the type & size of brush and trees, as well as the slope of the land.



## Sherriff's Department Updates



### Statistics

3/15/21 - 3/28/21

- Calls for service - 2,376
- Stolen Vehicles - 25
- Recovered Stolen Vehicles - 11

### Traffic Enforcement Activity

- Citations - 47 (Motors), 24 (Commercial Citations)



- Collisions - 35 Non-injury Traffic Collisions, 15 Injury Traffic Collisions, 29 Hit and Run
- DUI - 31



Jurupa Valley POP Team with assistance of the SET Team members conducted off-road enforcement near Market and 24th Street and the Santa Ana River

bottom. There have been numerous complaints from surrounding neighbors due to illegal off roaders which often lead to disputes and assaults in the river bottom. Five people were arrested for felony warrants during the Off Road Vehicle (ORV) enforcement and were transported to the Robert Presley Detention Center.



The Jurupa Valley POP Team has been working to remove approximately ten RV's parked at Harrell Street just west of Etiwanda Avenue. After a three weeks of providing multiple outreach services, including Path of Life Ministries, and enforcing city ordinance's, several RV's were removed from the area.



Jurupa Valley POP Deputies with assistance of Jurupa Valley Code Enforcement and the Riverside County Health Department conducted an illegal vendor operation throughout the city of Jurupa Valley.

Several illegal vendors were cited, and the goods were confiscated. There have been numerous complaints from surrounding residences referencing the impact of subjects wondering the streets and loitering throughout the night.



Jurupa Valley POP Team with assistance of SET Team members conducted off-road vehicle enforcement near Market Street and 24th Street, near the Santa Ana River bottom. There have been numerous complaints from surrounding neighbors due to illegal off roaders which often lead to disputes and shootings in the river bottom. Two off road vehicles were towed, and an

additional two subjects were cited for operating an off-road vehicle on private property.



### **Marijuana Cultivation Warrant**

Members of the Jurupa Valley Station's Special Enforcement Teams (SET) representing the cities of Eastvale and Jurupa Valley have been

aggressively targeting illegal indoor marijuana grows throughout the cities of Eastvale and Jurupa Valley in 2021.

Deputies assigned to the SET received complaints from residents of the City of Eastvale regarding a possible illegal indoor marijuana cultivation taking place out of a residence in the 14000 block of Sleepy Creek Dr. in Eastvale. The SET deputies investigated and determined there was probable cause to author a search warrant for the residence.

On March 30, 2021, at 12:30 PM, members from the Jurupa Valley station's SET team served a cultivation related search warrant at the property located at the above address within the City of Eastvale. During the service of the search warrant, deputies recovered approximately 700 marijuana plants and several pounds of processed marijuana from the location.

The Jurupa Valley Station continuously strives to ensure the citizens of Jurupa Valley, Eastvale and the unincorporated areas, live comfortably and their quality of life is unimpeded. As a reminder, "Community Policing" involves partnerships between law enforcement and community members. Business owners and residents are encouraged to report criminal activity directly to law enforcement by calling Sheriff's Dispatch at (951) 776-1099, or by calling 911 if the matter is an emergency.

[Click here \[https://www.riversidesheriff.org/CivicAlerts.aspx?AID=2262\]](https://www.riversidesheriff.org/CivicAlerts.aspx?AID=2262) to view the press release on the Riverside County Sheriff's Department website



### Probation Violation / Possession of Narcotics for Sales

On Tuesday Mar 29, 2021, approximately 7:40 PM members of the Jurupa Valley Station's Special Enforcement Teams (SET) representing the City of Jurupa Valley and the unincorporated areas of El Cerrito and Homegardens conducted a probation compliance check in the 7800 block of Minnesota Rd. in El Cerrito. The purpose of the check was to ensure the probationer was in compliance with the terms of his release. At the conclusion of the compliance check, a resident of El Cerrito, was arrested for possession of narcotics for sales. The resident was also found to be in possession of pellet gun resembling a real firearm, which is a violation of his terms and conditions. Sardone was booked in to the Robert Presley Detention Center.

[Click here \[https://www.riversidesheriff.org/CivicAlerts.aspx?AID=2261\]](https://www.riversidesheriff.org/CivicAlerts.aspx?AID=2261) to view the press release on the Riverside County Sheriff's Department website

## Community Development Department Updates



### Agua Mansa Equestrian Trail Project Workshop

A community workshop was held at 6 pm on March 30, 2021 to gain community feedback on a proposed equestrian trail. The Community Development staff provided the project background and reviewed the proposed equestrian trail design along the east side of Castelano Road. The three residents who attended the meeting then followed with questions and comments.

The construction of the proposed trail is required through a condition of approval of the Agua Mansa Commerce Park Specific Plan. The intention is to promote and embrace the equestrian lifestyle throughout all of the City of Jurupa Valley by implementing the General Plan equestrian trail system. The residents who live in the area of the proposed trail provided the following comments:

- Generally supportive of the trail design concept.
- The trail should be exclusively for equestrian use.
- Replacing palm trees with new trees will beautify the street
- The proposed trail is going through a quiet neighborhood and the trail installation would bring noise and trash to the area.

Based on community feedback, the community development staff will work with the applicant to improve the trail design.

### Before and After Trail Photo Simulation

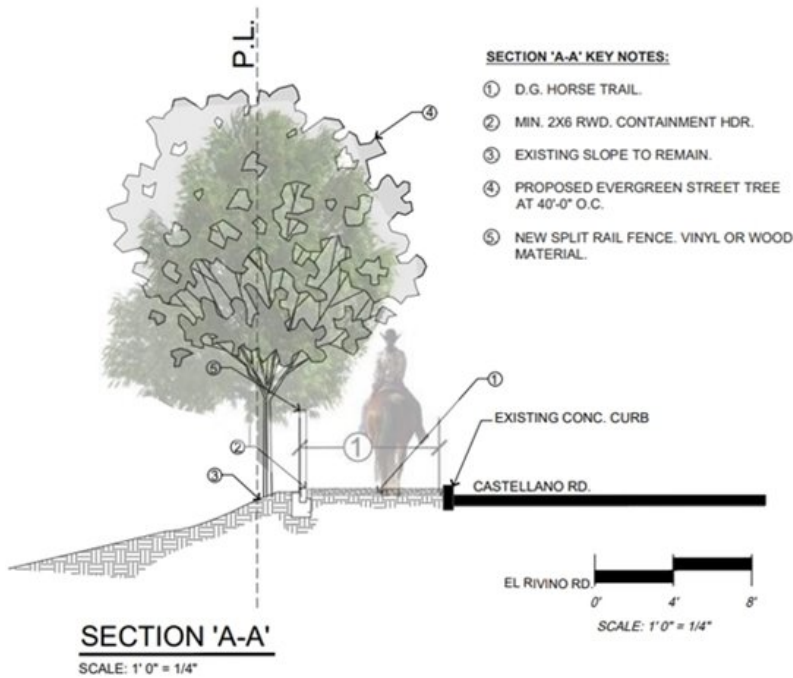


EXISTING CONDITION



PROPOSED LANDSCAPE IMPROVEMENTS, RENDERING

Trail Cross Section



Trail Cross Section





- Would love to see higher density to increase the variety of housing type and increase affordability.
- Love to see more multifamily dwelling development and small lot or condo developments to increase the income variety of the community.
- Would like to see more shared open spaces in a community and less traditional lawns.
- Suggest the City create a guide on the entitlement process for developers.

There were questions regarding the percentage of affordable units required for new residential development, what is the price point for high density units and how many parcels does the City need to up-zone to meet the Regional Housing Need Assessment requirements.

 <p><b>CITY OF JURUPA VALLEY</b> California</p> <h1>JOIN US!</h1>	 <p><b>CITY OF JURUPA VALLEY</b> California</p> <h1>ACOMPANENOS!</h1>
<h2>COMMUNITY WORKSHOP ON HOUSING ELEMENT UPDATE</h2> <p><b>APRIL 5<sup>th</sup> &amp; 6<sup>th</sup>, 2021 at 6:00 PM</b></p> <p>Join fellow community members for a virtual workshop to discuss housing in Jurupa Valley as we prepare the 2021-2029 Housing Element. Your input is important to help us best meet our residents' needs and priorities when it comes to providing housing for all members of our community.</p>	<h2>TALLER COMUNITARIO DE LA ACTUALIZACION DEL ELEMTO RESIDENCIAL</h2> <p><b>ABRIL 5 Y 6, 2021 a las 6:00 PM</b></p> <p>Únase a sus compañeros de comunidad para un taller virtual para hablar sobre el elemento residencial en Jurupa Valley mientras preparamos el Elemento Residencial del 2021-2029. Su opinión es importante para saber como mejor satisfacer las necesidades y prioridades de los residentes cuando se trata de proveer viviendas a miembros de la comunidad.</p>
<h3>WORKSHOP INFORMATION</h3> <p><b>APRIL 5<sup>th</sup> (English session) from 6:00 to 7:30 PM</b> <a href="https://zoom.us/j/95617263584?pwd=QzRlTGZkZW50TUQwMGRhZjI1RkNQT09">https://zoom.us/j/95617263584?pwd=QzRlTGZkZW50TUQwMGRhZjI1RkNQT09</a> Meeting ID: 956 1726 3584 Passcode: 148394</p> <p><b>APRIL 6<sup>th</sup> (Spanish session) from 6:00 to 7:30 PM</b> <a href="https://zoom.us/j/95197782586?pwd=OUU4eWZkaHJLZXZlZjZkZW50VFVUT09">https://zoom.us/j/95197782586?pwd=OUU4eWZkaHJLZXZlZjZkZW50VFVUT09</a> Meeting ID: 9519 7782 5866 Passcode: 485948</p>	<h3>INFORMACION DEL TALLER</h3> <p><b>ABRIL 5 (Sesión en inglés) de 6:00 a 7:30 PM</b> <a href="https://zoom.us/j/95617263584?pwd=QzRlTGZkZW50TUQwMGRhZjI1RkNQT09">https://zoom.us/j/95617263584?pwd=QzRlTGZkZW50TUQwMGRhZjI1RkNQT09</a> ID de la junta: 956 1726 3584 Passcode: 148394</p> <p><b>ABRIL 6 (Sesión en español) de 6:00 a 7:30 PM</b> <a href="https://zoom.us/j/95197782586?pwd=OUU4eWZkaHJLZXZlZjZkZW50VFVUT09">https://zoom.us/j/95197782586?pwd=OUU4eWZkaHJLZXZlZjZkZW50VFVUT09</a> ID de la junta: 9519 7782 5866 Passcode: 485948</p>
<h3>ADDITIONAL ASSISTANCE</h3> <p>If you don't have access to internet, join us in the City Council Chambers at City Hall, where a limited amount of socially distanced laptops with zoom access and staff assistance will be available. Contact: (951) 332-6464 Ext. 215 to reserve your seat. Jurupa Valley City Hall: 8530 Limonte Avenue Jurupa Valley, CA 92509</p> 	<h3>ASISTENCIA ADICIONAL</h3> <p>Si no tiene acceso al internet acompañenos en el ajustecimiento de la ciudad, donde ayará un número limitado de computadoras con acceso a zoom y habrá ayuda de personal. Contacto: (951) 332-6464 Ext. 215 para reservar su asiento. Jurupa Valley City Hall: 8530 Limonte Avenue Jurupa Valley, CA 92509</p> 
<p>For more information, check <a href="http://www.jurupavalley.org">www.jurupavalley.org</a>.</p>	<p>Para mas informacion, revise <a href="http://www.jurupavalley.org">www.jurupavalley.org</a>.</p>

The Planning Commission held a study session to consider a Zoning Code Amendment revising the multi-family residential development standards and parking requirements. The

Planning Commission provided direction for draft regulations to address the following areas to be presented at a second study session:

- Define institutional use
- Revise the 50-foot buffer when adjacent to commercial and industrial uses to 20 feet
- Provide clarification for off-street parking calculations.
- Consider reducing the landscape area to 15 feet for affordable housing projects
- Staff to provide information on guest parking requirements at a future study session.

### PLANNING COMMISSION MEETING ON April 7, 2021

- **Study Session – Review of the Planning Commissioners Handbook.** The Community Development Director continued review of the “Planning Commissioners Handbook” with the Planning Commission. During this study session the following items were reviewed: 1) Standard meeting procedures, 2) Sample public hearing script, 3) Quasi-judicial actions and 4) Public records.
- **Study Session – Vernola Marketplace Apartment Community Phase B.** The proposed project includes 200 multi-family housing units on 8.3 acres adjacent to I-15 just south of the Vernola Marketplace Retail Center (Lowe's) and north of Phase A (397 units currently under construction). Applicant is requesting to change the land use from Industrial to Highest Density Residential along with a reduction in the required 50-foot setback from the neighboring commercial parcel.

The Planning Commission provided the following feedback to the applicant:

1. Requested that there be an on-site manager, sufficient pedestrian gates, emergency access, and sufficient parking for residents and visitors.
2. Expressed concern regarding the setback from the freeway and neighboring Lowe's particularly because of potential air quality impacts and suggested sufficient landscaping and in-home air filters to mitigate pollution from nearby trucks and cars.
3. Requested inclusion of some affordable units
4. Requested clarity on underground distension/infiltration chambers shown on site plan.

## Engineering Department Updates

### Commercial Projects

#### Agua Mansa Commerce Park

- Continue Mass Grading, 10% complete
- Continue Demo of existing structures, 20% complete
- Dust control, SWPPP, BMPs and track-out measures are satisfactory



#### Horizon Business Park

- Starting pipeline work, storm Drain 75% complete
- Domestic water line work starts this week
- Dust control, Track-out, SWPPP and BMPs are satisfactory



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### Rubidoux Industrial Center

- Started soil exporting on Monday 3-29-2
- Dust control, track-out, SWPPP and BMPs are satisfactory



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### Westcoast Cold Storage

- Mass Grading completed
- Dust control, track-out, SWPPP, BMPs are satisfactory





### Tract Home Projects

#### **Shadow Rock**

- Continued infrastructure work, (90% complete) including curb & gutter, street / paving, storm drain / detention basin work and residential home building (Phase 1 &2)





### **Capital Improvement Plan**

- The Lucretia Avenue Pavement Rehabilitation Project began 3/29/21
- Highway Improvement Safety Plan (HISP) funded Pedley Road Improvements completed construction 3/30/21
- The Bain Street Pavement Rehabilitation and Shoulder Improvements Project is scheduled to begin 4/19/21
- Measure "A" five-year CIP and Road Maintenance Rehab Account (RMRA) list of projects beginning FY 21/22 will be presented to City Council at the 4/15/21 Council Meeting

### **Public Works**



- Public Works replaced 56 stop signs that failed retroreflectivity tests. The new signs meet the retroreflectivity requirements.

[What is retroreflectivity and why is it important?](#)



- **Public Works Staff assisted Waste Management with a Bulky Item cleanup event on 4/3/21**



- Public Works Abated approximately 23,000 linear feet of weeds along ROW easements City-Wide

Public Works removed  
fallen trees from  
multiple locations  
City-Wide



## **NPDES**

One of the 46 Total Capture Catch Basin installs. This is the initial phase of converting all catch basins within city limits to "Total Capture" as related to trash and debris that would otherwise enter the City's storm drain system causing dangerous flooding conditions on our roadways due to clogging.

Total Capture significantly reduces the amounts of pollutants transported to our local waterways, rivers and ultimately the Pacific Ocean.



## **Code Enforcement Department Updates**



### **Homeless Encampment on Private Property**

A homeless encampment was reported on private property. Path of Life has reached out to offer services, but the services were denied by the individual.

The property owner coordinated with the Riverside County Sheriff's Department for removal and clean up of the encampment.



### **Trash and Debris on Private Property**

Residents reported illegal dumping, trash and debris on private property. Code Enforcement has issued a Notice of Violation to the property owner for accumulation of



rubbish and debris illegally dumped on the property. A representative for the property is working on abating the trash and debris.



### Cell Tower with Unpermitted Flag

A resident reported a flag that was placed at the top of a Cell Phone tower without permits on a vacant lot. The owner has since removed the flag.



## Library Updates

Glen Avon Library Presents


**Coping with Grief During the Pandemic**

WITH LOCAL AUTHOR- JILL JOHNSON YOUNG

**Wednesday, April 14, 2021**


Zoom Registration Link <http://bit.ly/3oZ36KB>

Zoom link will be sent to registrants prior to event



Jill Johnson-Young will provide an interactive talk about grief and loss, and how we can help our children and community as we face the grief that has surrounded us through the pandemic, including information about how we have faced mass losses in the recent past

Jill is a dynamic and humorous speaker. She talking about grief a conversation you can feel safe and comfortable having.



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# City of Jurupa Valley

## RETURN TO AGENDA

## STAFF REPORT

**DATE:** APRIL 21, 2021

**TO:** CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** ROCIO LOPEZ, SENIOR PLANNER

**SUBJECT:** AGENDA ITEM NO. 6.1

**MASTER APPLICATION (MA) NO. 18153: TENTATIVE TRACT MAP (TTM) NO. 37186 & VARIANCE (VAR) NO. 20004**

**PROPOSAL: REQUEST TO SUBDIVIDE A 6.25 NET ACRE PARCEL INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS AND VARIANCE REQUEST FOR REDUCED AVERAGE LOT DEPTH FOR THREE (3) LOTS**

**LOCATION: 5475-5497 FELSPAR STREET (APNS: 165-020-004; -007; -010; AND -011)**

**APPLICANT: JM BUILT CONSTRUCTION CORP.**

## RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-4-21-01 approving Tentative Tract Map No. 37186 and Variance No. 20004, subject to the Conditions of Approval, and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

## PROJECT DESCRIPTION

The Applicant submitted an application for a Tentative Tract Map and Variance to subdivide a combined 6.25 net acre property into six (6) single-family residential lots with average lot size of 1.28 acres. See Exhibit 1 for the Project site location. Variance No. 20004 is a request for a reduction in average lot depth for Lots 4, 5 and 6. Table 1 illustrates the proposed parcels and their respective sizes and Table 2 depicts general project site information.

TABLE 1: SUMMARY OF PARCEL INFORMATION			
PARCEL NO.	PARCEL SIZE (ACRES)	AVERAGE LOT WIDTH (FEET)	AVERAGE LOT DEPTH (FEET)
1	1.47	329.73	194.91
2	1.47	329.74	194.97
3	1.47	329.73	195.03
4	1.02	329.73	135
5	1.02	329.74	135
6	1.26	329.73	135

# City of Jurupa Valley

**TABLE 2: GENERAL PROJECT INFORMATION**

<b>General Plan Land Use</b>	"Country Neighborhood" (Low Density Residential) Maximum Density: 2 dwelling units/acre
<b>Zoning</b>	A-1-1 (Light Agricultural)
<b>General Plan Overlay Area</b>	Equestrian Lifestyle Protection Overlay

## LOCATION

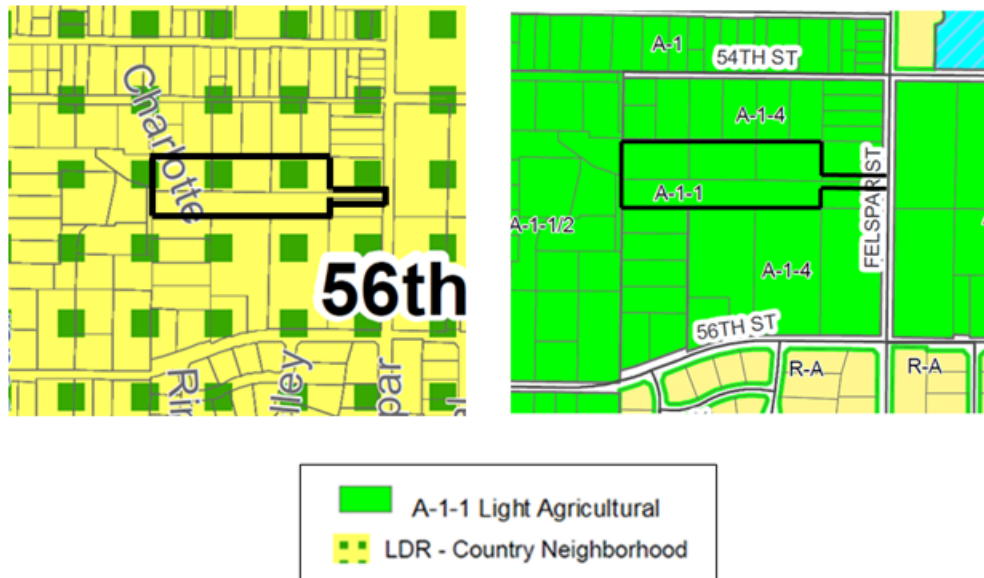
As shown on Exhibit 1, the subject site is mostly rectangular in shape and is located north of 56<sup>th</sup> Street and south of 54<sup>th</sup> Street, on the west side of Felspar Street. The site includes an existing single family home with vacant land for the remainder of the site. Surrounding land uses include one (1) acre single family residential land uses to the north, south and west, and vacant land to the east. Exhibit 2 provides General Plan Land Use designations and zoning classifications of the site and surrounding parcels.

**EXHIBIT 1: SITE LOCATION MAP**



# City of Jurupa Valley

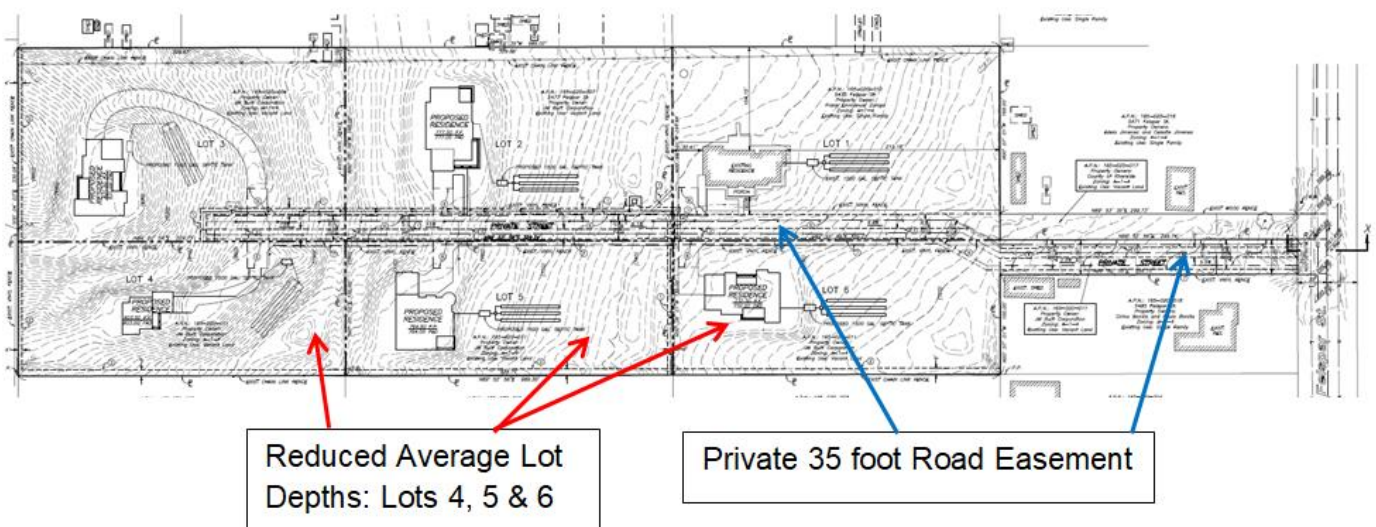
## EXHIBIT 2: EXISTING GENERAL PLAN AND ZONING DESIGNATIONS



## PROPOSED PROJECT

The Applicant requests approval to subdivide a combined 6.25 net acre parcel into six (6), 1-acre lots for the future development of single-family residential homes. The subdivision also includes public right-of-way dedication along Felspar Street and a proposed private street to access all six (6) lots as depicted on Exhibit 3. A larger version of the proposed subdivision map has been provided under Attachment 3.

## EXHIBIT 3: TENTATIVE TRACT MAP



# City of Jurupa Valley

The map includes building pad elevations on the individual parcels in an effort to analyze future construction of single-family homes for hydrological calculations. Pad elevations will be deemed approximate only and future construction will be further evaluated for appropriate design, size and architecture.

Per Section 9.175.020 of the A-1 (Light Agricultural) zone, single family homes are permitted by-right. No entitlements are required and the project does not include changes to the current land use nor to the existing zoning. The Applicant recently built a single family residence on Lot 1. If the project is approved, the applicant intends to construct single family homes on the remaining five (5) lots. Four of the lots would be for sale and one of the lots would continue to be owned by the applicant.

## ANALYSIS

### **GENERAL PLAN: COUNTRY NEIGHBORHOOD (LDR)**

The subject site has a land use designation of Country Neighborhood (LDR or Low Density Residential), which permits up to two (2) dwelling units per acre. Per the General Plan's Land Use Element, density is calculated from the total gross acres of the site. While the site can accommodate up to 15 dwelling units per acre, based on the 7.74 gross acre site, the applicant proposes a 1.29 du/ac density with only six (6) proposed lots. The project therefore meets the allowable density within this designation.

### **ZONE: A-1 (LIGHT AGRICULTURE)**

Per Section 9.175.030 (Development Standards) within the A-1 zone, the minimum lot area of any parcel shall not be less than 20,000 square feet (net), with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet.

This site is zoned A-1-1. Under the A-1-1 zone classification, the subdivision must adhere to the A-1 development standards, with the exception of the minimum lot size. Properties with an A-1-1 classification require a minimum lot size of one (1) acre.

Lots 1 through 6 comply with the minimum one (1) acre lot size requirement and with the average lot width requirements as depicted on Table 1. Lots 1 through 3 comply with the average lot depth requirement within the A-1 zone. In order to provide required public street access, the subdivision includes a 35-foot-wide private access easement. The City's Engineering Department and County Fire Department require a minimum 26-foot-wide roadway for vehicles. Along the southern portion of the easement, there would be a 4-foot-wide sidewalk and a 5-foot-wide landscaped planter. See Exhibit 4 for the cross-section. The average lot depth of Lots 4 - 6 are reduced below the 150-foot requirement to accommodate the required access to a public road. Table 3 presents the detailed information.

TABLE 3: COMPLIANCE WITH THE REQUIRED AVERAGE LOT DEPTH				
PARCEL NO.	MINIMUM AVERAGE LOT DEPTH (FEET)	PROPOSED AVERAGE LOT DEPTH (FEET)	% REDUCTION	DOES IT COMPLY?
1	150	194.91	n/a	Yes
2	150	194.97	n/a	Yes
3	150	195.03	n/a	Yes
4	150	135	10%	Yes - with an approved Variance
5	150	135	10%	Yes - with an approved Variance
6	150	135	10%	Yes - with an approved Variance



# City of Jurupa Valley

As Lots 4 through 6 do not meet the minimum average lot depth requirement, Variance No. 20004 is requested to allow the 15-foot reduction or 10%. Please refer to the Variance Findings section of this report for further detailed information.

## **TENTATIVE TRACT MAP**

Subdivisions are regulated by the City of Jurupa Valley Municipal Code, Title 7 (Subdivisions). This is a Schedule "B" subdivision defined as: "Any division of land into five (5) or more parcels, where any parcel is not less than eighteen thousand (18,000) square feet in net area up to two (2) acres in gross area." The parcels will access Felspar Street via a proposed private street.

Section 7.05.020 (Advisory Agencies), Subsection B of Title 7, establishes that the Planning Commission is the approving body of tentative Schedule "B" maps. The action of the Planning Commission on a tentative Schedule "B" map shall be final unless the final decision is appealed to the City Council by the land divider or any interested party.

The proposed subdivision is consistent with the requirements of Title 7 (Subdivisions) – Chapter 7.15. - Tentative Maps. With the approval of Variance No. 20004, the project complies with all applicable development standards. The General Plan Land Use designation of Country Neighborhood (LDR) permits up to 15 dwelling units per acre. The project proposes six (6) residential dwelling units at a density of 1.29 dwelling units per acre which is below the maximum allowable density.

The proposed lot sizes are consistent with other surrounding single family residential lot sizes which contain the same A-1 zoning and LDR land use designations.

### *Public Improvements and On-Site Utilities*

The Tentative Parcel Map was reviewed by the City and various external agencies for public improvements and on-site utilities. Comments from these departments and agencies have been considered and incorporated into the attached tentative tract map and/or as recommended conditions.

### *Street Improvements*

Engineering Department reviewed the map and is requiring right-of-way dedication along Felspar Street. As the subject site is located within the General Plan's "Equestrian Lifestyle Overlay" and within the Mira Loma community, Felspar Street is identified as a Secondary Equestrian Route within the General Plan's Mobility Element. There are virtually no public improvements within the Mira Loma community and the right-of-way consists primarily of informal (unimproved) equestrian trails located on unpaved shoulders. The existing condition of the equestrian trail is consistent with the General Plan policies.

As such, improvements with the public right-of-way will consist of rolled asphalt curbing with unimproved shoulders and as follows:

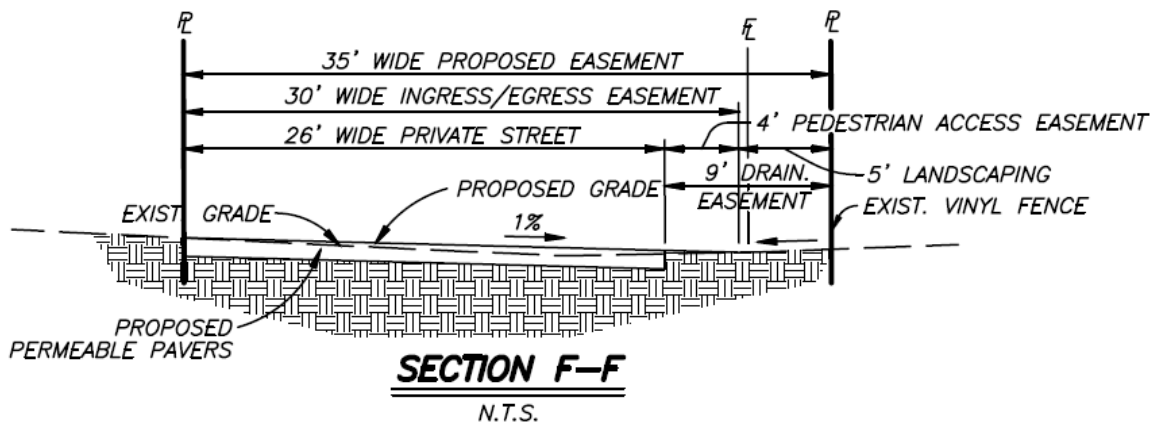
- **Felspar Street.** This street is classified as a "Local" roadway with an ultimate right-of-way width of 60 feet. A 30-foot ultimate half width is required from centerline to westerly property line; dedication to meet this requirement may be required.

Additionally, a 10-foot decomposed granite parkway shall be installed along the west side of Felspar in lieu of a concrete sidewalk.

# City of Jurupa Valley

- **Private Interior Street.** The 35-foot-wide private interior street easement includes a 26-foot-wide road, 4-foot sidewalk and 5-foot wide landscaped planter area, see Exhibit 4. A condition of approval will require the formation of a Homeowner's Association (HOA) to provide perpetual maintenance of the private road, landscaping, and all other common areas.

## EXHIBIT 4 –PRIVATE STREET EASEMENT SECTION



### Drainage Infrastructure

Drainage across property lines will not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained onsite. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. The parcels will be designed with bio-retention facilities (i.e. shallow, vegetated basins underlain by an engineered soil media).

### Water and Sewer Infrastructure

The project site is within the Jurupa Community Services District (JCSD) service area and is currently being served by an existing 12-inch diameter waterline in Felspar Street. Each parcel will connect to a proposed six (6) inch water line in the proposed private street and connect to the existing water line in Felspar Street via a separate water service and meter.

An on-site septic system will be provided for each lot in compliance with the State's On-site Wastewater Treatment Systems (OWTS) policies.

## FINDINGS FOR TENTATIVE LAND DIVISION MAPS - TITLE 7 (SUBDIVISIONS) SECTION 7.15.180.

A tentative map shall be denied if it does not meet all requirements of this title, or if any of the following findings are made:

1. That the proposed land division is not consistent with applicable general and specific plans.

*The proposed map is consistent with the requirements of the General Plan Land Use designation of Country Neighborhood (LDR) which permits up to two (2) dwelling units*

# City of Jurupa Valley

*per acre. The map will facilitate the future construction of five (5) single family homes and accommodates the existing single-family home at a density of 1.29 dwelling units per acre which meets the allowable density. Furthermore, the map complies with Title 7 (Subdivisions) and Title 9 (Zoning) of the Jurupa Valley Municipal Code, with the approval of Variance No. 20004. There is no specific plan for this project site.*

2. That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.

*The proposed layout of the six (6) parcels is consistent with the City's General Plan and zoning code with a Variance. It will allow for residential use as intended with the Low-Density Residential land use designation. There is no specific plan for this project site.*

3. That the site of the proposed land division is not physically suitable for the type of development.

*This site is physically suitable for six single-family residential lots. The 6.25 net acre site will have adequate water and on-site sewer systems. The site will be graded to maintain the natural slope of the site.*

4. That the site of the proposed land division is not physically suitable for the proposed density of the development.

*The proposed land division of the 7.74 gross parcel into six (6) parcels will accommodate the existing single-family home and five (5) additional residential dwelling units at a density of 1.29 dwelling units per acre which does not exceed the maximum allowable density of 2 dwelling units per acre allowed under the General Plan designation.*

5. That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*The project site was highly disturbed and occupied by an existing single-family home. Because of the existing degraded site condition, the absence of special-status plant communities, and overall low potential for most special-status species to utilize or reside on-site, the proposed project would not be expected to directly impact federal or state-listed threatened or endangered species.*

6. That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.

*The proposed land division or the type of improvements would not cause serious public health problems as it is for residential development. The land division was reviewed by the Engineering Department, Building Department, County Department of Environmental Health Services, and other departments which has determined the proposed project would not cause public health problems with the proposed design and recommended conditions. The single-family homes would be designed to comply with code requirements for safety, including Building & Fire codes.*

*Several environmental studies (including Soils, Geotechnical, Preliminary Water Quality Management Plan (WQMP), Multiple Species Habitat Conservation Plan (MSHCP) and Habitat Assessment), were conducted on the subject property to assess existing conditions. The studies did not reveal evidence of any negative environmental impacts resulting from the subdivision on this highly disturbed property. The proposed land*

# City of Jurupa Valley

*division and future development of five (5) single family homes, in addition to the existing single-family residence, is consistent with the General Plan, municipal code, and Subdivision Map Act. Furthermore, the findings of the Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the project may have a significant effect on the environment. As such, the project will not cause serious public health problems.*

7. That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternative easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

*There are no existing on-site easements within the subject site and, therefore, the project does not conflict with any on-site easements. While the subdivision proposes a 35-foot-wide private street easement to access the parcels, it does not conflict with the proposed land division. The project will connect to a water line proposed in the private street which will then connect to an existing water line in Felspar Street. Additionally, any proposed utilities will be required to be undergrounded.*

None of the findings for denial can be made for TTM37186. The TTM is consistent with the General Plan. The land division is physically suitable for the type of development and the proposed density. The design of the project will not cause substantial environmental damage, harm any wildlife, nor cause serious public health problems as shown within the Initial Study and Mitigated Negative Declaration prepared for this project.

## **VARIANCE**

Section 9.240.270. (Variances) states that variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of City standards deprives a property owner of privileges enjoyed by other property owners in the vicinity that is under the same zoning classification.

## **FINDINGS FOR GRANTING A VARIANCE – TITLE 9 (ZONING) SECTION 9.240.270**

The above findings can be made to support a recommendation for granting a variance to permit the depth of three lots to be less than 150 feet by 15 feet. As indicated by the following facts, there are unique or special circumstances that exist for this lot:

1. The project site is irregularly shaped as it is mostly rectangular with a narrow strip of land (access easement) that abuts Felspar. The eastern portion of the project site, which abuts Felspar, is only 35 feet wide for approximately 300 linear feet. It is surrounding by existing residential development on both sides of the 35-foot-wide easement. Due to this irregularly shaped lot and the location of the existing single-family home, the 35-foot-wide access easement is fixed and would be extended through the tract as the private street for all proposed lots.
2. In order for the tract to comply with the required standards (such as minimum lot depth together with standards for the private street to access the public street) and be able to provide access for services to this tract, it is necessary for Parcels 4, 5 and 6 to have an average lot depth that is less than the required minimum average of 150 feet.



# City of Jurupa Valley

## ENVIRONMENTAL REVIEW

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project, see Attachment 1 (b). The proposed Mitigated Negative Declaration is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The proposed Mitigated Negative Declaration determines 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 or agreed to by the Applicant. The City's decision to prepare a Mitigated Negative Declaration should not be construed as a recommendation of either approval or denial of this Project. Staff has implemented a condition which requires that all mitigation measures of the Mitigation Monitoring and Reporting Program (MMRP) be incorporated into the Conditions of Approval.

**Public Review Period.** The public review period for the environmental document began on March 24, 2021 and ended on April 12, 2021. As of the date of this report, the City had not received any comments.

## PUBLIC NOTICING

The Notice of Intent to Adopt the MND and public notice of the Planning Commission Hearing was published by the Press Enterprise on March 24, 2021 and posted at City Hall per the requirements of the zoning code. Additionally, public hearing notices of the Planning Commission Hearing were mailed to surrounding property owners within a 1,000-foot radius of the project site. To date, we have not received any public comments.


## CONCLUSION

The proposed subdivision is in conformance with the General Plan and with applicable provisions of the municipal code (with approval of Variance No. 20004). The project will not be a detriment to the public health, safety and welfare and is conditionally compatible with the present and future logical development of the area. Furthermore, the addition of five (5) residential units, in addition to the existing single-family home, complies with the City's Housing Element Regional Housing Needs Allocation (RHNA) inventory.

All required findings for approval have been affirmatively determined and it is recommended that the Planning Commission adopt Resolution No. 2021-04-21-01 subject to the Conditions of Approval.

# City of Jurupa Valley

*Prepared by:*



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*Rocio Lopez  
Senior Planner*

*Submitted by:*



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*Joe Perez  
Community Development Director*

*Reviewed by:*

**//s/ Serita Young**  
*Serita Young  
Deputy City Attorney*

## **ATTACHMENTS**

1. Resolution No. 2021-04-21-01
  - a. Exhibit A: Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP)
  - b. Exhibit B: Recommended Conditions of Approval
2. Tentative Tract Map No. 37186 (December 2020)
3. Conceptual Grading Plan (December 14, 2020)

**ATTACHMENT NO. 1**

Planning Commission Resolution No. 2021-04-21-01

**RESOLUTION NO. 2021-04-21-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING VARIANCE NO. 20004 AND TENTATIVE TRACT MAP NO. 37186, TO PERMIT A SCHEDULE “B” SUBDIVISION OF APPROXIMATELY 6.25 NET ACRES OF REAL PROPERTY LOCATED AT 5475-5497 FELSPAR STREET (APNS: 165-020-004; -007; -010; AND -011) INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS**

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:**

Section 1.     **Project.**   JM Built Construction Corp. (the “Applicant”) has applied for Variance No. 20004 and Tentative Tract Map No. 37186 (collectively, Master Application No. 18153 or MA No. 18153) to permit a Schedule “B” subdivision of approximately 6.25 net acres into six (6) single-family residential lots on real property located at 5475-5497 Felspar Street (APNs: 165-020-004; -007; -010; and -011) (the “Project”).

Section 2.     **Variance.**

(a)     The Applicant is seeking approval of Variance No. 20004 from: (1) the minimum average lot depth of 150 feet for premises in the A-1 Zone, as set forth in Section 9.175.030.A. of the Jurupa Valley Municipal Code, to permit an average lot depth of 135 feet for Lot 4, 135 feet for Lot 5, and 135 feet for Lot 6.

(b)     Section 9.240.270.A. of the Jurupa Valley Municipal Code provides that variances from the terms of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code, may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Title 9 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. A variance may not be granted for a parcel of property that authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but must be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

(c)     Section 9.240.270.D. of the Jurupa Valley Municipal Code provides that any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community.

(d) Section 9.240.270.C. of the Jurupa Valley Municipal Code provides that all public hearings on variances that require approval of a land division shall be heard by the hearing body that has jurisdiction of the principal application.

(e) Section 9.240.270.C. of the Jurupa Valley Municipal Code further provides that a public hearing shall be held on all variance applications in accordance with the provisions of Section 9.240.250, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(f) Section 9.240.250.(6) of the Jurupa Valley Municipal Code provides that for any decision where the hearing body is the Planning Commission and it has rendered a final decision rather than a recommendation to the City Council, that decision shall be considered final unless an appeal is filed with the City Clerk within ten (10) days after the decision. An appeal may be filed by the applicant, any interested person, or an individual Council Member or by a majority vote of the Council. If an appeal is filed by an applicant or other interested person, it shall be accompanied by the fee set forth in County Ordinance No. 671. Any appeal filed by an individual Council Member or by a majority vote of the Council does not require the payment of a fee. After an appeal is filed and the fee is received by the city, the City Clerk shall set the matter for public hearing before the City Council not less than thirteen (13) nor more than sixty (60) days thereafter and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(g) Section 9.240.250.(7) of the Jurupa Valley Municipal Code provides that the City Council shall hear the matter de novo; however, the documents and the minutes of the hearing before the hearing body shall be a part of the City Council's record at its hearing on the matter. The City Council shall hear relevant testimony from interested persons and within a reasonable time after the close of the hearing, make its decision sustaining, reversing or modifying the decision of the hearing body.

### **Section 3. Tentative Tract Map.**

(a) The Applicant is seeking approval of Tentative Tract Map No. 37186, a Schedule "B" subdivision of approximately 6.25 net acres into six (6) single-family residential lots on real property located at 5475-5497 Felspar Street (APNs: 165-020-004; -007; -010; and -011).

(b) Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Jurupa Valley Planning Commission is designated as the "Advisory Agency" charged with the duty of making investigations and reports on the design and improvement of all proposed Schedule "B" maps. Further, Sections 7.05.020.A. and 7.15.150 of the Jurupa Valley Municipal Code provide that the Planning Commission is authorized to approve, conditionally approve, or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

(c) Section 7.15.130.A. of the Jurupa Valley Municipal Code provides that within fifty (50) days after the date of filing of a tract map, a public hearing on the map must be held before the Planning Commission. Section 7.15.130.B. of the Jurupa Valley Municipal Code

provides that after the close of the hearing, the Planning Commission must approve, conditionally approve, or disapprove the proposed tentative map, file notice of the decision with the City Clerk, and mail notice of the decision to the land divider, or his or her authorized agent, and any interested party requesting a copy.

(d) Section 7.15.180 of the Jurupa Valley Municipal Code requires denial of a tentative tract map if it does not meet all of the requirements of Title 7 of the Jurupa Valley Municipal Code, or if any of the following findings are made:

1) That the proposed land division is not consistent with applicable general and specific plans.

2) That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.

3) That the site of the proposed land division is not physically suitable for the type of development.

4) That the site of the proposed land division is not physically suitable for the proposed density of the development.

5) That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6) That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.

7) That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

8) Notwithstanding subsection 5) above, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act (Pub. Resources Code Section 21000 et seq. ), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(e) Section 7.15.140 of the Jurupa Valley Municipal Code provides that the action of the Planning Commission on a tentative Schedule "B" map will be final, unless the final decision is appealed by the land divider or any interested party.

(f) Sections 7.05.030.B. and 7.15.150 of the Jurupa Valley Municipal Code provide that if a land divider or any interested party believes that they may be adversely affected

by the decision of the Planning Commission, the land divider or any interested party may appeal the decision to the City Council. Any such appeal shall be filed with the City Clerk within ten (10) days after the notice of decision of the Planning Commission appears on the City Council's agenda. The appeal must be filed in writing, stating the basis for appeal, and must be accompanied by the applicable fee.

**Section 4. Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 18153 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On April 21, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 18153, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

(c) All legal preconditions to the adoption of this Resolution have occurred.

**Section 5. California Environmental Quality Act Findings for Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.** The Planning Commission of the City of Jurupa Valley does hereby make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. §15000 *et seq.*), City staff prepared an Initial Study of the potential environmental effects of the approval of the Project as described in the Initial Study. Based upon the findings contained in that Study, City staff determined that, with the incorporation of mitigation measures, there was no substantial evidence that the Project could have a significant effect on the environment and a Mitigated Negative Declaration ("MND") was prepared by the City in full compliance with CEQA.

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the MND as required by law. The public comment period commenced on March 24, 2021, and expired on April 12, 2021. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City received did not receive any comments during the public review period.

(c) The Planning Commission has reviewed the MND and the Mitigation Monitoring and Reporting Program ("MMRP"), attached as Exhibit "A," and all comments received regarding the MND and, based on the whole record before it, finds that:

- 1) The MND was prepared in compliance with CEQA;
- 2) With the incorporation of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; and

3) The MND reflects the independent judgment and analysis of the Planning Commission.

(d) Based on the findings set forth in this Resolution, the Planning Commission hereby adopts the MND and MMRP for the Project.

(e) The Community Development Director is authorized and directed to file a Notice of Determination in accordance with CEQA.

**Section 6. Findings for Approval of Variance.** The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Variance No. 20004 should be granted because:

(a) Special circumstances apply to the subject parcel of property, including existing irregularly shaped lots, and the strict application of the minimum lot depth requirement under Section 9.175.030.A. of the Jurupa Valley Municipal Code will deprive the subject parcel of property of privileges enjoyed by other properties in the vicinity under the same A-1 zoning classification.

(b) The adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and the A-1 Zone, which have lot depths less than 150 feet, and will not be detrimental to the health, safety, and general welfare of the community because the proposed Project meets the intent of the City of Jurupa Valley Municipal Code and is consistent with the 2017 Jurupa Valley General Plan.

**Section 7. Findings for Approval of Tentative Tract Map No. 37186** The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Tentative Tract Map No. 37186 should be granted because:

(a) The proposed land division will be consistent with the 2017 Jurupa Valley General Plan upon approval of Variance No. 20004, in that the land use designation of Country Neighborhood (LDR) permits up to two (2) dwelling units per acre and the subject property is suitable for the proposed residential land division of 6.25 net acres and the proposed density of 1.29 dwelling units per acre (based on gross acres).

(b) The design and improvement of the proposed land division is consistent with the 2017 Jurupa Valley General Plan, including the characteristics and allowed density of premises designated within the LDR designation. The proposed layout of the six (6) parcels is therefore consistent with the General Plan and A-1-1 zoning classification, with Variance No. 20004.

(c) The site is physically suitable for six single-family residential lots. The 6.25-acre site will have adequate water and on-site sewer systems. The site will be graded to maintain the natural slope of the site.

(d) The site of the proposed land division is physically suitable for the proposed density of the development in that the subdivision of the gross 7.74-acre parcel into six (6) parcels will accommodate an existing single-family home and five (5) additional residential



dwelling units at a density of 1.29 dwelling units per acre, which does not exceed the maximum allowable density of 2 dwelling units per acre allowed under the General Plan designation.

(e) The design of the proposed land division and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat with the imposition of the recommended conditions of approval and mitigation measures.

(f) The design of the proposed land division and the type of improvements are not likely to cause serious public health problems. The Project will not be a danger to the welfare of the general public. Furthermore, the findings of the Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the project may have a significant effect on the environment. As such, the project will not cause serious public health problems.

(g) The subject property does not have any easements, acquired by the public at large, for either access through, or use of, the subject property within the proposed land division.

**Section 8. Approval of Variance and Tentative Tract Map with Conditions.**  
Based on the foregoing, the Planning Commission hereby approves Variance No. 20004 and Tentative Tract Map No. 37186 to permit a Schedule “B” subdivision of approximately 6.25 net acres into six (6) single-family residential lots on real property located at 5475-5497 Felspar Street (APNs: 165-020-004; -007; -010; and -011), subject to the recommended conditions of approval attached hereto as Exhibit “A.”

**Section 9. Certification.** The Community Development Director shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 21<sup>st</sup> day of April, 2021.

---

Penny Newman  
Chair of Jurupa Valley Planning Commission

ATTEST:

---

Joe Perez  
Community Development Director/Secretary to the Planning Commission

STATE OF CALIFORNIA                    )  
COUNTY OF RIVERSIDE                ) ss.  
CITY OF JURUPA VALLEY                )

I, Joe Perez, Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2021-04-21-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 21<sup>st</sup> day of April, 2021, by the following vote, to wit:

AYES:               COMMISSION MEMBERS:

NOES:               COMMISSION MEMBERS:

ABSENT:            COMMISSION MEMBERS:

ABSTAIN:           COMMISSION MEMBERS:

\_\_\_\_\_  
JOE PEREZ  
COMMUNITY DEVELOPMENT DIRECTOR

## **EXHIBIT A TO ATTACHMENT NO. 1**

Mitigated Negative Declaration with  
Mitigation Monitoring and Reporting Program (MMRP)

# California Environmental Quality Act (CEQA) Initial Study JM Built Construction Corp. Residential Project

## City of Jurupa Valley Master Application MA 18153

Tentative Tract Map (TTM) No. 37186  
Variance (VAR) No. 20004



### Lead Agency

City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, CA 92509  
Contact: Rocio Lopez, Senior Planner  
(951) 332-6464 x212  
[rlopez@jurupavalley.org](mailto:rlopez@jurupavalley.org)

### Prepared By

Ernest Perea  
City of Jurupa Valley, CEQA Administrator  
[eperea@jurupavalley.org](mailto:eperea@jurupavalley.org)

### Applicant:

JM Built Construction Corp  
c/o Jose Murgia  
601 S. 3<sup>rd</sup> Street  
La Puente, CA 91746  
(562) 244-6789

**March 22, 2021**

## Table of Contents

<b>1.0 FINDING .....</b>	<b>1</b>
<b>2.0 INTRODUCTION .....</b>	<b>2</b>
2.1 Project Summary .....	2
2.2 Purpose of the Initial Study/Mitigated Negative Declaration .....	2
2.3 Summary of Environmental Impacts Requiring Mitigation .....	2
2.4 Public Review of the Document .....	3
<b>3.0 PROJECT DESCRIPTION/ENVIRONMENTAL SETTING .....</b>	<b>4</b>
3.1 Project Location .....	4
3.2 Project Description .....	4
3.3 Proposed Improvements .....	4
3.4 Operational Characteristics .....	5
3.5 Environmental Setting .....	8
<b>4.0 ENVIRONMENTAL ANALYSIS .....</b>	<b>9</b>
4.1 Aesthetics .....	10
4.2 Agriculture Resources .....	13
4.3 Air Quality .....	15
4.4 Biological Resources .....	25
4.5 Cultural Resources .....	32
4.6 Energy .....	36
4.7 Geology and Soils .....	39
4.8 Greenhouse Gas Emissions .....	46
4.9 Hazards and Hazardous Materials .....	50
4.10 Hydrology and Water Quality .....	55
4.11 Land Use and Planning .....	63
4.12 Mineral Resources .....	64
4.13 Noise .....	65
4.14 Population and Housing .....	70
4.15 Public Services .....	71
4.16 Recreation .....	76
4.17 Transportation .....	78
4.18 Tribal Cultural Resources .....	81
4.19 Utilities and Service Systems .....	84
4.20 Wildfire .....	91
4.21 Mandatory Findings of Significance .....	93
<b>5.0 MITIGATION MONITORING AND REPORTING PROGRAM .....</b>	<b>M-1</b>

## Figures

3-1 Vicinity Map/Aerial Photo .....	6
3-2 Tentative Tract Map .....	6
4.19-1 Jurupa Community Services District Supply vs Maximum Demand, 2019-2024 ....	87

## Tables

2.1 Summary Environmental Impacts Requiring Mitigation .....	2
3.1 Land Uses/General Plan Designations/ Zoning Classifications .....	8
4.3-1 Attainment Status Of Criteria Pollutants in the South Coast Air Basin .....	16
4.3-2 South Coast Air Quality Management District Regional Significance Thresholds .....	17
4.3-3 Maximum Daily Construction Emissions .....	20
4.3-4 Maximum Daily Operational Air Emissions .....	21
4.3-5 Maximum Daily Localized Emissions Thresholds.....	22
4.3-6 Maximum Daily Localized Significance Construction Emissions .....	23
4.3-7 Maximum Daily Localized Significance Operational Emissions .....	24
4.8-1 Annual Greenhouse Gas Emissions .....	48
4.13-1 Typical Construction Equipment Noise Levels .....	67
4.13-2 Vibration Levels for Construction Equipment.....	69
4.19-1 Capacity of Landfills Serving Jurupa Valley .....	89
4.19-2 Project Waste Generation Compared to Landfill Daily Throughput .....	90

## Appendices (Available on City Website: [www.jurupavalley.org/DocumentCenter/Index/68](http://www.jurupavalley.org/DocumentCenter/Index/68))

**Appendix A:** CalEEMod Printouts.

**Appendix B:** Biological Resources Letter Report and MSHCP Consistency.

**Appendix C:** Cultural Resources Letter Report.

**Appendix D:** Geotechnical Investigation Report.

**Appendix E:** Phase I Environmental Site Assessment.

**Appendix F:** Hydrology Calculations.

**Appendix G:** Project Specific Preliminary Water Quality Management Plan.

**Appendix H:** Water & Sewer Availability Letter.

## 1.0 Finding

Based on this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.

☐

I find that although the proposal 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 by the Project Applicant. A MITIGATED NEGATIVE DECLARATION will be recommended for adoption.

☒

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐

I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are imposed upon the proposed Project, nothing further is required.

☐

Signature

Joe Perez, Community Development Director

Printed Name/Title

City of Jurupa Valley

Agency

March 22, 2021

Date

## 2.0-Introduction

### 2.1-Project Summary

The Project proposes to subdivide an approximately 7-acre site into six (6) single family residential lots with a private street. There is an existing single-family residence on proposed Lot 1 which will remain. Proposed Lots 2 through 6 will be created to accommodate future construction of single-family homes on each lot. The Project is located at 5475-5497 Felspar Street and is further identified as Riverside County Assessor's Parcel Numbers APNS: 165-020-004; -007; -010;-011. The Variance is for reduced lot depth for Lots 4, 5 and 6. The code requires 150 foot average lot depth and lots 4, 5 and 6 propose 135 foot average lot depths.

### 2.2-Purpose of the Initial Study/Mitigated Negative Declaration

An Initial Study under the California Environmental Quality Act (CEQA) is to provide a preliminary analysis of a proposed project to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for a project. Based on the analysis contained herein, the City of Jurupa Valley is intending to adopt a Mitigated Negative Declaration for this Project. A Mitigated Negative Declaration is a written statement by the City of Jurupa Valley that the Initial Study identified potentially significant environmental effects of the Project but mitigation measures are required to eliminate or mitigate significant environmental impacts to a less than significant level.

### 2.3- Summary of Environmental Impacts Requiring Mitigation

Table 2-1 identifies the environmental impacts that require mitigation. All other topics either have No Impact or a Less than Significant Impact.

**Table 2.1 Summary of Environmental Impacts Requiring Mitigation**

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (b) Biological Resources	Grading may impact the burrowing owl.	<b>BIO-1:</b> 30-day preconstruction burrowing owl survey is required.
4.4 (d) Biological Resources	Vegetation removal may impact nesting birds protected by the Migratory Bird Treaty Act.	<b>BIO-2:</b> Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through October 1), unless a migratory bird nesting survey is completed.
4.5 (b) Cultural Resources	Sub-surface archaeological resources may be encountered during ground disturbance/.	<b>CR-1:</b> Stop work and resource to be evaluated by an archaeologist. <b>CR-2:</b> If resource significant, an archaeological treatment plan is



Environmental Topic Section	Description of Impact	Mitigation Measure
		required.
4.7 (f) Geology and Soils	Sub-surface paleontological resources may be encountered during ground disturbance.	<b>GEO-1:</b> : Stop work and resource to be evaluated by a paleontologist. <b>GEO-2:</b> If resource significant, a paleontological treatment plan is required.
4.13 (a) Noise	Construction noise will impact adjacent residences.	<b>NOI-1:</b> Requires construction noise mitigation measure notes be placed on grading plans.
4.18 (b) Tribal Cultural Resources	Sub-surface tribal cultural resources may be encountered during ground disturbance.	<b>TCR-1 through TCR-6</b> requires monitoring during ground disturbance and a treatment plan if significant resources are found.
4.19 (a) Utilities and Service Systems	Undergrounding of utilities and service systems may impact Biological Resources, Cultural Resources, Paleontological Resources, Tribal Cultural Resources, and generate excessive noise.	Mitigation Measures BIO-1, BIO-2, CR-1, CR-1, GEO-1, GEO-2, NOI-1 and TCR 1 through TCR-6 are required.

A more detailed description of the mitigation measures can be found in Section 5.0-*Mitigation Monitoring and Reporting Program* of this document.

## 2-4 -Public Review of the Document

This Initial Study/Mitigated Negative Declaration and a Notice of Intent to adopt the Mitigated Negative Declaration was distributed to the following entities for a 20-day public review period:

- 1) Organizations and individuals who have previously requested such notice in writing to the City of Jurupa Valley;
- 2) Responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and
- 3) The Riverside County Clerk.

The Notice of Intent also was noticed to the general public in the *Riverside Press-Enterprise*, which is a primary newspaper of circulation in the areas affected by the Project. As required by California Environmental Quality Act (CEQA) Section 15105, the public review period for this Initial Study/Mitigated Negative Declaration commenced on **March 24, 2021** and will end at **5:00pm on April 12, 2021**.

According to CEQA Guidelines Section 15204 (b), in reviewing this Initial Study/Mitigated Negative Declaration, persons and public agencies should focus on the proposed finding that the Project will not have a significant effect on the environment. If persons and public agencies believe that the Project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant. Comments are to be submitted to:

**City of Jurupa Valley**  
**8930 Limonite Avenue**  
**Jurupa Valley, CA 92509**  
**Contact: Rocio Lopez, Senior Planner**  
**(951) 332-6464**  
[rlopez@jurupavalley.org](mailto:rlopez@jurupavalley.org)

## 3.0-Project Description/Environmental Setting

### 3.1 – Project Location

The Project is located at 5475-5497 Felspar Street and is further identified as Riverside County Assessor's Parcel Numbers APNS: 165-020-004; -007; -010;-011. (See Figure 3.1-Vicinity Location Map/Aerial Photo).

### 3.2 -Project Description

The Project proposes to subdivide an approximately 7-acre site into six (6) single family residential lots with a private street. There is an existing single-family residence on proposed Lot 1 which will remain. Proposed Lots 2 through 6 will be created to accommodate future construction of single-family homes on each lot.

### 3.3-Proposed Improvements

#### *Street Improvements and Access*

The Project will be required to prepare street improvement plans and construct improvements on Ridgeview Avenue along the Project's frontage. The improvements may include, but are not limited to:

- Widen Felspar Street to its ultimate half width, including pavement, curb, gutter, sidewalk and landscaping in accordance with RCTLMA Standard No. 105 or as approved by the City Engineer.

- Construct a radiused driveway approach at the intersection of the private ingress/egress easement (“driveway”) and Felspar Street in accordance with Standard No. 207A, as modified for residential purposes.

#### *Water and Wastewater Improvements*

The Project will connect to existing 12-inch diameter waterline in Felspar Street. 1,500-gallon capacity septic systems are proposed for Lots 2 through 6. Lot 1 currently has existing 1,500 gallon capacity septic system.

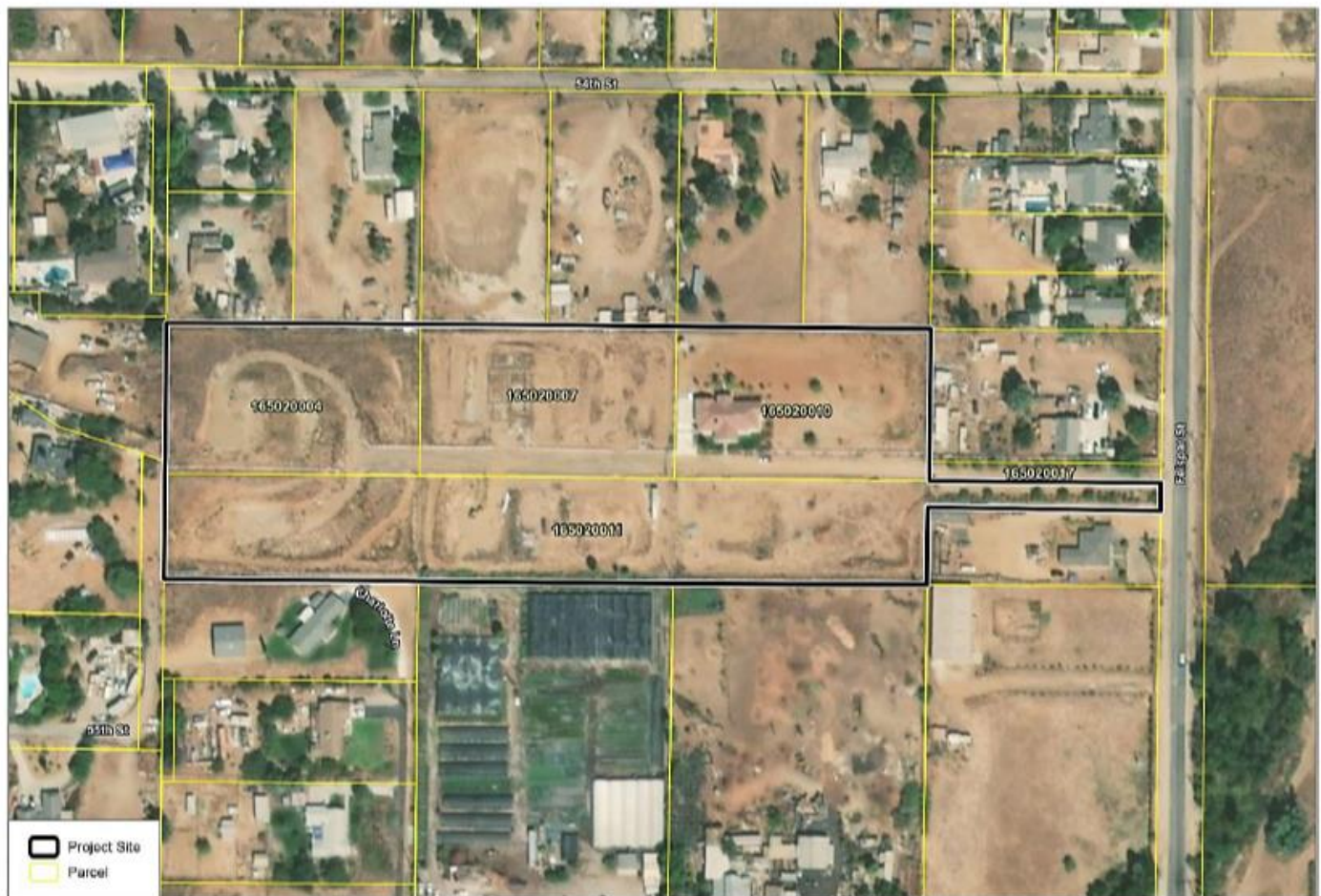
#### *Drainage Improvements*

Lots 2 through 6 will be designed with bioretention facilities (i.e. shallow, vegetated basins underlain by an engineered soil media).

### **3-4- Operational Characteristics**

The Project will consist of six (6) single-family residences. Typical activities include occupants and visitors traveling to and from the site and property maintenance activities.

**<Figure 3.1- Vicinity Location Map/Aerial Photo located on next page>**

**Figure 3.1- Vicinity Location Map/Aerial Photo**

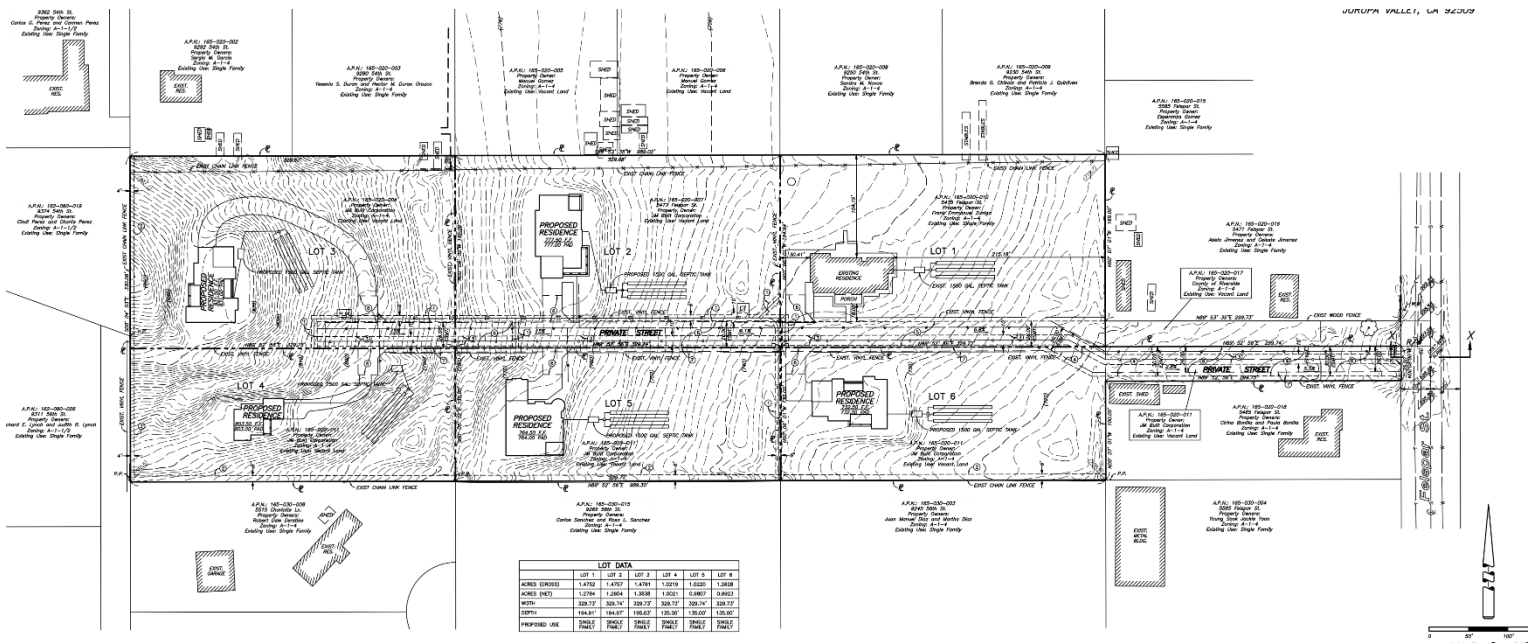


Figure 3.2-Tentative Tract Map No. 37186

### 3.5-Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is August 2018, which is the date that the Project’s environmental analysis commenced.

Most of the project site is characterized as undeveloped land, but the northeastern corner of the site has a previously constructed residential structure that will not be disturbed during construction. The southern portion of the site appears to be a staging area for heavy machinery, and other building material and equipment. Vegetation on the project site is dominated by non-native grasses and ruderal (weedy) forbs, and the observed surface soils show evidence of previous disturbance (e.g., grading and mowing). The project site slopes upward from Felspar Street with elevations ranging from approximately 700 feet above mean sea level in the east to approximately 850 feet above mean sea level in the west. Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.1.

**Table 3.1: Land Uses, General Plan Land Use Designations, and Zoning Classifications**

Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Single-family residence and undeveloped land.	LDR (Country Neighborhood)	A-1 (Light Agriculture)
North	Single-family residences.	LDR (Country Neighborhood)	A-1 (Light Agriculture)
South	Single-family residences.	LDR (Country Neighborhood)	A-1 (Light Agriculture)
East	Felspar Street followed by Single-family residences.	LDR (Country Neighborhood)	A-1 (Light Agriculture)
West	Single-family residences.	LDR (Country Neighborhood)	A-1 (Light Agriculture)

Source: Field inspection February 2021, City of Jurupa Valley-General Plan Land Use Map November 2018.



## 4.0-Environmental Analysis

The Project is evaluated based on its potential effect on twenty-one (21) environmental topics. Each of the above environmental topics are analyzed by responding to a series of questions pertaining to the impact of the Project on the particular topic. Based on the results of the Impact Analysis, the effects of the Project are then placed in one of the following four categories, which are each followed by a summary to substantiate the factual reasons why the impact was placed in a certain category.

Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Significant or Potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An Environmental Impact Report must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.	No “significant” impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

Throughout the impact analysis in this Initial Study, reference is made to the following:

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts. If applicable, they will be identified in the Analysis section for each topic.
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels in accordance with the requirements of CEQA.

If applicable to the analysis for a certain environmental topic, Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. Both types of measures described above will be required to be implemented as part of the Project if so, indicated in the analysis.

## 4.1 Aesthetics

Threshold 4.1 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?			■	
<i>Significance Criteria: If the Project is located adjacent to a scenic corridor as identified by General Plan Figure 4-23, would the project substantially block views of a scenic vista that is visible from public places (e.g. parks, plazas, the grounds of civic buildings, streets and roads, and publicly accessible open space)?</i>				

### Impact Analysis

According to the General Plan, scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes.<sup>1</sup> As it pertains to the Project, the Santa Ana River located approximately 1.25 miles south of the Project site, and the Jurupa Mountains located approximately 2 miles north of the Project site are the nearest scenic vistas. The public vantage point for these scenic vistas are primarily from motorists, pedestrians, and bicyclists traveling on Felspar Street.

The Project site is located in a developed residential area and does not provide a publicly accessible vantage point to the Santa Ana River or the Jurupa Mountains. The only public vantage point in the immediate area is Felspar Street. The location of the Santa Ana River and the Jurupa Mountains are not prominent because of the distance to these scenic resources, intervening development, and the surrounding topography. As such, public views of a scenic vista would not be significantly or permanently blocked with implementation of the Project.

**Level of Significance:** Less than significant.

Threshold 4.1 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				■

<sup>1</sup>City of Jurupa Valley, *General Plan Conservation and Open Space Element*, 2017 . P-4-43.



*Screening Criteria:* If the project is not located adjacent to a roadway identified in General Plan Figure 4-23, it may be presumed to have no impact absent substantial evidence to the contrary.

*Significance Criteria:* The project is located within a state scenic highway corridor pursuant to the Streets and Highways Code, Sections 260 through 263 and the project will damage trees, rock outcroppings, and historic buildings.

## Impact Analysis

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway<sup>2</sup>. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway<sup>3</sup>.

**Level of Significance: No impact.**

Threshold 4.1 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
If located in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality?			■	
<i>Significance Criteria: As determined by the Planning Department, is the project consistent with General Plan Policy LUE 11 – Project Design and any applicable zoning requirements related to scenic quality?</i>				
.				

## Impact Analysis

### Plans, Policies, and Programs

According to Census 2010, the Project site is in the Riverside-San Bernardino, CA Urbanized Area<sup>4</sup>. As such, the Project is subject to the City's applicable regulations governing scenic quality.

The following apply to the Project and would help reduce impacts related to scenic quality. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

<sup>2</sup> California Department of Transportation, State Scenic Highway Program, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed August 15, 2020.

<sup>3</sup> City of Jurupa Valley, *General Plan Conservation and Open Space Element, Figure 4-23: Jurupa Valley scenic corridors and roadways*

<sup>4</sup> United States Census Bureau, 2010 Census Urban Area Reference Maps, <https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html>, accessed August 12, 2020.

- PPP 4.1-1 As required by General Plan Policy LUE 11.3, require that public and private structures be constructed in accordance with the requirements of the City's zoning, building, and other pertinent codes and regulations.
- PPP 4.1-2 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.

The construction of the five (5) new residential structures will likely consist of conventional single-family residential architectural features such as stucco exterior with accent materials (e.g., wood, block, tile etc.). With implementation of PPP 4.1-1 and 4.1-2, the Project would not conflict with applicable zoning and other regulations governing scenic quality.

**Level of Significance:** Less than significant.

Threshold 4.1 (d). Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			■	
<i>Significance Criteria. Is the project consistent with General Plan Policies COS 10.1 and 10.4?</i>				

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

The following apply to the Project and would help reduce impacts related to light and glare. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 4.1-3 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

### *Outdoor Lighting and Glare*

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed structures. With implementation of PPP 4.1-3, impacts relating to light and glare are less than significant.

### Building Material Glare

The primary exterior of the future structures will be typical of single-family detached housing and consist of non-reflective materials including stucco exterior and roofing materials.

**Level of Significance:** Less than significant.

## 4.2 Agriculture Resources

Threshold 4.2 (a) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
<i>Significance Criteria: Convert land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on General Plan Figure 4.13, Farmland in Jurupa Valley to non-agricultural use?</i>				

### Impact Analysis

The Project site is designated as “Urban Built-Up Land” by the State Department of Conservation<sup>5</sup>. As such, the Project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program.

**Level of Significance:** No impact.

Threshold 4.2 (b) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with existing zoning for agricultural use, or a Williamson Act contract?			■	

<sup>5</sup>California Department of Conservation, Farmland Mapping and Monitoring Program, <https://databasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48>, accessed September 11, 2020.

Threshold 4.2 (b) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Screening Criteria (Zoning): If the project is not located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zone, it may be presumed to no impact absent substantial evidence to the contrary.</i></p> <p><i>Significance Criteria (Williamson Act): If the site is under a Williamson Act contract, would the project conflict with Riverside County Ordinance No. 509 relating to Agricultural Preserves?</i></p>				

## Impact Analysis

### Agricultural Zoning

The Project site has a zoning classification of A-1 (Light Agriculture) which allows single-family detached housing in addition to nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower herb gardening on a commercial scale, and the grazing of cattle, horses, sheep, goats or other farm stock or animals. As such, the Project would not conflict with existing zoning for agricultural use.

### Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to the County of Riverside, the site is not within an agricultural preserve.<sup>6</sup>

**Level of Significance: No impact.**

Threshold 4.2 (c) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				■
<p><i>Significance Criteria: Is the project is located on "Farmland of Local Importance" as shown on General Plan Figure 4.13, Farmland in Jurupa Valley <b>and</b> is the project is inconsistent with General Plan Policy COS 4.2 Agricultural Land Conversion which states: "Discourage the conversion of productive agricultural lands to urban uses unless the property owner can demonstrate overarching Community-wide benefits or need for conversion."?</i></p>				

<sup>6</sup> Riverside County Mapping Portal, Agricultural Preserves, <https://gisopendata-countyofriverside.opendata.arcgis.com/datasets/agricultural-preserves?geometry=-117.637%2C33.927%2>, accessed August 15, 2020.

Threshold 4.2 (c) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact

## Impact Analysis

The Project site is located in an area designated as “Other Land” by the State Department of Conservation and no land classified Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is located in the immediate vicinity of the Project site. The adjacent land uses consist of single-family residential detached housing. Therefore, the Project does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

**Level of Significance:** No impact.

## 4.3 Air Quality

### Background

#### *Air Pollutants*

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation and/or materials. The Air Pollutants regulated by the SCAQMD are described below.<sup>7</sup>

Carbon Monoxide (CO). A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. Over 80 percent of the CO emitted in urban areas is contributed by motor vehicles.

Nitrogen Dioxide NO<sub>x</sub>. Nitrogen dioxide (NO<sub>2</sub>) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO<sub>2</sub>, creating the mixture of NO and NO<sub>2</sub> commonly called NO<sub>x</sub>.

Particulate Matter (PM<sub>2.5</sub> and PM<sub>10</sub>): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles — less than one-tenth the diameter of a human hair — pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.

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<sup>7</sup> <http://www.aqmd.gov/home/air-quality>

**Sulfur Dioxide (SO<sub>2</sub>).** A strong smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO<sub>2</sub>.

**Ozone:** Ozone is formed when several gaseous pollutants react in the presence of sunlight. Most of these gases are emitted from vehicle tailpipe emissions.

**Volatile Organic Compounds (VOCs):** VOCs contribute to the formation of smog and/or may themselves be toxic. VOCs often have an odor and some examples include gasoline, alcohol and the solvents used in paints.

### *Federal and State Air Quality Standards*

Under the federal Clean Air Act, the Environmental Protection Agency (EPA) establishes health-based air quality standards for the above described air pollutants that all states must achieve. The California Clean Air Act also establishes requirements for cities and counties to meet.

### *Attainment Designation*

An “attainment” designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a “nonattainment” designation indicates that a criteria pollutant concentration has exceeded the established standard. Table 4.3-1 shows the attainment status of criteria pollutants in the South Coast Air Basin (SCAB).

**Table 4.3-1- Attainment Status of Criteria Pollutants in the South Coast Air Basin**

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Nonattainment	No Standard
Ozone – 8-hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM <sub>10</sub> )	Nonattainment	Attainment
Fine Particulate Matter (PM <sub>2.5</sub> )	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (NO <sub>x</sub> )	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Unclassified /Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

### South Coast Air Quality Management District Thresholds

South Coast AQMD was created by the state legislature to facilitate compliance with the federal Clean Air Act and to implement the state air quality program. Toward that end, South Coast AQMD develops regulations designed to achieve these public health standards by reducing emissions from business and industry. The City of Jurupa Valley is located within the South Coast Air Basin which is under the jurisdiction of the South Coast AQMD. Table 4.3-2 describes the regional significance thresholds established by the South Coast AQMD to meet national and state air quality standards.

**Table 4.3-2: South Coast Air Quality Management District Regional Significance Thresholds**

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550

Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds, March 2015.

### Impact Analysis

The following analysis is based in part on a technical report titled, *CalEEMod Outputs* which is dated March 23, 2021 and is included as Technical Appendix A to this Initial Study.

Threshold 5.3 (a). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan?			■	
<i>Significance Criteria:</i> Does the project exceed SCAQMD regional or localized air emission thresholds or significantly exceed the growth assumptions used to prepare the current SCAQMD Air Quality Management Plan Air Quality Management Plan?				

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air



quality management plan is *2016 Air Quality Management Plan*<sup>8</sup> and it is applicable to City of Jurupa Valley. The purpose of the plan is to achieve and maintain both the national and state ambient air quality standards described above.

In order to determine if a project is consistent with the *2016 Air Quality Management Plan*, the South Coast Air Quality Management District has established consistency criterion which are defined in Chapter 12, Sections 12.2 and 12.3 of the South Coast Air Quality Management District's *CEQA Air Quality Handbook* and are discussed below.

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**Consistency Criterion No. 1:** *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2012 Air Quality Management Plan.*

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Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 4.3.3 (b) below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project is determined to be consistent with the first criterion.

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**Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the 2016 Air Quality Management Plan.*

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The *2016 Air Quality Management Plan* growth assumptions are based on local general plans adopted by cities in the district and are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the plan.

The General Plan Land Use Designation currently assigned to the Project is Country Neighborhood (LDR). The future emission forecasts contained in the *2016 Air Quality Management Plan* are primarily based on demographic and economic growth assumptions provided by the Southern California Association of Governments. The Project was planned for residential development at the time the plan was adopted. Therefore, the Project will not exceed the growth assumptions used in the plan. Accordingly, the Project is determined to be consistent with the second criterion.

**Level of Significance:** Less than significant.

Threshold 4.3 (b). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact

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<sup>8</sup> <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan>

Threshold 4.3 (b). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			■	
<i>Significance Criteria:</i> Would the project's air emissions exceed the applicable regional significance thresholds established by the SCAQMD?				

## Regional Air Quality Impacts

### Construction Related Impacts

#### Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts related to construction related air quality impacts. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, *"Fugitive Dust."* Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.
- PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 431.2, *"Sulphur Content and Liquid Fuels."* The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particulates during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.
- PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, *"Architectural Coatings"* Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.
- PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM<sub>10</sub> Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.1, *"Less-Polluting Street Sweepers."*

Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

### Impact Analysis

The Project has the potential to generate pollutant concentrations during both construction activities and long-term operation. Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District. For purposes of this analysis, emissions were based on the summer months because emissions are typically higher during this period and assumed all 5 houses would be constructed during a single construction period/

Construction activities associated with the Project will result in emissions of VOCs, NO<sub>x</sub>, SO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction related emissions are expected from the following construction activities:

- ☐ Demolition
- ☐ Site Preparation
- ☐ Grading
- ☐ Building Construction
- ☐ Paving
- ☐ Architectural Coating

Construction is expected to last approximately 7 months if all the homes are constructed during the same construction period. Table 4.3-3 below summarizes the construction emissions considering the application of PPP 4.3-1 through 4.3-4.

**Table 4.3-3: Maximum Daily Construction Emissions**

	Emissions (lbs/day)					
	VOC (ROG)	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions	4.89	40.54	22.13	0.04	20.31	11.86
SCAQMD Regional Threshold	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: CalEEMod Outputs (Appendix A).

As shown in Table 4.3-3, emissions resulting from the Project construction will not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant.

**Level of Significance:** Less than significant.

### **Long-Term Regional Operation Related Impacts**

Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the Project site. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed homes. Energy demand emissions result from use of electricity and natural gas. The results of the CalEEMod model for operation of the Project site are summarized in Table 4.3-4 on page 22.

**Table 4.3-4: Maximum Daily Operational Emissions**

Source	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source	1.64	0.01	2.95	6.5100e003	0.38	0.38
Energy Source	4.5200e-003	0.03	0.01	2.5000e-004	3.1200e-003	3.1200e-003
Mobile Source	0.09	0.46	1.24	4.5100e003	0.36	0.09
<b>Total Maximum Daily Emissions</b>	<b>1.74</b>	<b>0.61</b>	<b>4.21</b>	<b>0.01</b>	<b>0.75</b>	<b>0.48</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: CalEEMod Outputs (Appendix A).

As shown in Tables 4.3-4, Project related operational air emissions do not exceed SCAQMD regional thresholds.

**Level of Significance:** Less than significant.

<b>Threshold 4.3 (d). Would the Project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Threshold 4.3 (d). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose sensitive receptors to substantial pollutant concentrations?			■	
<p><i>Significance Criteria:</i></p> <ol style="list-style-type: none"> <li>1) Do air emissions exceed the SCAQMD Localized Significance Thresholds (LST)?</li> <li>2) If the project required the preparation of a Health Risk Assessment, would toxic air emissions exceed a Maximum Incremental Cancer Risk: of 10 in 1 million at the nearest sensitive receptor or off-site worker; or a Hazard Index (project increment) 1.0 or greater at the nearest sensitive receptor or off-site worker?</li> </ol>				

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts related to a cumulatively considerable net increase of any criteria pollutant. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

(Refer to PPP 4.3.1 through PPP 4.3-4 under Issue 4.3(b) above).

### *Localized Air Quality Impacts*

As part of the South Coast Air Quality Management District's environmental justice program, localized significance threshold (LST) methodology was established to evaluate localized air quality impacts to sensitive receptors in the immediate vicinity of a project site as a result of a project. Table 4.3-5 identifies the maximum daily localized emissions thresholds that are applicable to the Project.

**Table 4.3-5 Maximum Daily Localized Emissions Thresholds**

Pollutant	Construction	Operations
Localized Thresholds		
NO <sub>x</sub>	118 lbs/day	118 lbs/day
CO	602 lbs/day	602 lbs/day
PM <sub>10</sub>	4 lbs/day	1 lbs/day
PM <sub>2.5</sub>	3 lbs/day	1 lbs/day

Source: Localized Thresholds presented in this table are based on the SCAQMD Final Localized Significance Threshold Methodology, July 2008.

### Localized Construction Emissions

Construction is expected to last approximately 6 months if the three (3) homes are constructed simultaneously (worst case scenario). Table 4.3-6 summarizes the localized construction emissions considering the application of PPP 4.3-1 through 4.3-4.

**Table 4.3-6: Summary of Localized Significance Construction Emissions**

Grading Emissions	Emissions (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions	40.54	22.13	20.31	11.86
SCAQMD Localized Threshold	118	602	7	4
Threshold Exceeded?	NO	NO	NO	NO

Source: Air Quality Impact Analysis (Appendix A).

As shown in Table 4.3-6, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

### Localized On-Site Operational Emissions

Typical operational activities include on-site sources such as energy use, vehicle trips, and on-site maintenance activities. As shown on Table 4.3-7, operational emissions will not exceed the LST thresholds for the nearest sensitive receptor. Thus, a less than significant impact would occur for Project-related operational-source emissions and no mitigation is required.

**Table 4.3-7: Summary of Localized Significance Operational Emissions**

Operational Activity	Emissions (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions	0.61	4.21	0.75	0.48
SCAQMD Localized Threshold	118	602	2	1
Threshold Exceeded?	NO	NO	NO	NO

Source: Air Quality Impact Analysis (Appendix A).

### CO Hot Spot Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the Project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, Project-related vehicular emissions would not

create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

**Level of Significance:** Less than significant.

Threshold 4.3 (d). Would the Project	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			■	
<i>Significance Criteria:</i> If the project is <b>not</b> any of the following, it may be presumed to have a less than significant impact absent substantial evidence to the contrary: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.				

### Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to objectionable odors. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 4.3-5      The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "*Nuisance*." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

### Impact Analysis

According to the South Coast Air Quality Management District *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not propose any of the above described uses. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with PPP 3.3-4 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.



**Level of Significance:** Less than significant.

## 4.4 Biological Resources

The following analysis is based in part on a technical report titled: *Biological Resources Letter Report and MSHCP Consistency for the Felspar Street Project*, Dudek, which is dated December 21, 2020 and is included as Appendix B to this Initial Study.

Threshold 4.4 (a) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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 Wildlife or U.S. Fish and Wildlife Service?			■	

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

The following applies to the Project and would reduce impacts related to biological resources. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

- PPP 4.4-1      The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.

#### *Existing Conditions*

Most of the Project site is characterized as undeveloped land, but the northeastern corner of the site has a previously constructed residential structure that will not be disturbed during construction. The southern portion of the site appears to be a staging area for heavy machinery, and other building material and equipment. Vegetation on the project site is dominated by non-native grasses and ruderal (weedy) forbs, and the observed surface soils show evidence of previous disturbance (e.g., grading and mowing).

#### *Vegetation and Plant Species*

No special-status vegetation communities occur on the Project site; therefore, no impacts to special-status vegetation communities would occur with project implementation. No special-status plants have a potential to occur within the Project site. As a result, implementation of the proposed project would not result in impacts to this resource.

### *Wildlife Species*

One listed special-status species, Stephens' kangaroo rat, has a low potential to occur within the project site. The proposed project could result in direct and indirect impacts to this species. Potential direct impacts could include mortality of individuals or young. Potential indirect impacts could include noise, dust, pollution, and entrapment during construction activities. Stephen' kangaroo rat is fully covered by the MSHCP, and direct and indirect impacts would be less than significant with payment of the MSHCP Development Mitigation Fee pursuant to PPP 4.4-1.

The burrowing owl habitat assessment determined that suitable burrowing owl habitat is not present on site due to the absence of suitable burrows and limited foraging habitat; therefore, the proposed Project would not result in significant impacts to burrowing owl habitat. If burrowing owl should occupy the site prior to initiation of construction activities, direct impacts to burrowing owl would be significant. Additionally, if burrowing owl occupy surrounding habitat within 500 feet of construction activities (where legal access is granted), indirect impacts could be significant. To avoid potential for significant impacts to burrowing owl during construction activities, a pre-construction burrowing owl survey should be conducted on site and avoidance measures implemented if burrowing owl are present (MM-BIO-1).

### **Mitigation Measure**

***BIO-1: Pre-Construction Burrowing Owl Survey.** Within 30 calendar days prior to grading of any lot, a qualified biologist shall conduct a survey of the Project's proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:*

- a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.*
- b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist*

*determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.*

**Level of Significance:** With implementation of PPP 4.4-1 and Mitigation Measure BIO-1, impacts related to candidate, sensitive, or special status species are **less than significant**.

Threshold 4.4 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■

### Impact Analysis

No riparian/riverine were observed on the project site or within Project site offsite street improvement areas during the field investigation.

**Level of Significance:** No impact.

Threshold 4.4 (c) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■

### Impact Analysis

There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Army Corps of Engineers Regulatory Branch (USACOE) regulates discharge of dredge or fill materials into "waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act; the California Department of Fish and Wildlife (CDFW) regulates alterations to stream bed and bank under Fish and Wildlife Code Sections 1600 et seq.; and the Santa Ana Regional Water Quality Board (RWQCB) regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

The Project site does not support any discernible drainage courses, inundated areas, wetland features, or hydric soils that would be considered jurisdictional by the Corps, Regional Board, or CDFW. Therefore, Project activities will not result in impacts to USACOE, CDFW, or RWQCB jurisdictional areas and regulatory approvals from these agencies will not be required.

***Level of Significance: No impact.***

Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?		■		

## Impact Analysis

### *Wildlife Corridors*

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Corridors effectively act as links between different populations of a species. The Project Site does not represent a wildlife travel route, crossing or regional movement corridor between large open space habitats. The Project Site is bordered by Ridgeview Avenue and residential development. As such, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

### *Wildlife Nursery Sites*

The vegetation communities documented within and adjacent (ornamental trees) represent potential nesting habitat for nesting birds. All migratory bird species, whether listed or not,

receive protection under the Migratory Bird Treaty Act (MBTA) of 1918<sup>9</sup>. The MBTA prohibits individuals to kill, take, possess, or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Department (16 U. S. Code 7034).

Therefore, if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur per Mitigation Measure BIO-2.

### Mitigation Measure

***Mitigation Measure BIO-2: Nesting Bird Survey.*** As a condition of approval for a grading permit for any lot, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through October 1), unless a migratory bird nesting survey is completed in accordance with the following requirements:

- a. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.
- b. A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the Planning Department and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.

**Level of Significance:** With implementation of Mitigation Measure BIO-2, impacts would be **less than significant**.

Threshold 4.4 (e) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<sup>9</sup> United States Fish and Wildlife Service, Migratory Bird Treaty Act, August 8, 2017, Available at: <https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php>

Threshold 4.4 (e) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
<i>Significance Criteria: Is the project consistent with General Plan Policies COS 1.2 -Protection of Significant Trees and COS 1.3 - Other Significant Vegetation?</i>				

## Impact Analysis

According to the General Plan, significant trees are those trees that make substantial contributions to natural habitat or to the urban landscape due to their species, size, or rarity. In particular, California native trees should be protected.<sup>10</sup> There are several eucalyptus trees located on the site. These trees do not meet the definition of a significant tree because the species is typically found in Jurupa Valley and their size is not unique.

According to the General Plan, other significant vegetation includes agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value<sup>11</sup>. There are no protected trees or significant vegetation on the Project site.

**Level of Significance: No impact.**

Threshold 4.4 (f) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		■		
<i>Significance Criteria: Is the project in conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)?</i>				

## Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan<sup>12</sup> but is not located within any Criteria Cells or MSHCP Conservation Areas. Impacts to MSHCP resources are discussed below.

### Riparian/Riverine Areas

The Project site does not support any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils that would be considered riparian/riverine habitat under the MSHCP. Therefore, implementation of the Project site will not result in impacts to riparian/riverine habitat.

<sup>10</sup> City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.2.

<sup>11</sup> City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.3.

<sup>12</sup> Regional Conservation Authority, Western Riverside County, *Multiple Species Habitat Conservation Plan*, June 17, 2003.



### *Vernal Pools and Fairy Shrimp*

No vernal pool indicator plants were identified within the study area. The study area does not contain clay soils, bedrock, or other poorly drained soils typically associated with vernal pools. During the site visit, several depressions were observed scattered throughout the project site. These features consisted of artificial berming and earthwork that has been conducted as a result of construction activities within the project site. A review of historical imagery indicates that the Project site has not previously supported ponding. As such, these depressions are not expected to support listed fairy shrimp species.

### *Narrow Endemic Plant Species*

The Project site is located within Survey Area 7 for the Narrow Endemic Plant Species and therefore a habitat assessment was conducted for San Diego ambrosia (*Ambrosia pumila*), Brand's phacelia (*Phacelia stellaris*), and San Miguel savory (*Clinopodium chandleri*).

- San Diego ambrosia is not expected to occur. The Project site is within the appropriate elevation range, contains sandy loam soils, and is comprised of disturbed habitat, all of which are habitat characteristics attributed with this species. However, this species is known to occur within grassland or disturbed habitat primarily on the upper terraces of river drainages or vernal pools. The project site is located approximately 0.2 mile west of a river drainage and separated from it by rural residential development. Additionally, the Project site has been severely disturbed via grading and routine mowing and is disconnected from contiguous habitat on all sides. The nearest documented occurrence of this species is located approximately 3.6 miles to the southeast, south of the Santa Ana River in an area that has undergone heavy development. This occurrence is considered extirpated. All other documented occurrences of this species are located south of this occurrence is southwestern Riverside County..
- Brand's phacelia is not expected to occur. The Project site is within the appropriate elevation range and contains a small (0.73 acre) amount of non-native grassland vegetation; however, the Project site lacks suitable gabbroic or metavolcanic soils and the site has been severely disturbed via grading and routine mowing. A majority of the populations/individuals known to occur within Riverside County are associated with the Santa Rosa Plateau and the Santa Ana Mountains (County of Riverside 2003).
- San Miguel savory is not expected to occur. While the Project site is within the appropriate elevation range, this species is restricted to sandy benches along the Santa Ana River. The project site does not contain suitable sandy benches, coastal scrub or coastal dunes that could support this species.

### *Burrowing Owl*

The nearest documented occurrence of burrowing owl is approximately 1.5 miles northwest of the study area. This occurrence was documented in 2000. The Project site is comprised primarily of open, disturbed habitat with minimal non-native grasslands that have been disturbed through previous grading and mowing. No California ground squirrel burrows or other burrows 4 inches or greater in diameter that could provide nesting habitat for burrowing owl were observed within the Project site. The Project site contained rock piles that could be used for perching; however, these rock piles did not contain interstitial space that could form nesting habitat. No other artificial structures that could be used as burrows were observed. The Project site could provide potential lowquality foraging habitat for burrowing owl; however, nesting habitat was not observed. Currently, potential for this species to occur is low; however, Project site conditions could change prior to construction and suitability of the project site for this species could improve. As such, Mitigation Measure BIO-1 Pre-Construction Burrowing Owl Survey is required as described above.

**Level of Significance:** With implementation of PPP 4.4-1 and Mitigation Measure BIO-1, impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan are **less than significant**.

## 4.5 Cultural Resources

The following analysis is based in part on a technical report titled: *Cultural Resources Letter Report for the Jurupa Valley Development Project*, Dudek, which is dated December 15, 2020 and is included as Technical Appendix C to this Initial Study.

Threshold 4.5 (a)	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?				■

### Impact Analysis

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct

impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

- 1. A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.*
- 2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.*
- 3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.*

### *Archival Research*

Historic aerial photographs (earliest available from 1948) and historic topographic maps (earliest available from 1901) were used to understand development of the Project area and surrounding properties. Historic aerial photographs of the Project area were available for 1948, 1959, 1966, 1967, 1994, 2002, 2005, 2009, 2010, 2012, 2014 and 2016. More recent satellite imagery from Google Earth was also reviewed for 2018 and 2020. The 1948 aerial indicates that the adjacent residence at 5471 Feldspar Street. contained a residence and house to the east of the Project and a water tank on the western adjacent lot. Feldspar Street is developed running north to south, parallel to Cedar Street.

The aerials from 1959 to 1967 show two of the lots to the north on 54th Street developed and some brush clearing on the Project parcels. The water tanks were updated in 1967, 1994, and 2002. Between 1967 and 1992 the residence on 5471 Feldspar Street was remodeled entirely. It appears that the original homesite was split into two parcels between 1959 and 1966 creating the separate address at 5485 Feldspar Street, with development of a home on the new parcel by 1966. The majority of the Project area remained undeveloped, other than vegetation clearing and dirt paths, into this century.

Between 2005 and 2009 small shed-like outbuildings on the south east portion of the Project area were erected and expanded until 2014 when they appear to have been removed. Between October 2016 and February 2018, the Project area was separated into six lots. A house was built on 5475 Feldspar Street., and foundation laid for 5477 Feldspar Street. House pads were graded in the remaining four lots, although no structures were built. It does not appear that the grading has disturbed the entirety of each of the parcels, although the full horizontal and vertical extent of grading efforts cannot be discerned from the photos. Substantial cuts were made in the western two parcels, as these areas are situated on a steep sloped hill.

### Cultural Resources Records Search

Eastern Information Center (EIC) staff conducted a records search of the proposed development including a one-mile radius buffer. The records search identified one cultural resource (CA-RIV-3833) within the Project area; as well as 13 cultural resources were identified within the one-mile radius. An intensive pedestrian survey of the Project area did not identify any new cultural resources, and was not able to relocate any remnants of CA-RIV-3833.

### Level of Significance: No Impact.

Threshold 4.5 (b)	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?		■		

### Impact Analysis

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

As noted under Threshold 4.5 (b) above, there are no historic structures on the Project site. The land within the City has the potential to yield archaeological resources.<sup>13</sup> The potential for buried deposits may be considered moderate to low based upon the lack of identified resources and previous impacts to the property. However, if intact buried cultural materials are encountered during construction, work in that area must halt until a qualified archaeologist can evaluate the nature and significance of the find. As such, the following mitigation measure is required:

### Mitigation Measure(s)

***CR-1:Archaeological Resource Inadvertent Discovery.** If archaeological resources are encountered on any lot during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Applicant shall be required to retain a qualified archaeologist approved by the City to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.*

<sup>13</sup> General Plan EIR, p. 4.5-16.

***CR-2: Archeological Treatment Plan.*** *If a significant archaeological resource(s) is discovered on any lot, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.*

**Level of Significance:** With implementation of Mitigation Measures CR-1 and CR-2, impacts are less than significant.

Threshold 4.5 (c) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Disturb any human remains, including those interred outside of formal cemeteries?			■	

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

The following applies to the Project and would reduce impacts relating to disturbing human remains. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.5-1      The Project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

**Level of Significance:** With implementation of PPP 4.4-1, impacts are **less than significant**.

## 4.6 Energy

The following analysis is based in part on a technical report titled, “*CalEEMod Outputs*” which is dated March 23, 20201 and is included as Technical Appendix A to this Initial Study.

Threshold 4.6 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			■	
<p><i>Significance Criteria: The project may have a significant impact if it:</i></p> <ol style="list-style-type: none"> <li>1) Does not meet state or federal energy standards.</li> <li>2) Causes wasteful, inefficient, or unnecessary consumption of energy during construction or operation.</li> <li>3) Results in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</li> <li>4) Does not utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills.</li> <li>5) Does not include features that encourage advanced energy conservation techniques and the incorporation of energy-efficient design elements for private and public developments, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling, and offer incentives, as appropriate.</li> </ol>				





## Impact Analysis

### Construction Energy Analysis

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g. dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. The anticipated construction schedule assumes the Project would be built in approximately six months if all homes are constructed concurrently (worst case scenario). The consumption of energy would be temporary in nature and would not represent a significant demand on available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or State.

Starting in 2014, the California Air Resources Board (CARB) adopted the nation's first regulation aimed at cleaning up off-road construction equipment such as bulldozers, graders, and backhoes. These requirements ensure fleets gradually turnover the oldest and dirtiest equipment to newer, cleaner models and prevent fleets from adding older, dirtier equipment. As such, the equipment used for Project construction would conform to CARB regulations and California emissions standards as fuel efficiencies gradually rise. It should also be noted that there are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

In addition, as required by state law<sup>14</sup>, idling times of construction vehicles is limited to no more than five minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

### Operation Energy Analysis

Energy consumption in support of or related to Project operations would include transportation energy demands and operational energy demands.

### *Transportation Energy Demands*

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<sup>14</sup> California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling.

Energy that would be consumed by Project-generated traffic is a function of total vehicles miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. The Project will result in 161,847 annual VMT and an estimated annual fuel consumption of 5,084 gallons of fuel.<sup>15</sup>

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

### *Operational Energy Demands*

Occupancy of the single-family residences would result in the consumption of natural gas and electricity. Project facility operational energy demands are estimated at 152,980 kBTU/year of natural gas and 43,382 kWh/year of electricity.<sup>16</sup> Natural gas would be supplied to the Project by SoCalGas and electricity would be supplied by SCE. The Project proposes single-family homes reflecting contemporary energy efficient/energy conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other single-family land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

In summary, as supported by the preceding analyses, neither construction nor operation of the Project would result in wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources.

***Level of Significance:* Less than significant.**

Threshold 4.6(b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			■	

<sup>15</sup> Appendix A, CalEEMod Outputs.

<sup>16</sup> Appendix A, CalEEMod Outputs.



## Impact Analysis

The California Energy Commission provides oversight for the preparation of rules and regulations the conservation of energy such as Appliance Energy Efficiency, Building Energy Efficiency, Energy Supplier Reporting, and State Energy Management. The regulations directly applicable to the Project are *Building Energy Efficiency Standards*, Title 24, Part 6, and *CALGreen* Title 24, Part 11. These regulations include, but are not limited to the use of water conserving plumbing and water-efficient irrigation systems. The Project is required to demonstrate compliance with these regulations as part of the building permit and inspection process.

**Level of Significance:** Less than significant.

## 4.7 Geology And Soils

The following analysis is based in part on the following technical report: *Geotechnical Investigation Report Proposed Residential Buildings 5475 Felspar Street*, Geoboden, April 20, 2020.

*Note: There are no Alquist-Priolo earthquake fault zones located in Jurupa Valley, therefore, this topic is not addressed in the Initial Study.*

Threshold 4.7(a1). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Strong seismic ground shaking?			■	
<i>Significance Criteria:</i> If the project site is not located within a seismic hazard area as identified by the <i>State of California, Department of Conservation, Earthquake Zones and Required Investigations Map</i> it is presumed to have a less than significant impact with mandatory compliance with the California Building Code absent substantial evidence to the contrary.				

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts relating to seismic ground shaking. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 4.7-1 As required by Municipal Code Title 8-*Buildings and Construction*, the Project shall comply with the most recent edition of the *California Building Code* which requires the Project to comply with the approved recommended seismic design

requirements contained in the project specific geotechnical report and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.

The nearest active fault is the San Jacinto (San Bernardino) located approximately 10 miles from the Project site, with anticipated maximum moment magnitude (Mw) of 7.7. The design and construction of the improvements at the Project site would be subject to the mandatory requirements and standards of the California Building Standards Code (CBSC) Title 24 (CALGreen) and Title 8, *Buildings and Construction*, of the City of Jurupa Valley Municipal Code, which are designed to attenuate the effects of strong ground shaking. Compliance with applicable requirements of CBSC CALGreen and the City of Jurupa Valley Municipal Code would be assured through City review of grading and building permits which would ensure that seismic ground shaking effects are attenuated (these requirements would be required through adherence to PPP 4.6-1 and 4.6-2). The requirements identified in the CBSC CALGreen regulations are designed to ensure that buildings are able to withstand the levels of seismic ground shaking to which the proposed Project would be subject. Accordingly, the Project would have a less than significant impact associated with seismically-induced ground shaking and mitigation is not required.

**Level of Significance:** Less than significant.

Threshold 4.7(a2). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Seismic-related ground failure, including liquefaction?			■	
<i>Significance Criteria: If the project is not located within an area susceptible to liquefaction as shown on General Plan Figure 8-5- Liquefaction Susceptibility in Jurupa Valley or identified as being susceptible to liquefaction based on a project specific geotechnical report, it is presumed to have no impact absent substantial evidence to the contrary.</i>				

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts relating to seismic ground shaking. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 4.7-1 shall apply.

According to General Plan<sup>17</sup> the Project site has a high potential for liquefaction. However, based on the Preliminary Geotechnical Investigation prepared for the Project (Appendix D), the potential for liquefaction is considered “very low.” In any event, as required by PPP 4.7-1 above, construction of the single-family homes is subject to the *California Building Standards Code* (CBSC) Title 24 (CALGreen) and Title 8, *Buildings and Construction*, of the City of Jurupa Valley Municipal Code to ensure that the Project attenuates any impacts related to liquefaction.

**Level of Significance:** Less than significant.

Threshold 4.7(a3). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Landslides?				■
<i>Screening Criteria: If the project is not located within the High or Very High zone per General Plan Figure 8-6: Landslide Susceptibility in Jurupa Valley, it is presumed to have no impact absent substantial evidence to the contrary.</i>				

### Impact Analysis

The site is relatively flat and is not adjacent top any slopes or hillsides that could be potentially susceptible to landslides.

**Level of Significance:** No Impact.

Threshold 4.7(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial soil erosion or the loss of topsoil?			■	
<i>Significance Criteria: The project is inconsistent with Municipal Code Chapter 6.05 - Storm Water/Urban Runoff Management and Discharge Controls.</i>				

### Impact Analysis

#### Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. CalGreen Section 4.106.2<sup>18</sup> requires that Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs

<sup>17</sup> City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

<sup>18</sup> CalGreen Chapter 4 Residential Mandatory Measures.

one acre or more, shall manage storm water drainage during construction. one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site through one or more of the following measures:

- ☐ Retention basins of sufficient size shall be utilized to retain storm water on the site.
- ☐ Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- ☐ Compliance with a lawfully enacted storm water management ordinance.

Through compliance with CalGreen, construction impacts related to erosion and loss of topsoil would be less than significant.

### *Operation*

In the developed condition, runoff will be routed to bioretention facilities (i.e. shallow, vegetated basins underlain by an engineered soil media). The Project also includes installation of landscaping throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the Project. These design features will reduce the potential for stormwater to erode topsoil downstream.

***Level of Significance:*** Less than significant.

Threshold 4.7(c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			■	

### **Impact Analysis**

#### *Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts relating to an unstable geologic unit. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.7-1 shall apply.



### *Landslide/Lateral Spreading*

As noted in the response to Threshold 4.7 (a) (4) above, the site is relatively flat and contains no slopes that may be subject to landslides. With implementation of PPP 4.7-1, no lateral spreading due to liquefaction will occur.

### *Liquefaction/ Subsidence/Collapse*

According to General Plan<sup>19</sup> the Project site has a high potential for liquefaction. However, based on the Preliminary Geotechnical Investigation prepared for the Project (Appendix D), the potential for liquefaction is considered “very low.” In any event, as required by PPP 4.7-1 above, construction of the single-family homes is subject to the *California Building Standards Code* (CBSC) Title 24 (CALGreen) and Title 8, *Buildings and Construction*, of the City of Jurupa Valley Municipal Code to ensure that the Project attenuates any impacts related to liquefaction, subsidence or collapse.

**Level of Significance:** Less than significant.

Threshold 4.7(d) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			■	
<i>Significance Criteria: The project site is located on soil that has an EI Expansion Potential &gt;91 according to the results of the laboratory testing performed in accordance with ASTM D 4829.</i>				

## **Impact Analysis**

### *Plans, Policies, and Programs*

The following apply to the Project and would reduce impacts relating to expansive soils. These measures will be included in the Project’s Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.7-1 shall apply.

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater,

<sup>19</sup> City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

drought, or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade.

Based on laboratory testing, risks from expansive soils are considered to be low. In any event, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in Preliminary Soils Investigation prepared for the Project. (Appendix D).

**Level of Significance:** Less than significant.

Threshold 4.7(e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				■
<i>Significance Criteria: The project's proposed septic tanks or alternative wastewater disposal system do not meet the regulatory requirement of the Local Agency Management Program (LAMP) applicable to Jurupa Valley.</i>				

## Impact Analysis

### Plans, Policies, and Programs

The following apply to the Project and would reduce impacts relating to seismic ground shaking. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 4.7-2 As required by Municipal Code Sec. 6.65.030, prior to the issuance of a building permit, approval of the on-site wastewater treatment system (OWTS) shall require detailed plan review, pre-site, and construction inspections to be completed by the Building and Safety Department.

The near surface soils consisted of silty sand. Generally this soil type is acceptable for a septic system. As required by PPP 4.7-2, approval of a percolation test to confirm the soils are capable of supporting a septic system would be required.

**Level of Significance:** Less than significant with implementation of PPP 4.7-2.

Threshold 4.7(f) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		
<p><i>Significance Criteria (Paleontology): The project is identified as "HIGH SENSITIVITY (HIGH A) for paleontological resources in the Parcel Report available on the Riverside County Map My County website.</i></p> <p><i>Significance Criteria (Unique Geologic Feature): A geologic feature is unique if it is a geologic formation that is exclusive locally or regionally.</i></p>				

## Impact Analysis

### Paleontological Resources

General Plan Figure 4-18- Paleontological Sensitivity, indicates that the site has a high sensitivity (HA) designation for finding paleontological resources<sup>20</sup>. Therefore, the following mitigation measures are required.

### Mitigation Measures

**GEO-1: Paleontological Resource Inadvertent Discovery.** *If paleontological resources are encountered during ground-disturbing activities on any lot, activities will be temporarily redirected from the vicinity of the find. The Project Applicant shall be required to retain a qualified archaeologist approved by the City to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.*

**GEO-2: Paleontological Treatment Plan.** *If a significant paleontological resource(s) is discovered on any lot, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.*

### Unique Geologic Features

The Project site is flat and consists of developed, inhabited land that has been subject to a variety of human disturbances including on-going equestrian activities, residential activities, and disturbances associated with the surrounding developments. The site soils generally consist of fine, very silty sand and medium to coarse grain sand. Some artificial fill was noted around the center section of the site consisting of gravel (slag). These features are common in the

<sup>20</sup> City of Jurupa Valley, General Plan, Conservation and Open Space Element, Figure 4-18, Paleontological Sensitivity.

area. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally.

**Level of Significance:** With implementation of Mitigation Measures GEO-1 and GEO-2, impacts are **less than significant**.

## 4.8 Greenhouse Gas Emissions

The following analysis is based in part on a technical report titled, *CalEEMod Outputs* which is dated November 30, 2020 and is included as Technical Appendix A to this Initial Study.

<b>Threshold 4.8 (a-b) Would the Project:</b>	<b>Potentially Significant or Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■	

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts relating to greenhouse gas emissions. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.8-1 As required by Municipal Code Section 8.05.010 (7) , *California Energy Code*, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.

PPP 4.8-2 As required by Municipal Code Section 8.05.010 (8), *California Green Building Standards Code*, prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.

No single land use project could generate enough greenhouse gas (GHG) emissions to noticeably change the global average temperature. Cumulative GHG emissions, however, contribute to global climate change and its significant adverse environmental impacts. Thus, the primary goal in adopting GHG significance thresholds, analytical methodologies, and mitigation measures is to ensure new land use development provides its fair share of the GHG reductions needed to address cumulative environmental impacts from those emissions.



### *Thresholds of Significance*

General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). Beginning in April 2008, the SCAQMD convened a Working Group to provide guidance to local lead agencies in determining significance for GHG emissions in their CEQA documents. In September 2010, the SCAQMD Working Group presented a revised tiered approach to determining GHG significance for residential and commercial projects (SCAQMD 2010). These proposals have not yet been considered by the SCAQMD Board.

- At Tier 1, GHG emissions impacts would be less than significant if the project qualifies under a categorical or statutory CEQA exemption.
- At Tier 2, for projects that do not meet the Tier 1 criteria, the GHG emissions impact would be less than significant if the project is consistent with a previously adopted GHG reduction plan that meets specific requirements.<sup>9</sup>
- At Tier 3, the Working Group proposes extending the 10,000 MTCO<sub>2</sub>e/yr screening threshold currently applicable to industrial projects where the SCAQMD is the lead agency, described above, to other lead agency industrial projects. For residential and commercial projects, the Working Group proposes the following Tier 3 screening values: either (1) a single 3,000-MTCO<sub>2</sub>e/yr threshold for all land use types or (2) separate thresholds of 3,500 MTCO<sub>2</sub>e/yr for residential projects, 1,400 MTCO<sub>2</sub>e/yr for commercial projects, and 3,000 MTCO<sub>2</sub>e/yr for mixed-use projects.

A project with emissions less than the applicable screening value would be considered to have less than significant GHG emissions.

The City has determined that the SCAQMD's Interim GHG Threshold that identifies a screening threshold of 3,000 MTCO<sub>2</sub>e to determine whether additional analysis is required is appropriate for this Project.

A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of the Project is provided in Table 4.8-1 on page 48.

**Table 4.8-1: Annual Greenhouse Gas Emissions**

Emission Source	Emissions (MT/yr)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	4.17	0.00	0.00	4.17
Area Source	1.63	1.6700e-003	4.0000e-005	1.68
Energy Source	22.04	7.3000e-004	2.7000e-004	22.14
Mobile	69.35	3.4100e-003	0.0000	69.44
Waste	1.16	0.06	0.00	2.88
Water Usage	2.18	0.01	2.70	2.52
<b>Total CO<sub>2</sub>E (All Sources)</b>	<b>98.69</b>			
<b>Screening Threshold (CO<sub>2</sub>E)</b>	<b>3,000</b>			
<b>Threshold Exceeded</b>	<b>NO</b>			

Source: CalEEMod Outputs (Appendix A).

As shown on Table 4.8-1, the Project has the potential to generate a total of approximately 98.69 MTCO<sub>2</sub>e per year. As such, the Project would not exceed the City's screening threshold of 3,000 MTCO<sub>2</sub>e per year. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change and no mitigation or further analysis is required.

**Level of Significance:** Less than significant.

<b>Threshold 4.8 (a-b) Would the Project:</b>	<b>Potentially Significant or Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	

### Impact Analysis

The City is in the process of preparing a Climate Action Plan (CAP) in conjunction with WRCOG which will identify specific policies and regulations that are directed at the project level. Until such time that the City adopts a CAP, the Project is evaluated for



consistency with the following plans, policies, or regulations to reduce greenhouse gas (GHG) emissions.

### *General Plan*

The Land Use; Housing; Mobility; Conservation and Open Space; and Community Safety, Services, and Facilities Elements include policies programs to reduce GHG emissions and help slow the progression of climate change, including, but not limited to reducing vehicle miles traveled, energy conservation, water conservation, and solid waste reduction. The Project is consistent with the General Plan and accordingly, is consistent with policies and programs to reduce GHG emissions.

### *State Codes and Regulations*

The Project will implement the following City Plans, Policies, and Programs:

- PPP 4.8-1 As required by Municipal Code Section 8.05.010 (7) , *California Energy Code*, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.
- PPP 4.8-2 As required by Municipal Code Section 8.05.010 (8), *California Green Building Standards Code*, prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.
- PPP 4.19-1 The Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Based on analysis above, the Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

***Level of Significance:* Less than significant.**

## 4.9 - Hazards And Hazardous Materials

The following analysis is based in part on a technical report titled, *Phase I Environmental Site Assessment*, Dudek, which is dated March 2020 and is included as Technical Appendix E to this Initial Study.

Threshold 5.9(a) (b)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			■	
b) 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?			■	
<i>Significance Criteria:</i> 1) The project handles a hazardous material or mixture containing a hazardous material (see definitions above) that has a quantity at any one time during the reporting year equal to or greater than the amounts specified by Health and Safety Code §25507 et seq. 2) The project handles or store hazardous materials in a quantity equal or greater to the amounts specified by Health and Safety Code §25507 <b>and</b> is located within designated 100- or 500-year flood zones.				

### Impact Analysis

#### Existing Hazardous materials Conditions

- **Agricultural Use:** Based on a review of historical sources, the subject property did not appear to be used for agriculture. Off-Site Sources This environmental assessment did not reveal potential off-site sources of contamination that would impact the environmental conditions of the subject property.
- **Residential Use:** Based on a review of historical sources, the subject property has recently been used for residential purposes. One septic tank is located on the subject property.
- **Polychlorinated Biphenyl Items:** One pole-mounted transformer and one pad-mounted transformer were observed on the subject property; the transformers appeared to be in good condition and no staining was observed.
- **Fill Material:** No fill material was observed on the subject property. Stained Soil A small area of stained soil was observed on the southern portion of the subject property near

construction equipment. This staining was limited in size (less than 1 square foot) and is considered to be de minimis.

- **Debris:** Debris/construction materials were observed stored on the subject property. The debris and materials included PVC pipes, railroad ties, roofing tiles, and other miscellaneous construction-related materials.
- **Tanks:** One 500-gallon diesel AST within a secondary containment basin was observed on the subject property. No staining was observed in the vicinity of the diesel AST or within the secondary containment basin.

Based on the Phase I Environmental Site Assessment prepared for the Project (Appendix E), the assessment did not reveal evidence of recognized environmental conditions (RECs), historical RECs, or controlled RECs.

### *Construction Activities*

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. A less than significant impact would occur.

### *Operational Activities*

The Project site would be developed with residential land uses which is a land use not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints,

adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site.

Pursuant to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials.

**Level of Significance:** Less than significant.

Threshold 4.9 (c) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			■	
<i>Significance Criteria: The project site is located within ¼th mile of an existing public or private school <b>and</b> the project handles a hazardous material or mixture containing a hazardous material (see definitions above) that has a quantity at any one time during the reporting year equal to or greater than the amounts specified by Health and Safety Code §25507 et seq.</i>				

## Impact Analysis

The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest schools are Van Buren Elementary School located approximately 0.5 miles northwest of the Project site and Pedley Elementary School located approximately 0.4 miles southeast of the Project site. In addition, as discussed in the responses to Thresholds 4.9 (b) and 4.9 (c) above, all hazardous or potentially hazardous materials handling and would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials.

**Level of Significance:** Less than significant.

Threshold 4.9 (d) Would the Project	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) 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?				■
<i>Significance Criteria: The project site is identified on any of the following: 1) List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database; List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database; List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.; List of "active" CDO and CAO from Water Board; or 5) List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.</i>				

### Impact Analysis

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code Section 65962.5. Below are the data resources that provide information regarding the facilities or sites identified as meeting the Cortese List requirements.

- ☐ List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- ☐ List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database.
- ☐ List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- ☐ List of "active" CDO and CAO from Water Board.
- ☐ List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on a review of the Cortese List maintained by the California Environmental Protection Agency the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.<sup>21</sup>

<sup>21</sup> California Environmental Protection Agency, Cortese List Data Resources, <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed August 20, 2020.

**Level of Significance: No impact.**

Threshold 4.9 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 result in a safety hazard or excessive noise for people residing or working in the Project area?				■
<i>Significance Criteria: The project is located within a compatibility zone of the Flabob Airport, Riverside Municipal Airport and does not meet the Compatibility Criteria for Land Use Actions identified in the applicable Airport Land Use Compatibility Plan for the airport.</i>				

**Impact Analysis**

The nearest airport is Riverside Municipal Airport located approximately 3 miles southeast of the Project site. According to *Map RI-1, Compatibility Map, Riverside Municipal Airport*, the Project site is not located within an airport compatibility zone.<sup>22</sup>

**Level of Significance: No impact.**

Threshold 4.9 (f) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
<i>Significance Criteria: The project may have a significant impact if: 1) The project is inconsistent with the City of Jurupa Valley Local Hazard Mitigation Plan and the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan; any required street improvements do not meet General Plan and/or City standards; or 3) the project has less than two (2) routes for emergency egress and regress (unless otherwise allowed by the Fire Department)</i>				

<sup>22</sup> Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan*, March 2006. Available at: <http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/20-%20Vol.%201%20Riverside%20Municipal.pdf>

## Impact Analysis

Access to Lot 1 currently exists from Felspar Street. Access to Lots 2 through 6 is proposed via a private street off of Felspar Street. The proposed street will be designed per City standards.

The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles from Felspar Street. As such, the Project will not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures.

**Level of Significance:** Less than significant.

Threshold 4.9 (g) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				■
<i>Significance Criteria: The project is located within a "High" fire hazard zone per General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley.</i>				

## Impact Analysis

According to the General Plan<sup>23</sup>, the Project site is not located within a high wildfire hazard area. (Also refer to analysis under Issue 4.20, Wildfire.

**Level of Significance:** No impact.

## 4.10 Hydrology And Water Quality

The following analysis is based in part on the following technical reports:

- *Hydrology Calculations Tract No. 37186, 5475 and 5497 Felspar Street*, prepared by Kurt Leavitt, P.E., date unknown, and is included as Appendix F to this Initial Study.
- *Project Specific Preliminary Water Quality Management Plan, Tentative Tract Map No, 37186*, prepared by Kurt Leavitt, P.E., dated August 1, 2019 and is included as Appendix G to this Initial Study.

<sup>23</sup> City of Jurupa Valley, General Plan Safety Element, Figure 8-10: Wildfire Severity Zones in Jurupa Valley.



Threshold 4.10 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			■	
<p><i>Significance Criteria (Water Quality Standards): The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.</i></p> <p><i>Significance Criteria (Waste Discharge Requirements for onsite system): The project is inconsistent with Municipal Code Chapter 6.65. – Sewage Discharges.</i></p> <p><i>Significance Criteria (Waste Discharge Requirements): The project is inconsistent with any applicable Pre-Treatment Ordinance required by the water agency that serves the project.</i></p>				

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

The following applies to the Project and would reduce impacts relating water quality and waste discharge requirements. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.10-1 As required by Municipal Code Chapter 6.05- Storm Water/Urban Runoff Management and Discharge Controls, the Project is required to protect and enhance the water quality of county/city watercourses, water bodies, ground water, and wetlands in a manner pursuant to and consistent with applicable requirements contained in the Santa Ana Region Order No. R8-2010-0033, NPDES No. CAS 618033 regulated by the State of California, California Regional Water Quality Control Board, parented by the Federal Clean Water Act (Title 33 U.S.C. Section 1251 et seq.), Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.

### Water Quality Standards

The Porter-Cologne Water Quality Control Act<sup>24</sup> defines water quality objectives (i.e., standards) as "...the limits or levels of water quality constituents or characteristics which are

<sup>24</sup> California Water Boards, *Porter-Cologne Water Quality Control Act*, January 2019. Available at: [https://www.waterboards.ca.gov/laws\\_regulations/docs/portercologne.pdf](https://www.waterboards.ca.gov/laws_regulations/docs/portercologne.pdf)

*established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area”[(§13050 (h))].*

#### *Construction Impacts (Water Quality Standards)*

Construction of the Project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any protective or avoidance measures.

If the Project will be developed all at one time, the Municipal Code requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities<sup>25</sup>. The permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

Compliance with the permit requires the preparation and implementation of a Storm Water Pollution Prevention Plan for construction-related activities, including grading. The plan would specify the measures that would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the site.

If each lot is developed separately over time, CalGreen Section 4.106.2<sup>26</sup> requires that Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site through one or more of the following measures:

- ☐ Retention basins of sufficient size shall be utilized to retain storm water on the site.
- ☐ Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- ☐ Compliance with a lawfully enacted storm water management ordinance.

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<sup>25</sup> City of Jurupa Valley, *Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls*. Available at:

[https://library.municode.com/ca/jurupa\\_valley/codes/code\\_of\\_ordinances?nodeId=TIT6HESA\\_CH6.05STWAURRUMADICO](https://library.municode.com/ca/jurupa_valley/codes/code_of_ordinances?nodeId=TIT6HESA_CH6.05STWAURRUMADICO)

<sup>26</sup> CalGreen Chapter 4 Residential Mandatory Measures.

Through compliance with CalGreen, construction impacts related to water quality standards would be less than significant.

#### *Operational Impacts (Water Quality Requirements)*

Storm water pollutants commonly associated with the type of land uses that could occupy the proposed buildings include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Pursuant to the requirements of the Municipal Code<sup>27</sup>, a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The Plan prepared for the Project (Appendix E), proposes to divert runoff Lots 2 to bioretention facilities (i.e. shallow, vegetated basins underlain by an engineered soil media).

With implementation of these drainage features, impacts related to water quality standards would be less than significant.

#### Waste Discharge Requirements

Waste Discharge Requirements are issued by the Santa Ana Regional Board under the provisions of the California Water Code, Division 7 “Water Quality,” Article 4 “Waste Discharge Requirements.”<sup>28</sup> These requirements regulate the discharge of wastes which are not made to surface waters, but which may impact the region’s water quality by affecting underlying groundwater basins. Discharge requirements are issued for Publicly Owned Treatment Works’ wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies, and a variety of other activities which can affect water quality.

#### *Operational Impacts (Waste Discharge Requirements)*

The Project is proposing the installation of a 1,500-gallon capacity septic system for Lots 2 through 6. Parcel 1 has an existing septic system. The installation of the septic system is subject to the *State Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems* (OWTS Policy). This Policy establishes a statewide, risk based, tiered approach for the regulation and management of OWTS installations and replacements and sets the level of performance and protection expected from OWTS. In particular, the Policy requires actions for water bodies specifically identified as part this Policy where OWTS contribute to water quality degradation that adversely affect beneficial uses. This

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<sup>27</sup> Ibid.

<sup>28</sup> California Water Boards, *Waste Discharge Requirements Program*, July 3, 2020. Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/waste\\_discharge\\_requirements/](https://www.waterboards.ca.gov/water_issues/programs/waste_discharge_requirements/)

Policy only authorizes subsurface disposal of domestic strength, and in limited instances high strength, wastewater and establishes minimum requirements for the permitting, monitoring, and operation of OWTS for protecting beneficial uses of waters and preventing or correcting conditions of pollution and nuisance.

As required by PPP 4.7-2, the City of Jurupa Valley in addition to implementing its own local codes and ordinances, shall determine whether the Project meets the OWTS Policy.

**Level of Significance:** With implementation of PPP 4.7-2 , impacts are **less than significant**.

Threshold 4.10 (b) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			■	
<i>Significance Criteria: If the project's water supply comes from an adjudicated basin and the basin is not classified as "high" or "medium priority" by the Sustainable Groundwater Management Act, impacts are presumed to be less than significant absent substantial evidence to the contrary.</i>				

## Impact Analysis

### Groundwater Supplies

The Project would be served with potable water by the Jurupa Community Services District (JCSD). Domestic water supplies from JCSD are reliant on groundwater from the Chino Groundwater Basin through the Chino Basin Desalter Authority as a primary source. The Chino Basin Watermaster was established in 1978 under a Judgment entered in the Superior Court of the State of California for the County of San Bernardino. The Judgment adjudicated the groundwater rights in Chino Basin and required that the Basin be operated in accordance with the provisions of the Judgment under the direction of a court-appointed Chino Basin Watermaster (Watermaster). The 1978 Judgment and subsequent agreements, ensure adequate water supplies in times of severe drought. In addition, basin-wide groundwater recharge capability, enhanced storage of higher quality water, and increased pumping capacity to extract the groundwater are critical elements to Basin management. The JCSD reviewed the Project and indicated that they have sufficient water supplies to serve the Project.

Development of the Project would also increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. This would have a less than significant impact on groundwater recharge in the areas since the Project site is not located in an area managed for groundwater recharge.

Based on the above analysis, impacts to groundwater supplies and recharge would be less than significant and no mitigation measures are required.

### *Sustainable Groundwater Management*

The Sustainable Groundwater Management Act requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. The act requires the prioritization of basins and subbasins based on a variety of factors such as population and number of water wells in a basin. Basins are ranked from very-low to high-priority. Basins ranking high- or medium-priority are required to form Groundwater Sustainability Agencies to manage basins sustainably and requires those agencies to adopt Groundwater Sustainability Plans.

According to the SGMA Prioritization Dashboard the Upper Santa Ana Valley- Chino Groundwater Basin has a prioritization classification of Very Low<sup>29</sup>. Therefore, the basin is not subject to a Sustainable Groundwater Water Management program and the Project will not substantially impede sustainable groundwater management of the basin

### *Level of Significance. Less than significant.*

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			■	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			■	
(iii) 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?			■	

<sup>29</sup> Department of Water Resources, *SGMA Basin Prioritization Dashboard*, <https://gis.water.ca.gov/app/bp-dashboard/final/>, accessed August 30, 2020.

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(iv) Impede or redirect flood flows?			■	

## Impact Analysis

### Existing Condition

The Project site is currently consists of undeveloped areas with an existing single-family home. The Project site drains into .

### Proposed Condition

The grading and drainage design of the Project has been developed to maintain the natural discharge patterns as much as practical. Storm water runoff from new development on Lots 2 through 6 will be diverted to bioretention facilities (i.e. shallow, vegetated basins underlain by an engineered soil media) which will adequately manage and treat surface runoff.

As proposed, the design of the storm drain system will not result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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, or impede or redirect flood flows.

**Level of Significance.** With implementation of PPP 4.10-1 through 4.10-2, impacts are **less than significant**.

Threshold 4.10 (d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				■
<i>Significance Criteria: If the project is not located within a flood hazard zone, tsunami inundation zone or near a water body capable of producing a seiche, the project is presumed to have no impact absent substantial evidence to the contrary.</i>				

## Impact Analysis

According to the General Plan<sup>30</sup>, the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps<sup>31</sup>, the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as seiche.

**Level of Significance: No impact.**

Threshold 4.10 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			■	
<p><i>Significance Criteria (Water Quality Plan): Would the project obstruct implementation of the Santa Ana Region Basin Plan?</i></p> <p><i>Significance Criteria (Groundwater Management Plan): If the project's water supply comes from an adjudicated basin and the basin is not classified as "high" or "medium priority" by the Sustainable Groundwater Management Act, impacts are presumed to be less than significant absent substantial evidence to the contrary.</i></p>				

## Impact Analysis

As discussed under Threshold 4.10 (a) and 4.10 (c), with implementation of the proposed drainage system improvements, the Project will not conflict with or obstruct implementation of a water quality control plan.

As discussed under Threshold 4.10 (b), the Project site is not subject to a Sustainable Groundwater Water Management program and will not substantially impede sustainable groundwater management of the basin

**Level of Significance: Less than significant.**

<sup>30</sup> City of Jurupa Valley, *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM)*.

<sup>31</sup> California Department of Conservation, *California Official Tsunami Inundation Maps*, [https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered%20tsunamis%20for%20each%20area.](https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered%20tsunamis%20for%20each%20area.,), accessed August 30, 2020.



## 4.11 Land Use And Planning

Threshold 4.11 (a)	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide a community?				■
<i>Significance Criteria: The project involves the construction of a new a new freeway, highway, or roadway or proposes the construction of any physical feature that would serve to impede the connectivity between parts of a cohesive neighborhood or community.</i>				

### Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project site is approximately 7.7 acres in size and is and is surrounded on 3 side by existing single-family homes and on 1 side by Felspar Street. As such, the Project will not divide an established community.

**Level of Significance: No impact.**

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		■		
<i>Significance Criteria:: If the analysis in the Initial Study demonstrates that there are no significant environmental impacts, then the project is consistent with the General Plan, South Coast Air Quality Management District's Final 2016 Air Quality Management Plan, California Air Resources Board Scoping Plan, Western Riverside County Multiple Species Habitat Conservation Plan, Santa Ana Regional Water Quality Control Board's Santa Ana Region Basin Plan, and any other applicable plan whose purposes is to avoid or mitigate an environmental effect. Impacts are presumed to be less than significant absent substantial evidence to the contrary.</i>				

### Impact Analysis

*Plans, Policies, or Programs (PPP)*

The applicable plans and policies relating to a 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, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect are described in the analysis below.

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable land use plan, policy, or regulation, including but not limited to, *General Plan, South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, Western Riverside County Multiple Species Habitat Conservation Plan*, or the *Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program* with implementation of the PPP's and Mitigation Measures throughout this Initial Study.

**Level of Significance:** Less than significant.

## 4.12 Mineral Resources

Threshold 4.12 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
<i>Significance Criteria:</i> The project is located within Mineral Resource Zone (MRZ) MRZ-1 or MRZ-2 as shown on General Plan Figure 4-16-Jurupa Valley Mineral Resources.				

### Impact Analysis

According to the General Plan<sup>32</sup> the Project site is located within Mineral Resource Zone (MRZ) 3, which is defined as “Areas containing known or inferred mineral occurrences of undetermined mineral resources significance.” However, no mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

**Level of Significance:** No impact.

<sup>32</sup> City of Jurupa Valley, *General Plan Figure 4-16: Jurupa Valley Mineral Resources*.

Threshold 4.12 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
<i>Significance Criteria: The project site is located on land designated as Open Space, Mineral Resources (OS-MIN) by the General Plan.</i>				

### Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and Includes areas held in reserve for future mineral extraction and processing.<sup>33</sup> The Project site is delineated as Country Neighborhood (LDR). Therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

**Level of Significance:** No impact.

## 4.13 Noise

Threshold 4.13 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		■		

<sup>33</sup> City of Jurupa Valley, *General Plan Land Use Element*, p.2-28.

Threshold 4.13 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Significance Criteria: The project may have a significant impact if:</i></p> <p><u>Construction:</u> 1) The project is inconsistent with General Plan Policy NE 3.5: Construction Noise; and 2) Construction noise levels exceed the levels identified in the latest version of the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual.</p> <p><u>Operational Noise (Stationary):</u> The project is inconsistent with General Plan Policy NE 1.3 New or Modified Stationary Noise Sources.</p> <p><u>Operational Noise (Transportation):</u> Traffic generated by the project would result in a noticeable increase in roadway noise in the immediate vicinity of the subject property in areas where exterior noise is already in excess of City standards. A noticeable increase in roadway noise would occur in traffic noise increased by 3 dBA or more.</p>				

## Impact Analysis

### Construction Noise Impacts

Section 11.05 (9) of the Municipal Code exempts private construction projects located within one-quarter (¼) of a mile from an inhabited dwelling, provided that: (a) Construction does not occur between the hours of six (6:00) p.m. and six (6:00) a.m. during the months of June through September; and (b) Construction does not occur between the hours of six (6:00) p.m. and seven (7:00) a.m. during the months of October through May.

However, Section 11.05.010 states: “This chapter is not intended to establish thresholds of significance for the purpose of any analysis required by the California Environmental Quality Act (Pub. Resources Code Section 21000 et seq.) and no such thresholds are established.”

In order to comply with CEQA, construction noise impacts are addressed in this section. on the adjacent single-family residences

Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. The background ambient noise levels in the Project study area are dominated by the transportation-related noise associated with vehicle traffic from Ridgeview Avenue.

Typical operating cycles for construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during grading phase. Typical construction equipment noise levels are shown in Table 4.13-1.

**Table 4.13-1: Typical Construction Equipment Noise Levels**

Type	Lmax (dBA) at 50 Feet
Backhoe	80
Grader, Dozer, Excavator, Scraper	85
Truck	88
Concrete Mixer	85
Pneumatic Tool	85
Pump	76
Saw, Electric	76
Air Compressor	81
Generator	81
Paver	89
Roller	74

Source: Table 7-1, *FTA Transit Noise and Vibration Impact Assessment Manual*.<sup>34</sup>

The construction noise levels are expected to range from 76 dBA to 85 dBA at the adjacent residential homes. These construction noise levels will exceed the 80 dBA significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* relied upon by the City<sup>35</sup>. To reduce impacts to these sensitive receptors to the maximum extent feasible, the following mitigation measure is required.

### Mitigation Measure(s)

***NOI-1-Construction Noise Mitigation Plan.*** Prior to the issuance of a grading permit for any lot, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

*“a) Haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.*

*b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.*

*c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.*

<sup>34</sup> Table 7-1, [https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123\\_0.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf)

<sup>35</sup> Table 7-2, *ibid*

*d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.”*

#### *Operational Noise Impacts*

The Project will result in the addition of 5 new single-family detached residential homes. The primary source of noise generated by this new development would be from future traffic generated by the proposed homes. According to Caltrans, the human ear is able to begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.<sup>36</sup> A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable. According to the ITE *Trip Generation Manual*, 10th Edition, the Project is expected to generate approximately 47 average daily vehicle trips. Because the Project site is located in a developed residential area, the addition of 47 new trips to the surrounding roadway network will not result in a doubling of traffic volumes in the area. As such, off-site transportation-related noise impacts would be less than significant and mitigation is not required.

#### **Conclusion**

With implementation of Mitigation Measure NOI-1 and PPP 4.13-1, the Project’s noise impacts will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

***Level of Significance:*** Less than significant.

Threshold 4.13 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of excessive ground borne vibration or groundborne noise levels?			■	
<i>Significance Criteria: The project may have a significant impact if it creates construction or operational vibration in excess of 0.20 PPV inch/second adjacent to or within one-quarter mile of sensitive receptors.</i>				

<sup>36</sup> Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

## Impact Analysis

Construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized on Table 4.13-2.

**Table 4.13-2: Vibration Source Levels for Construction Equipment**

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, September 2018.

Construction of five (5) additional homes that may occur simultaneously or individually is not expected to require the use of heavy construction equipment. Most likely a small bulldozer will be used. As shown in Table 4.13-2, a small bulldozer generates a vibration level of 0.003 PPV (in/sec) which is well below the City of Jurupa Valley vibration standard of 0.2 PPV (in/sec) threshold.

**Level of Significance:** Less than significant.

Threshold 4.13 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 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?			■	

## Impact Analysis

The Project proposes five (5) single-family homes and will not expose people to aircraft noise. In addition, the nearest airport is The nearest airport is Riverside Municipal Airport located approximately 3 miles southeast of the Project site. According to *Map RI-1, Compatibility Map, Riverside Municipal Airport*, the Project site is not located within an airport compatibility zone.<sup>37</sup>

<sup>37</sup> Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan*, March 2006. Available at: <http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/20-%20Vol.%201%20Riverside%20Municipal.pdf>

As such, there is no existing aircraft noise impacts affecting the site that would be exacerbated and thereby expose workers to excessive noise levels.<sup>38</sup>

**Level of Significance:** Less than significant impact.

## 4.14 Population And Housing

Threshold 4.14 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Induce substantial unplanned 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)?			■	
<i>Significance Criteria: The project is in an area that is currently undeveloped or unserved by major infrastructure, and the project would introduce unplanned infrastructure that was not previously evaluated in the General Plan.</i>				

### Impact Analysis

The Project would add five (5) residential homes. Based on data obtained from the State of California Department of Finance, the City of Jurupa Valley generates 3.84 persons per household.<sup>39</sup> Thus, the Project will add 19 persons to the overall population of the City. Typically, growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

Water service to the Project site will be provided by the Jurupa Valley Community Services District. No additional water infrastructure will be needed to serve the Project other than connection to the existing water line in Felspar Avenue.

An on-site septic system is proposed for each lot, so no extensions of sewer infrastructure is required to serve the Project. All other utilities, such as gas, electricity, and telecommunication are available to serve the Project site.

<sup>38</sup> Riverside County Airport Land Use Commission, *Flabob Airport Land Use Compatibility Plan, Noise Compatibility Contours, December, 2004*. Available at: <http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/14-%20Vol.%201%20Flabob.pdf>

<sup>39</sup> <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>



In addition, the analysis in Section 4.14, *Public Services*, of this Initial Study demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced.

**Level of Significance:** Less than significant.

Threshold 4.14 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				■

### Impact Analysis

The Project site contains one (1) existing residential home on 1 acre. The site will be subdivided to create five (5) lots for homes and will incorporate the existing home into the Project design. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

**Level of Significance:** No impact.

## 4.15 Public Services

Threshold 4.15 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
1) Fire protection?			■	
2) Police protection?			■	
3) Schools?			■	

Threshold 4.15 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4) Parks?			■	
5) Other public facilities?			■	
<p>Significance Criteria:</p> <p><u>1) Fire:</u> The project substantially affects Fire-Rescue response times (i.e., increase the existing response times in the project area) to the degree that new or altered fire facilities are required to meet the response times as listed in the County Fire Protection Master Plan or similar performance standard document adopted by the Riverside County Fire Department.</p> <p><u>2) Police:</u> The project cannot be served by existing Sheriff Department resources and new or altered sheriff facilities are required to serve the project.</p> <p><u>3) Schools:</u> As required by §65995 of the Government Code, a project is required to pay any applicable school district fee following protocol for impact fee collection required by that district. The payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.</p> <p><u>4) Parks:</u> The project will result in creating park deficiencies in the area resulting in the need for new or altered park facilities that are not off-set by the payment of development impact fees or the dedication of parkland.</p> <p><u>5) Other Public Facilities:</u> The project will result in creating deficiencies to other public facilities the area that are not off-set by the payment of development impact fees.</p>				

## **FIRE PROTECTION**

### **Impact Analysis**

#### *Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts relating to fire protection. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 4.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.
- PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or,

to offset the incremental increase in the demand for public services that would be created by the Project.

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Pedley Fire Station No. 16 located approximately 1 roadway miles south of the Project site at 9270 Limonite Avenue.

Development of the Project would impact fire protection services by placing an additional demand on existing fire protection resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

In addition, as required by the City's Inter-Agency Project Review Request process, the Project plans were routed to the Fire Department for review and comment on the impacts to providing fire protection services. The Fire Department did not indicate that the Project would result in the need for new or physically altered fire facilities in order to maintain acceptable service ratios, response times or other performance objectives.

Furthermore, the Municipal Code requires payment of the Development Impact Fee to assist the City in providing for fire protection services.<sup>40</sup> Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the above analysis, with implementation of PPP 4.14-1 and PPP 4.14-2, impacts related to fire protection are less than significant.

***Level of Significance:* Less than significant.**

## **POLICE PROTECTION**

### **Impact Analysis**

#### *Plans, Policies, or Programs (PPP)*

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<sup>40</sup> City of Jurupa Valley, *Municipal Code Chapter 3.75, Development Impact Fee*, June 10, 2020. Available at: <https://www.jurupavalley.org/168/Municipal-Code>

The following applies to the Project and would reduce impacts relating to police protection. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services<sup>41</sup>. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

In addition, as required by the City's Inter-Agency Project Review Request process, the Project plans were routed to the Sheriff's Department for review and comment on the impacts to providing police protection services. The Sheriff's Department did not indicate that the Project would result in the need for new or physically altered sheriff facilities in order to maintain acceptable service ratios, response times or other performance objectives.

Based on the above analysis, with implementation of PPP 4.15-2, impacts related to police protection are less than significant.

***Level of Significance:*** Less than significant.

## **SCHOOLS**

### **Impact Analysis**

#### *Plans, Policies, or Programs (PPP)*

The following applies to the Project and would reduce impacts relating to schools. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

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<sup>41</sup> Ibid.

PPP 4.15-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.

The Project proposes five (5) new housing units that may directly create additional students to be served by the Jurupa Unified School District. However, the Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

Based on the above analysis, with implementation of PPP 5.15-3, impacts related to schools are less than significant.

***Level of Significance: Less than significant.***

## **PARKS**

### **Impact Analysis**

#### ***Plans, Policies, or Programs (PPP)***

The following applies to the Project and would reduce impacts relating to parks. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.15-4 Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

The Project proposes five (5) new housing units that may increase the overall population of the City and generating additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

Based on the above analysis, with implementation of PPP 4.15-4, impacts related to parks are less than significant.

***Level of Significance: Less than significant.***

## **OTHER PUBLIC FACILITIES**

### **Impact Analysis**

*Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts relating to parks. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.15-2 above is applicable to the Project.

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 19 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons would not increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public services and/or equipment.<sup>42</sup>

Based on the above analysis, with implementation of PPP 4.14-2 above, impacts related to other public facilities are less than significant.

**Level of Significance: Less than significant.**

## 4.16 Recreation

Threshold 4.16 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			■	
<i>Significance Criteria: The project proposes a General Plan Amendment which could result in an increase in population over that projected in the adopted General Plan and the project will result in an increase in the of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.</i>				

### Impact Analysis

<sup>42</sup> Ibid.

*Plans, Policies, or Programs (PPP)*

The following applies to the Project and would reduce impacts relating to other public facilities. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.16-1 Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 19 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons would not cause a substantial physical deterioration of any recreational facilities or would accelerate the physical deterioration of any recreational facilities. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities.

**Level of Significance:** Less than significant.

Threshold 4.16 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				■
<p><i>Screening Criteria: If the project is a non-residential project and does not include on-site or off-site recreational facilities it may be presumed to have no impact absent substantial evidence to the contrary.</i></p> <p><i>Significance Criteria If a project includes recreational facilities or requires the construction or expansion of recreational facilities, significant impacts may occur if any of the Significance Thresholds identified in these Guidelines are exceeded.</i></p>				

**Impact Analysis**

The Project does not propose any recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

**Level of Significance:** No impact.





## 4.17 Transportation

Threshold 4.17(a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			■	
<i>Significance Criteria: A project that is inconsistent with the General Plan Mobility Element policies pertaining to the roadway network (except for LOS), pedestrian and bicycle facilities, equestrian and multi-purpose trails network, and public transit may have a significant impact.</i>				

### Impact Analysis

The Project site is served by transit service by the Riverside Transit Agency (RTA) Routes 21 and 29 which runs along Limonite Avenue approximately 1 mile south of the Project site. The Project is not proposing any improvements that would interfere with current transit service on Limonite Avenue. The Project will also provide paved pedestrian access connecting to Ridgeview Avenue. As such, Project impacts related to non-vehicular traffic will be less than significant and no mitigation is required.

**Level of Significance:** Less than significant.

Threshold 4.17(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			■	

### Impact Analysis

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate took effect July 1, 2020. Impacts related to LOS will be evaluated through the City's development review process apart from CEQA.

The *City of Jurupa Valley's Traffic Study Guidelines* provides details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than significant impact without conducting a more detailed analysis. The *Traffic Study Guidelines* describe a three-step screening procedure:

- ☐ Transit Priority Area (TPA) or High-Quality Transit Area (HQT) Screening.
- ☐ Low VMT Area Screening
- ☐ Project Type Screening

A land use project need only to meet one of the above screening thresholds to result in a less-than significant impact. Under the Project Type Screening criteria, a Project generating less than 250 daily vehicle trips is considered to have a less than significant impact on VMT. Based on trip generation factors from the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, 10<sup>th</sup> Edition, the Project will generate 47 daily vehicle trips and is therefore presumed to have a less than significant impact on VMT.

**Level of Significance:** Less than significant.

Threshold 4.17( b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
<p><i>Significance Criteria (Geometric Design Feature): A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department, may have a significant impact.</i></p> <p><i>Significance Criteria (Incompatible Use): The Project would be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard.</i></p>				

## Impact Analysis

Access to the site is already in place from Felspar Street abutting the Project site. The Project is proposing the following street improvements that will meet City standards:

- ☐ Widen Felspar Street to its ultimate half width, including pavement, curb, gutter, sidewalk and landscaping in accordance with RCTLMA Standard No. 105 or as approved by the City Engineer.

- Construct a radiused driveway approach at the intersection of the private ingress/egress easement (“driveway”) and Felspar Street in accordance with Standard No. 207A, as modified for residential purposes.

In addition, the Project is located in a residential area and would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

**Level of Significance:** Less than significant.

Threshold 4.17(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in inadequate emergency access?		■		
<i>Significance Criteria: 1) The project blocks roadways that provide emergency vehicle access during construction; or 2) The project does not provide adequate ingress and egress for emergency vehicles from adjacent roadways during operation.</i>				

### Impact Analysis

The Project would take access from Felspar Street from the proposed on-site private street. During the course of the preliminary review of the Project, the Project’s transportation design was reviewed by the City’s Engineering Department, County Fire Department, and County Sheriff’s Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

**Level of Significance:** Less than significant.

## 4.18 Tribal Cultural Resources

Threshold 4.18 (a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
<ul style="list-style-type: none"> <li>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?</li> <li>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</li> </ul>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		■		

### Impact Analysis

Tribal Cultural Resources consist of the following:

1. A tribal cultural resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

(2) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Assembly Bill (AB) 52 created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

The Planning Department notified the following California Native American Tribes per the requirements of AB52:

- ☐ Gabrieleño Band of Mission Indians – Kizh Nation.
- ☐ Soboba Band Luiseño Indians.
- ☐ San Manuel Band of Mission Indians.
- ☐ Torres Martinez Band of Cahuilla Indians.

Both the Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño Indians requested consultation and indicated that tribal cultural resources could be present on the site. As a result, the AB52 consultation process, the following mitigation measures are required:

### Mitigation Measure(s)

**TCR-1: Retain Registered Professional Archaeologist:** Prior to the issuance of a grading permit for any lot, the Project Applicant shall retain a Registered Professional Archaeologist (“Project Archaeologist”) subject to the approval of the City to be on-call during all mass grading and trenching activities. The Project Archaeologist’s responsibilities include, but are not limited to, coordinating with the Consulting Tribe(s) in the performance of Mitigation Measures TCR-2 through TCR-6 below;

**TCR-2: Cultural Resources Management Plan:** Prior to the issuance of a grading permit, the Project Archaeologist, in consultation with the Consulting Tribe(s), the Project Applicant, and the City, shall develop a Cultural Resources Management Plan (CRMP), to address the implementation of the City’s Tribal Cultural Resource Mitigation Measures TCR-3 through TCR-6, including but limited to, timing, procedures and considerations for Tribal Cultural Resources during the course of ground disturbing activities that will occur on the project site. The CRMP shall be subject to final approval by the City of Jurupa Planning Department.

**TCR-3: Tribal Monitoring:** Prior to the issuance of a grading permit, the Project Applicant shall provide the City of Jurupa Valley evidence of agreements with the consulting tribe(s), for tribal

monitoring. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. The Project Applicant is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities.

**TCR-4: Treatment and Disposition of Inadvertently Discovered Tribal Cultural Resources:** In the event that buried archaeological resources/Tribal Cultural Resources are uncovered during the course of ground disturbing activity associated with the project, all work must be halted in the vicinity of the discovery and the Project Archaeologist shall visit the site of discovery and assess the significance and origin of the archaeological resource in coordination with the consulting tribe(s). The following procedures will be carried out for treatment and disposition of the discoveries:

- 1) Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
- 2) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Jurupa Valley Department with evidence of same:
  - a) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. This will require revisions to the grading plan, denoting the location and avoidance of the resource.
  - b) Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; location information regarding the reburial location shall be included into the final report required under TCR-4. Copies of the report shall be provided to the City for their records, the Consulting Tribe(s), and the Eastern Informational Center.
  - c) Curation. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records

*shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:*

**TCR-5: Final Reporting:** *In the event significant tribal cultural resources as defined by subdivision (c) of Public Resources Code Section 5024.1, or Tribal Cultural Resources as defined by Pub. Resources Code, § 21074 (a), are discovered on the Project site, prior to the issuance of a building permit, the Project Proponent shall submit a Phase IV Cultural Resources Monitoring Report that complies with the County of Riverside Cultural Resources (Archaeological) Investigations Standard Scopes of Work for review and approval to the City of Jurupa Valley Planning Department. Once the report is determined to be adequate, the Project Proponent shall provide (1) copy to the City of Jurupa Valley Planning Department, and provide the City of Jurupa Valley, evidence that two (2) copies have been submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy has been submitted to the Consulting Tribe(s) Cultural Resources Department(s).*

**TCR-6: Discovery of Human Remains:** *In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).*

**Level of Significance:** With implementation of Mitigation Measures TCR-1 through TCR-6, impacts are **less than significant**.

## 4.19 Utilities And Service Systems

The following analysis is based in part on a technical report titled, “Water Will Serve Letter, Santa Ana River Water Company, August 31, 2018 and is included as Technical Appendix F to this Initial Study.

Threshold 4.19 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		■		
<i>Significance Criteria: A significant impact may occur if the if the installation of water, wastewater treatment, storm</i>				

Threshold 4.19 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>water drainage, electric power, natural gas, telecommunication facilities impacts any of the environmental topics in this Initial Study to a degree that impacts cannot be mitigated to less than significant levels.</i>				

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

There are no Plans, Policies, or Programs applicable to the Project relating to this issue

### *Water Facilities*

A water main pipeline will be connected to the existing water main in Ridgeview Avenue.

### *Wastewater Treatment Facilities*

An on-site septic system is proposed for each lot.

### *Storm Drainage Facilities*

In the developed condition, runoff from rooftops will be routed to downspouts which outlet to landscaped areas. Landscaped parkways will be used along some portions of the sidewalk to maximize pervious area on the site.

### *Electric Power Facilities*

The Project will connect to the existing Southern California Edison electrical distribution facilities available in the vicinity of the Project site.

### *Natural Gas Facilities*

The Project will connect to the existing Southern California Gas natural gas distribution facilities available in the vicinity of the Project site.

### *Telecommunication Facilities*

Telecommunication facilities include a fixed, mobile, or transportable structure, including, all installed electrical and electronic wiring, cabling, and equipment, all supporting structures, such



as utility, ground network, and electrical supporting structures, and a transmission pathway and associated equipment in order to provide cable TV, internet, telephone, and wireless telephone services to the Project site. Services that are not provided via satellite will connect to existing facilities maintained by the various service providers.

### Summary

In summary, the installation of the facilities as described above may impact biological resources, cultural resources, tribal cultural resources and generate construction noise. In instances where potentially significant impacts have been identified, Mitigation Measures BIO-1, BIO-2, CR-1, CR-2, GEO-1, GEO-2, and TCR-1 through TCR-6 are required to reduce impacts to less-than-significant levels.

**Level of Significance:** With the implementation the mitigation measures described above, impacts are **less than significant**.

Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			■	
<i>Significance Criteria: A significant impact may occur if the project results in the water purveyor (e.g. Jurupa Community Services District, Rubidoux Community Services District, Santa Ana Water Company) not being able to supply sufficient water for the project during normal, single-dry, and multiple-dry years over the next 25 years as described in their respective Urban Water Management Plans.</i>				

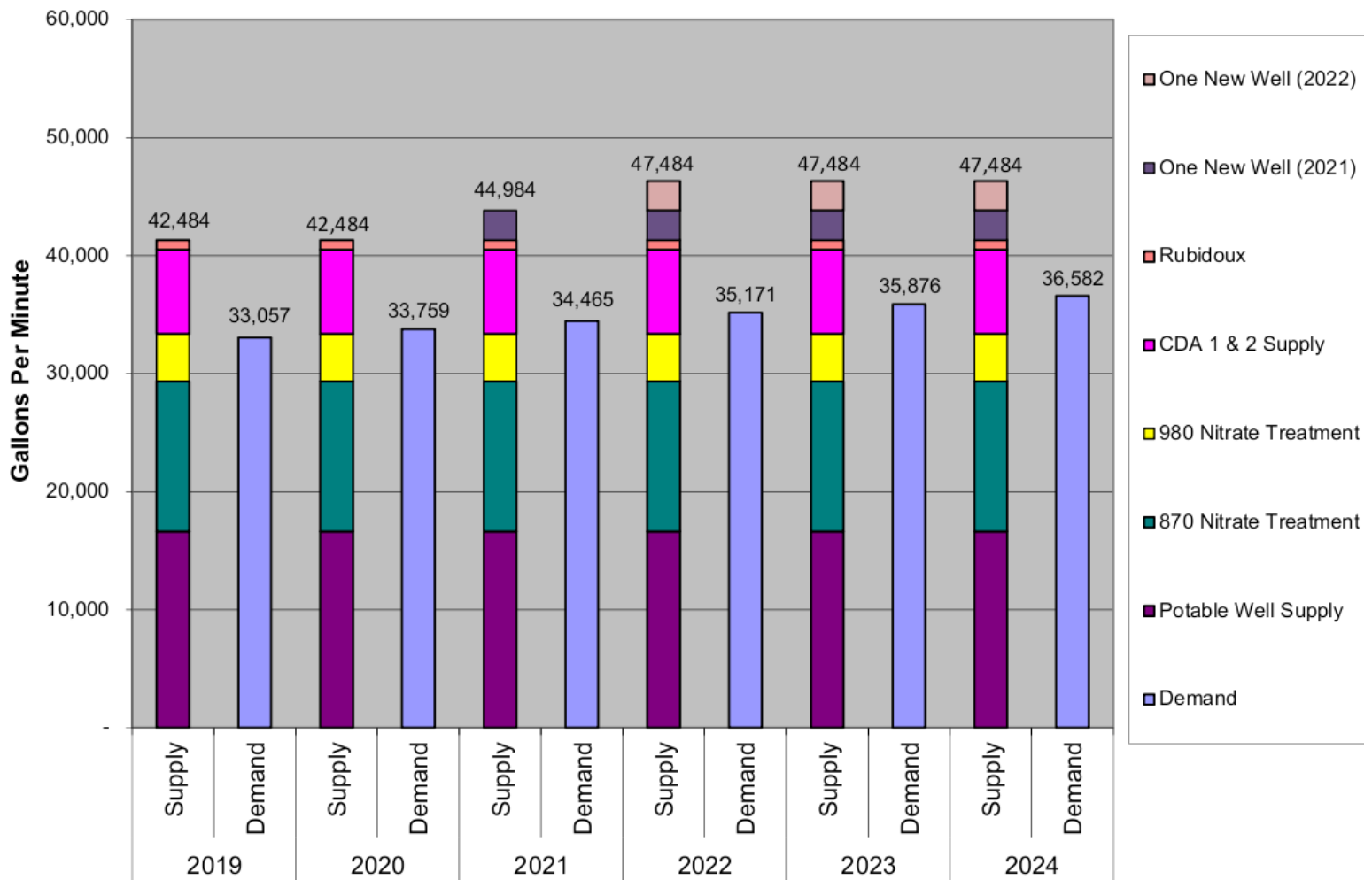
The following analysis is based in part on the document titled: *Water & Sewer Availability for TR 37186, located on Felspar Street north of 56th Street and south of 54th Street*, prepared by Webb & Associates dated February 25, 2020 and is included as Appendix I to this Initial Study.

### Impact Analysis

Water service would be provided to the Project site by the Jurupa Community Services District ("District"). The District's current water supply has sufficient capacity to meet its long-term current customers' needs per the 2015 Urban Water Management Plan, and its short-term current customers' needs and that of the proposed development per Figure 4.19-1, *Jurupa Community Services District Supply vs Maximum Day Demand, 2019-2024*.

<Figure 4.19-1, *Jurupa Community Services District Supply vs Maximum Day Demand, 2019-2024* is located on the following page>

**Figure 4.19-1, Jurupa Community Services District Supply vs Maximum Day Demand, 2019-2024**



As shown in Figure 4.19-1, the District's current water supply has sufficient capacity to meet its long-term

**Level of Significance:** Less than significant.

Threshold 4.19 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			■	
Significance Criteria: A significant impact may occur if the project results in the City of Riverside Water Quality Control Plant (RWQCP), which provides wastewater treatment services to the Jurupa Community Services District and the Rubidoux Community Services District, to exceed its capacity for wastewater treatment.				

### Impact Analysis

The Project proposes the construction of five (5) new 1,500-gallon septic tanks. Any remaining septage will most likely be disposed of at the Riverside Water Quality Control Plant (RWQCP), which is located on Acorn Street in the City of Riverside. The current capacity of the RWQCP is 40 million gallons per day (approximately 123 acre-feet per day). As such, any septage disposed of at RWQCP will be minimal.

**Level of Significance:** Less than significant.

Threshold 4.19 (d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate solid waste more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			■	
Significance Criteria: A project may have a significant impact if it does not participate in programs intended to meet waste diversion requirements of the General Plan as stated below:				
<ul style="list-style-type: none"> <li>CSSF 2.67 <u>Waste Diversion</u>. Achieve at least the minimum construction and demolition waste diversion requirement of 75%.</li> <li>State legislation (AB 341) mandates businesses and public entities generating four (4) cubic yards or more of waste per week and multifamily residential dwellings with five (5) units or more to recycle.</li> </ul>				

### Impact Analysis

*Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts relating to landfill capacity. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 4.19-1 The Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Solid waste from Jurupa Valley is transported to the Robert A. Nelson Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County. Solid waste generated during long-term operation of the Project would primarily be disposed at the Badlands Sanitary Landfill and/or El Sobrante Landfill. Table 4.19-1 on page 106 describes the capacity and remaining capacity of these landfills.

**Table 4.19-1. Capacity of Landfills Serving Jurupa Valley**

Landfill	Capacity (cubic yards)	Remaining Capacity (cubic yards)	Closure Date
Badlands Sanitary Landfill	34,400,000	15,748,789	1/1/2022
El Sobrante Landfill	209,910,000	143,977,170	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, July 2020.

### *Construction Related Impacts*

The California Green Building Standards Code ("CAL Green"), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Jurupa Valley Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CAL Green solid waste requirements as required by PPP 4.19-1 will ensure that construction waste impacts are less than significant.

In addition, as shown in Table 4.19-1 above, the landfills serving the Project site receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are

expected to reach their total maximum permitted disposal capacities during the Project's construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project.

### *Operational Related Impacts*

Based on solid waste generation usage obtained from the Project's *CalEEMod Printouts*, (Appendix A), , the Project would generate approximately 5.74 tons of solid waste per year or 0.01 tons per day. Table 4.19-2 compares the Project's waste generation against the remaining landfill capacity

**Table 4.19-2: Project Waste Generation Compared to Landfill Daily Throughput**

Landfill	Landfill Daily Throughput (tons per day)	Project Waste (tons per day)	Project Percentage of Daily Throughput
Badlands Sanitary Landfill	4,800	0.01	0.0002%
El Sobrante Landfill	16,054	0.01	0.00006%

Source: Cal Recycle, SWIS Facility/Site Activity Search, October 3, 2020.

As shown on Table 4.19-3, the Project's solid waste generation will add a negligible amount of additional solid waste of the remaining capacity of the Badlands Sanitary Landfill or the El Sobrante Sanitary Landfill. As such, the Project is not anticipated to cause these landfills to exceed their remaining capacities .

**Level of Significance:** Less than significant.

Threshold 4.19 (e). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			■	
<i>Significance Criteria: A project may have a significant impact if it does not participate in individual programs (i.e. solid waste pickup, recycling) identified the Countywide Integrated Waste Management Plan (CIWMP) which was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939).</i>				

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

The following applies to the Project and would reduce impacts relating to solid waste. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 4.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

The City compels its waste hauler to comply with Assembly Bill 341 (Chapter 476, Statutes of 2011), as amended by Senate Bill 1018, which became effective July 1, 2012 by providing the necessary education, outreach and monitoring programs and by processing the solid waste from the City's industrial customers through its waste hauler's material recovery facility. The Project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs.

**Level of Significance:** Less than significant.

## 4.20 Wildfire

Threshold 4.20 (e). Wildfire.	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones?				■
Screening Criteria: If the project site is <b>not</b> located in or near state responsibility area as shown on the State Responsibility Area Viewer maintained by the Board of Forestry and Fire Protection or within a High Fire Hazard Severity Zone as shown in General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley, it may be presumed to have no impact absent substantial evidence to the contrary.				

## Impact Analysis

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. As stated in the State of California's General Plan Guidelines: *"California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires."* To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs). As shown in General Plan Figure 8-11, Jurupa Valley contains several areas within Very High and High fire severity zones that are located in an SRA. SRAs are those areas of the state in which the responsibility of preventing and suppressing fires is primarily that of the Department of Forestry and Fire Protection, also known as CAL FIRE.

According to General Plan Figure 8-10, *Wildfire Severity Zones in Jurupa Valley*, the Project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, Thresholds 4.20 (a) through 4.20 (d) below require no response.

**Level of Significance:** Less than significant.

Threshold 5.20 (a)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A

Threshold 5.20 (b)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	N/A	N/A	N/A



<b>Threshold 5.19 (c)</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A

<b>Threshold 5.20 (d)</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A

## 4.21 Mandatory Findings Of Significance

<b>Threshold 4.21(a) Does the Project:</b>	<b>Potentially Significant or Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?		■		

### Impact Analysis

As indicated in this Initial Study, biological resources, cultural resources, and tribal cultural resources may be adversely impacted by Project development. The following mitigation measures are required to reduce impacts to less than significant levels: BIO-1- 30-Day Preconstruction Burrowing Owl Survey, BIO-2- Nesting Bird Survey; CR-1: Archaeological Resource Inadvertent Discovery; CR-2: Archeological Treatment Plan; GEO-1: Paleontological

Resource Inadvertent Discovery; GEO-2: Paleontological Treatment Plan; TCR-1: Retain Registered Professional Archaeologist; TCR-2: Cultural Resources Management Plan; TCR-3: Tribal Monitoring; TCR-4: Treatment and Disposition of Inadvertently Discovered Tribal Cultural Resources; and TCR-5: Final Reporting

**Level of Significance:** With implementation of the above described mitigation measures impacts are **less than significant**.

Threshold 4.21 (b) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?		■		

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels as identified throughout this Initial Study. Therefore, potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.

**Level of Significance:** Less than significant.

Threshold 4.21 (c) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		■		

As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for construction noise. The following mitigation measures are required to reduce impacts to less than significant levels: NOI-1-Construction Noise Measures.

**Level of Significance:** With implementation of Mitigation Measure NOI-1, impacts are **less than significant**.

## 5.0 MITIGATION MONITORING REPORTING PROGRAM

**PROJECT NAME:** MA 18153. Tentative Parcel Map No. 37186 and Variance No. 20004.

**DATE:** March 23, 2021

**PROJECT MANAGER:** Rocío Lopez, Senior Planner

**PROJECT DESCRIPTION:** The Project proposes to subdivide a 7.7-acre project site into six (6) single family residential lots with a private street. There is an existing single-family residence on Lot 1 which will remain. Lots 2 through 5 will be created to accommodate future construction of single-family homes on each lot. The Variance is for reduced lot depth for Lots 4, 5 and 6. The code requires 150 foot average lot depth and lots 4, 5 and 6 propose 135 foot average lot depths.

**PROJECT LOCATION:** The Project is located at 5475-5497 Felspar Street and is further identified as Riverside County Assessor's Parcel Numbers APNS: 165-020-004; -007; -010; and -011.

Throughout this *Mitigation Monitoring and Reporting Program*, reference is made to the following:

- ***Plans, Policies, or Programs (PPP)*** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.
- ***Mitigation Measures (MM)*** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the requirements of CEQA.

Any applicable Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.



MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>AESTHETICS</b>				
<b>PPP 4.1-1</b> As required by General Plan Policy LUE 11.3, require that public and private structures be constructed in accordance with the requirements of the City's zoning, building, and other pertinent codes and regulations.		Planning Department	Prior to the issuance of building permits	
<b>PPP 4.1-2</b> As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.		Planning Department	Prior to the issuance of building permits	
<b>PPP 4.1-3</b> All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.		Planning Department	Prior to the issuance of building permits	
<b>AIR QUALITY</b>				
<b>PPP 4.3-1</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.		Public Works and Engineering Department	During grading	
<b>PPP 4.3-2</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.		Building & Safety Department	During construction	
<b>PPP 4.3-3</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.		Building & Safety Department Engineering Department Planning Department	During construction and on-going	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>PPP 4.3-4</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Planning Department	On-going	
<b>BIOLOGICAL RESOURCES</b>			
<b>PPP 4.4-1</b> The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Planning Department	Prior to the issuance of a grading permit	
<p><b>MM BIO-1: Pre-Construction Burrowing Owl Survey.</b> Within 30 calendar days prior to grading of any lot, a qualified biologist shall conduct a survey of the Project's proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:</p> <ol style="list-style-type: none"> <li>In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.</li> <li>In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate</li> </ol>	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.			
<p><b>MM-BIO-2- Nesting Bird Survey.</b> Prior to the issuance of a grading permit, the City of Jurupa Valley Planning Department shall ensure vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ol style="list-style-type: none"> <li>A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.</li> <li>A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all active nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones as determined by a qualified biologist, shall be subject to review and approval by the Planning Department. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests</li> </ol>	Planning Department	Prior to the issuance of a grading permit	
<b>CULTURAL RESOURCES</b>			
<b>MM CR-1:Archaeological Resource Inadvertent Discovery.</b> If archaeological resources are encountered on any lot during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Applicant shall be required to retain a qualified archaeologist approved by	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
the City to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.			
<b>MM CR-2: Archeological Treatment Plan.</b> If a significant archaeological resource(s) is discovered on any lot, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	
<b>GEOLOGY AND SOILS</b>			
<b>PPP 4.7-1</b> As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the <i>California Building Code</i> to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits	
<b>PPP's 4.10-1 through PPP 3.10-4</b> in Section 3.9, <i>Hydrology and Water Quality</i> shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	



MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>MM GEO-1: Paleontological Resource Inadvertent Discovery.</b> If paleontological resources are encountered during ground-disturbing activities on any lot, activities will be temporarily redirected from the vicinity of the find. The Project Applicant shall be required to retain a qualified archaeologist approved by the City to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.	Planning Department	Prior to the issuance of a grading permit.	
<b>MM GEO-2: Paleontological Treatment Plan.</b> If a significant paleontological resource(s) is discovered on any lot, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	
<b>GREENHOUSE GAS EMISSIONS</b>			
<b>PPP 4.8-1</b> As required by Municipal Code Section 8.05.010 (7) , <i>California Energy Code</i> , prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.	Building & Safety Department	Prior to the issuance of building permits	
<b>PPP 4.8-2</b> As required by Municipal Code Section 8.05.010 (8), <i>California Green Building Standards Code</i> , prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.	Building & Safety Department	Prior to the issuance of building permits	
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>HAZARDS AND HAZARDOUS MATERIALS</b>			
None			
<b>HYDROLOGY AND WATER QUALITY</b>			
<p><b>PPP 4.10-1</b> As required by Municipal Code Chapter 6.05- Storm Water/Urban Runoff Management and Discharge Controls, the Project is required to protect and enhance the water quality of county/city watercourses, water bodies, ground water, and wetlands in a manner pursuant to and consistent with applicable requirements contained in the Santa Ana Region Order No. R8-2010-0033, NPDES No. CAS 618033 regulated by the State of California, California Regional Water Quality Control Board, parented by the Federal Clean Water Act (Title 33 U.S.C. Section 1251 et seq.), Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.</p>	Public Works and Engineering Department	As required by Municipal Code Chapter 6.05	
<b>NOISE</b>			
<p><b>MM NOI-1-Construction Noise Mitigation Plan.</b> Prior to the issuance of a grading permit for any lot, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <p>“a) Haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.</p> <p>b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.</p>	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.</p> <p>d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.”</p>			
<b>PUBLIC SERVICES</b>			
<b>PPP 4.15-1</b> The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
<b>PPP 4.15-2</b> As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75	
<b>PPP45.15-3</b> Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits	
<b>PPP 4.15-4</b> Prior to the issuance of any building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.	Building & Safety Department	Prior to the issuance of building permits	
<b>TRIBAL CULTURAL RESOURCES</b>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>MM TCR-1: Retain Registered Professional Archaeologist:</b> Prior to the issuance of a grading permit for any lot, the Project Applicant shall retain a Registered Professional Archaeologist ("Project Archaeologist") subject to the approval of the City to be on-call during all mass grading and trenching activities. The Project Archaeologist's responsibilities include, but are not limited to, coordinating with the Consulting Tribe(s) in the performance of Mitigation Measures TCR-2 through TCR-6 below;	Planning Department	Prior to the issuance of a grading permit	
<b>MM TCR-2: Cultural Resources Management Plan:</b> Prior to the issuance of a grading permit, the Project Archaeologist, in consultation with the Consulting Tribe(s), the Project Applicant, and the City, shall develop a Cultural Resources Management Plan (CRMP), to address the implementation of the City's Tribal Cultural Resource Mitigation Measures TCR-3 through TCR-6, including but limited to, timing, procedures and considerations for Tribal Cultural Resources during the course of ground disturbing activities that will occur on the project site. The CRMP shall be subject to final approval by the City of Jurupa Planning Department.	Planning Department	Planning Department	
<b>MM TCR-3: Tribal Monitoring:</b> Prior to the issuance of a grading permit, the Project Applicant shall provide the City of Jurupa Valley evidence of agreements with the consulting tribe(s), for tribal monitoring. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. The Project Applicant is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities.	Planning Department Engineering Department	Prior to the issuance of a grading permit	
<b>MM TCR-4: Treatment and Disposition of Inadvertently Discovered Tribal Cultural Resources:</b> In the event that buried archaeological resources/Tribal Cultural Resources are uncovered during the course of ground disturbing activity associated with the project, all work must be halted in the vicinity of the discovery and the Project Archaeologist shall visit the site of discovery and assess the significance and origin of the archaeological resource in coordination with the consulting tribe(s). The following procedures will be carried out for treatment and disposition of the	Planning Department Engineering Department	During grading	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>discoveries:</p> <p>3) <u>Temporary Curation and Storage</u>: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>4) <u>Treatment and Final Disposition</u>: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Jurupa Valley Department with evidence of same:</p> <p>d) <u>Preservation-In-Place</u> of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. This will require revisions to the grading plan, denoting the location and avoidance of the resource.</p> <p>e) <u>Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands</u>. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed; location information regarding the reburial location shall be included into the final report required under TCR-4. Copies of the report shall be provided to the City for their records, the Consulting Tribe(s), and the Eastern Informational Center.</p> <p>f) <u>Curation</u>. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The</p>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.			
<b>MM TCR-5: Final Reporting:</b> In the event significant tribal cultural resources as defined by subdivision (c) of Public Resources Code Section 5024.1, or Tribal Cultural Resources as defined by Pub. Resources Code, § 21074 (a), are discovered on the Project site, prior to the issuance of a building permit, the Project Proponent shall submit a Phase IV Cultural Resources Monitoring Report that complies with the County of Riverside Cultural Resources (Archaeological) Investigations Standard Scopes of Work for review and approval to the City of Jurupa Valley Planning Department. Once the report is determined to be adequate, the Project Proponent shall provide (1) copy to the City of Jurupa Valley Planning Department, and provide the City of Jurupa Valley, evidence that two (2) copies have been submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy has been submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Planning Department Engineering Department	Prior to the issuance of an occupancy permit	
<b>MM TCR-6: Discovery of Human Remains:</b> In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).	Planning Department Engineering Department	During grading	
<b>UTILITY AND SERVICE SYSTEMS</b>			
<b>PPP 4.19-1</b> The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits,	Building & Safety Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.			

**EXHIBIT B TO ATTACHMENT NO. 1**

Conditions of Approval



**EXHIBIT B**

**PLANNING DEPARTMENT**

1. **PROJECT PERMITTED.** MA18153 (TTM37186 & VAR20004) is for the approval to subdivide a 6.25-acre parcel into six (6), minimum 1-acre single family residential parcels. The approved Variance allowed Lots 4 – 6 to have an average lot depth of 135 feet. The project site is located at 5475-5497 Felspar Street (APNS: 165-020-004; 007; 010; AND 011).
2. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the “Indemnitor”), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the “Indemnitees”) from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney’s fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act (“CEQA”), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an “Action”) within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City’s full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.
3. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.
4. **MITIGATION MEASURES.** This project shall be subject to the mitigation measures adopted with the Mitigated Negative Declaration prepared for the project and included with these conditions of approval.
5. **FEES.** The approval of MA18153 (TTM37186 & VAR20004) shall not become effective until all planning fees have been paid in full.
6. **APPROVAL PERIOD – TENTATIVE TRACT MAP.** An approved or conditionally

approved tentative parcel map shall expire 36 months after such approval unless, within that period of time, a final map shall have been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Title 7 (Subdivisions) of the J.V.M.C. If the tentative map expires before the recordation of the final map, or any phase thereof, no recordation of the final map, or any phase thereof, shall be permitted.

7. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans, which includes the following:
  - a. Tentative Tract Map No. 37186: prepared by Kurt Leavitt, Registered Land Surveyor (dated: December 2020).
  - b. Preliminary Grading Plan for Tentative Parcel Map No. 37186: prepared by Kurt Leavitt, Registered Land Surveyor (dated: 12-14-20).
8. **COVENANTS, CONDITIONS, AND RESTRICTIONS (CC & Rs). Prior to the recordation of the final map,** the applicant shall submit draft Covenants, Conditions, and Restrictions (CC&Rs) for the Community Development Director for review and approval. The CC&Rs shall include the following items:
  - a. Provide for a mechanism to maintain all common areas, including, but not limited to the private street, walls and landscaped areas.
  - b. Other additional items deemed appropriate by the Community Development Director or City Engineer
9. **ON-SITE LANDSCAPING.** The following items shall be approved by the Planning Director, including landscape and irrigation plans as modified in accordance with this condition **prior to the issuance of a building permit:**
  - a. Complete "Professional Services (PROS)" application (Planning) for the review of the final landscape, irrigation, and shading plans.
  - b. Initial deposit for PROS application.
  - c. The total cost estimate of landscaping, irrigation, labor, and one-year maintenance.
  - d. Completed "City Faithful Performance Bond for Landscape Improvements" form with original signatures after the City provides the applicant with the required amount of bond. This bond is for landscaping not within publicly maintained areas. A performance bond shall be posted at 110% of the total cost estimate of landscaping, irrigation, labor, and one-year maintenance. The Planning Director may consider a cash bond if appropriate.
  - e. Completed City Agreement for Landscape Improvements
  - f. Three (3) sets of final on-site landscape, irrigation plans, shading plan with digital copies in 8.5" x 11" on a CD that shall address **all of the following requirements:**
    - a. Compliance with Chapter 9.283 Water Efficient Landscape Design Requirements

- b. Consistent with the approved conceptual plans

The following events shall be satisfied in the order it is listed prior to the issuance of the Certificate of Occupancy:

- a. Substantial Conformance Letter: The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Department once the Landscape Architect of Record has deemed the installation is in conformance to the approved plans.
  - b. City Inspection: The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance with the approved plans.
10. **PLANNING REVIEW OF GRADING PLANS. Prior to the issuance of any grading permit**, the aesthetic impact of slopes and grade differences where the project adjoins streets or other properties shall be approved by the Community Development Director.
11. **WALL AND FENCE PLAN**. A Wall & Fence plan, including elevations, colors and materials, shall be approved by the Community Development Director prior to the recordation of Final Map.
12. **JURUPA AREA RECREATION AND PARK DISTRICT (JARPD). Prior to the recordation of Final Map**, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
13. **JARPD CFD. Prior to the recordation of Final Map**, the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.
14. **MAINTENANCE OF PROPERTY**. The applicant shall maintain the property including the removal of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
15. **IMPACT FEES**. The applicant shall pay the following impact fees (unless exempt) in accordance with Title 3 of the Municipal Code:
- a. **Development Impact Fee (DIF) Program**. The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.
  - b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee**. The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
  - c. **Transportation Uniform Mitigation Fee (TUMF) Program**. The applicant shall pay any owed TUMFs by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
16. **SALE OF INDIVIDUAL BUILDINGS**. No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map

recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.

**ENGINEERING DEPARTMENT**

**1. GENERAL REQUIREMENTS (ENGINEERING)**

- 1.1. The use hereby conditioned is for a Schedule "B" subdivision, Tentative Tract No. 37186; being a subdivision of Lot 152, 153, 154 and 155 of Fairhaven Farms, Map Book 6, Page 2; more particularly Assessor's Parcels Number APN 165-020-004, 165-020-007, 165-020-010 & 165-020-011; containing 6.25 acres gross. Exhibit titled Tentative Tract No. 37186, prepared by Kurt Leavitt, dated December 2020, is hereby referenced.
- 1.2. This land division shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, and Riverside County Ordinance No. 460; as it pertains for Schedule "B" subdivision for residential purposes, unless otherwise modified by the conditions listed herein.
- 1.3. It is assumed that any easements shown on the referenced exhibits are shown correctly and include all the easements that encumber the subject property. Applicant shall secure approval from all easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, Applicant may be required to amend or revise the permit application.
  - 1.3.1. Private street shall be for communal use:
    - 1.3.1.1. Portion of the Private Street on Lot 3 shall provide ingress and egress rights to Lot 4 and utilities.
    - 1.3.1.2. Portion of the Private Street on Lot 2 shall provide ingress and egress rights to Lot 3 through 5 inclusive, and utilities.
    - 1.3.1.3. Portion of the Private Street on Lot 1 shall provide ingress and egress rights to Lot 2 through 6 inclusive, and utilities.
    - 1.3.1.4. Portion of the Private Street on Lot 6 shall provide ingress and egress rights to Lot 1 through 5 inclusive, and utilities.
- 1.4. Felspar Street is a Local Road with a right-of-way width of 60 feet. The applicant will be required to prepare street improvement plans and construct improvements on Felspar Street along the project's frontage. The improvements include, but are not limited to, curb and gutter, sidewalk, landscaped parkway and signing and striping. Improvements shall be constructed in conformance to the conditions listed herein.
- 1.5. Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with per the City's Municipal Code, Section 7.50.010.
- 1.6. Applicant shall annex into Jurupa Valley's Lighting and Landscape Maintenance

District 89-1-C (L&LMD) for landscaping, irrigation and street light maintenance.

- 1.7. Applicant is proposing drainage across property lines; a cross-lot drainage easement will be required. Language regarding maintenance of swale, drainage facilities, and of water quality management facilities and features (BMPs), by the owners of each individual lot shall be included in CC&Rs and/or agreement.
- 1.8. When no public sewer is available within two hundred (200) feet of the boundaries of said parcel, connection to the public sewer system will not be required. Newly constructed Private Sewage Disposals Systems (Septic Tanks) will require a percolation report for each applicable parcel. Existing Septic Tanks will require a construction permit from the Riverside County Department of Environmental Health if any repairs or modifications are proposed.

## **2. PRIOR TO GRADING PERMIT (ENGINEERING)**

### **Grading and Drainage**

- 2.1. No grading permit shall be issued until the Tentative Tract Map (TTM), and all other related cases are approved and are in effect, unless otherwise approved by the City Engineer.
- 2.2. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City's Municipal Code Title 8, and all other relevant laws, rules, and regulations governing grading in the city of Jurupa Valley. Grading shall be performed in accordance with the recommendations of the geotechnical report. Plans shall be approved by the City Engineer and securities shall be in place prior to permit issuance.
- 2.3. Appropriate easements will be required to be shown on the Final Map for cross lot drainage.
- 2.4. A preliminary geotechnical investigation report was previously prepared; report prepared by Geoboden Inc, dated April 20, 2020. Prior to approval of the grading plan, a final geotechnical report is required for review and approval of the Engineering department. The final geotechnical report must address the following at submittal:
  - 2.4.1. Applicant shall submit an updated report showing correct expiration date of register engineer signing the letter.
  - 2.4.2. Report does not include infiltration information for the site. Infiltration report is required for BMP and storm water management design.
- 2.5. The applicant shall prepare a "rough" grading plan or a combined "rough and precise" grading plan for the entire site. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan. The grading plan shall be approved by the City Engineer.
  - 2.5.1. The grading plan shall include improvements indicated in 3.8.

- 2.5.2. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities of flow exceed the capacity of the conveyance facility, Applicant shall provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.
- 2.5.3. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement(s), if necessary, as approved by the City Engineer.
- 2.5.4. Temporary erosion control measures shall be implemented immediately following rough grading to prevent transport and deposition of earthen materials onto downstream/downwind properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.
- 2.5.5. Driveway approaches shall be located as shown on the referenced exhibit(s) or as otherwise approved by the City Engineer. The driveway approaches shall be constructed per Riverside County Standard No. 207.
- 2.6. Prior to approval of the precise grading plan, the Applicant shall prepare a final Drainage Study, corresponding with the proposed improvements, for review and approval of the City Engineer. The drainage study and the grading plan shall be signed by a California licensed civil engineer.
  - 2.6.1. All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's standards. Drainage shall be designed to accommodate 100-year storm flows.
- 2.7. If grading is required offsite, the Developer shall obtain written notarized letter of permission from the property owner(s) to grade as necessary and provide a copy to the Engineering Department. It shall be the sole responsibility of the Developer to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the site plan, tentative tract map and grading exhibits.
- 2.8. Prior to approval of the grading plan, for disturbance of one or more acres the Landowner shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention Plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.
- 2.9. Prior to approval of the precise grading plan, the Applicant shall prepare, or cause to be prepared, a final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCD) requirements for processing with and approval of the City Engineer.

- 2.9.1. The water quality management features and facilities to be constructed shall be shown on the project's site grading plans or separate post-construction BMP improvement plans for approval of the City Engineer.
- 2.9.2. The property owner shall enter into a Water Quality Management Plan and Stormwater BMP Operation and Maintenance Agreement with the City. The agreement shall be recorded, and a certified copy shall be provided to the City Engineer.
- 2.10. A hauling permit may be required for this project for the import/export of material using city streets, the review and approval of the haul route by the Engineering Department will be required. Where grading involves import to or export of more than 500 cubic yards from the site the Applicant shall obtain approval for the import/export location, from the Engineering Department if located in the City. All materials for import/export shall be approved in accordance with Title 8 of the City of Jurupa Valley Code of Ordinances. If import/export location is outside of the City, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.
- 2.11. Applicant shall prepare separate landscaping and irrigation plans for areas within the street right-of-way for review and approval by the City Engineer.

### **3. PRIOR TO MAP RECORDATION**

- 3.1. No final Map shall be recorded until all related cases are approved and are in effect unless otherwise approved by the City Engineer.
- 3.2. New streetlights are required along the project's entrance and the terminus of the Private Street, unless otherwise modified by the City Engineer. The Applicant shall cause streetlight plans to be prepared and submitted for review and approval of the City Engineer. Streetlights' maintenance will be through the formation and annexation to Jurupa Valley's Lighting & Landscape Maintenance District 89-1-C (JV L&LMD)
- 3.3. No final Map shall be recorded until the annexation to Jurupa Valley's Lighting & Landscape Maintenance District 89-1-C (JV L&LMD) associated with this project is finalized.
  - 3.3.1. District maintenance responsibilities will include, but is not limited to, the maintenance of landscaping and irrigation along the subdivision frontage on Felspar Street and streetlights.
- 3.4. Should this project be within any assessment/benefit district, the Applicant shall make application for and pay any reapportionment of the assessment or pay the unit fees in the assessment/benefit district.
- 3.5. Rights-of-way for streets and public utilities purposes shall be dedicated and shown on the final Map in accordance with these conditions of approval, the Subdivision Land Act, City's Municipal Code, and other local codes. It is

understood that the Tentative Tract Map exhibit correctly shows acceptable centerlines, existing easements, traveled ways, and drainage courses, and that the omission or unacceptability may require that the Developer amend or revise the tentative map as may be necessary to allow a finding that the final Map is in substantial conformance with the tentative map.

- 3.6. Applicant shall record easements for ingress and egress purposes.
- 3.7. The Applicant shall prepare plans and submit an encroachment permit for the construction of improvements on Felspar Street. Public improvements shall be consistent with the conditions of approval and shall include the following improvements:
  - a) Ultimate half right-of-way of 30-ft from centerline to the project's property line;
  - b) Road pavement improvements to provide adequate drainage;
  - c) Private street and public street intersection design including a street name sign installation shall be approved by City Engineer;
  - d) 10-ft parkway shall be improved to provide decomposed granite over compacted native soil pedestrian path. The specifications shall be reviewed and approved by the City Engineer.
- 3.8. The Applicant shall construct improvements on the proposed Private Street consistent with the condition of approval and shall include the following improvements:
  - 3.8.1. Maintain a minimum pavement street width of 26-ft;
  - 3.8.2. Road pavement improvements;
  - 3.8.3. 4-ft soft shoulder along the south side of proposed Private Street;
  - 3.8.4. 6-in asphalt concrete dike per Riverside County Standard No. 212.
- 3.9. On-street parking will be prohibited along the Private Street
- 3.10. Applicant shall provide clearance letter from water and sewer utility purveyor, that all and any conditions by the water and sewer utility purveyor (if any) have been satisfied or appropriately initiated to its satisfaction.
- 3.11. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with City Jurupa Valley Municipal Code Title 7. The Applicant is responsible for coordinating the work with the serving utility company. This requirement applies to underground existing overhead electrical lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site including services that originate from poles on the far side of the street. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. Written proof confirming initiation of the design of utility improvements or relocations, issued by the utility



company, shall be submitted to the Engineering Department for verification purposes.

- 3.12. Applicant shall obtain approval by water and sewer purveyor for water system and sewer system improvement plans (if any). The plans shall be submitted to and approved by the appropriate service district and the City.

#### **4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)**

- 4.1. The Project geotechnical/soils engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the Geotechnical/Soils report approved for this project. Minimum street sections and traffic indexes are to be according to Riverside County Standards. Final sections may be greater based on the final R values determined by a Geologist registered in the State of California, and as approved by the City Engineer.
- 4.2. A licensed land surveyor or civil engineer shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.
- 4.3. Applicant shall prepare a precise grading plan, if precise grading was not included in a combined "rough and precise" grading plan. The precise grading plan shall be approved by the City Engineer. Grading agreement and securities shall be in place prior to the commencement of grading.
- 4.4. The site's BMP facilities and features shall be constructed as shown on the project's site grading plans or separate post-construction BMP improvement plans approved of the City Engineer. Post-construction water quality surface features and facilities such as basins and bio-swales are not required to be landscaped prior to issuance of building permits but must be otherwise constructed and additional temporary erosion control measures in place as approved by the City Engineer.
- 4.5. The required domestic water system improvements, including fire hydrants, shall be installed, and accepted.

#### **5. PRIOR TO BUILDING PERMIT FINAL INSPECTION (ENGINEERING)**

- 5.1. Applicant is responsible for the completing off all grading and construction of all infrastructure improvements within the public right-of-way in accordance with approved plans, with Riverside County Ordinance 461, as adopted by the City, and with all other applicable requirements, to the satisfaction of the City Engineer.
- 5.2. The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the precise grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code Appendix J.
- 5.3. A licensed surveyor or civil engineer shall certify to the completion of precise grading in conformance with the lines and grades shown on the approved

grading plans.

- 5.4. Applicant is responsible for completing all utility mainline and service line extensions within and serving the project site, including but not limited to, electrical power, telephone, other communication, street lighting, and cable television underground as herein before required, unless otherwise approved by the City Engineer in writing. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Applicant obtained an Encroachment Permit from the Engineering Department. Correspondence from the respective utility company approving and accepting utility improvements shall be provided from each respective utility company. The City will make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.
- 5.5. The Applicant is responsible for completing all landscaping and irrigation improvements within the public right-of-way as applicable.
- 5.6. Applicant is responsible for the completion of all post-construction water quality Best Management Practices (BMPs) facilities and features. These facilities and features will require operation and maintenance in perpetuity by the Property Owner(s).

**The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.**

Applicant's name (Print Form): \_\_\_\_\_

Applicant's name (Signature): \_\_\_\_\_

Date: \_\_\_\_\_

**ATTACHMENT NO. 2**

Tentative Tract Map No. 37186 (December 2020)



**ATTACHMENT NO. 3**

Conceptual Grading Plan (12-14-20)



# City of Jurupa Valley

[RETURN TO AGENDA](#)

## STAFF REPORT

**DATE:** APRIL 21, 2021  
**TO:** CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**BY:** ROCIO LOPEZ, SENIOR PLANNER  
**SUBJECT:** AGENDA ITEM NO. 7.1  
**STUDY SESSION:** MASTER APPLICATION (MA) NO. 21083 (PROS21033)  
**PROJECT:** 110 UNIT MULTI-FAMILY HOME DEVELOPMENT  
**LOCATION:** 3 VACANT PARCELS ON EAST SIDE OF CLAY STREET  
BETWEEN HAVEN VIEW DRIVE AND LINARES AVENUE (APNS: 163-400-  
029; 026 & 028)  
**APPLICANT:** REXCO REAL ESTATE DEVELOPMENT

## RECOMMENDATION

That the Planning Commission (1) receive an introduction of the project design and (2) identify items of concerns or requests for additional information that staff will need to address prior to the public hearing(s). Since this is a study session, no action will be taken.

## STUDY SESSION PROCESS

This agenda item is an opportunity for the applicant to introduce the project to the Commission and receive feedback. The Commission will not take action. Each Commissioner will have an opportunity to ask questions about the project and communicate to the applicant any issues that should be addressed when the project is before the Commission for a public hearing. Although not a public hearing, the Chair should also allow for any public comments on this study session item.

## INTRODUCTION OF PROJECT

The applicant submitted an application for professional services to review a proposed 94,780 square foot, multi-family housing development consisting of 110 rental units on a combined 4.12-acre site as depicted in Table 1. The project site is currently vacant and land use and zoning information is provided within Table 2.

TABLE 1: PROJECT SUMMARY			
Plan No.	Unit Mix	Sq.ft / Unit	Total Sq.ft./ Plan
Plan 1 (22 units)	1 bedroom / 1 bath	570 sq.ft.	12,540 sq.ft.
Plan 2 (22 units)	2 bedrooms / 2 baths	850 sq.ft.	18,700 sq.ft.
Plan 3 (33 units)	2 bedrooms / 2 baths	875 sq.ft.	28,875 sq.ft.
Plan 4 (15 units)	2 bedrooms / 2 baths	895 sq.ft.	13,425 sq.ft.
Plan 5 (18 units)	3 bedrooms / 2 baths	1,180 sq.ft.	21,240 sq.ft.
<b>TOTAL UNITS: 110</b>	<b>TOTAL: 94,780 SQ.FT.</b>		



# City of Jurupa Valley

**TABLE 2: PROJECT INFORMATION**

<b>PROJECT AREA</b>	4.12 acres
<b>GENERAL PLAN LAND USE DESIGNATION</b>	CN (Commercial Neighborhood)
<b>GENERAL PLAN OVERLAY</b>	Airport Influence Area: Riverside Municipal Airport
<b>SPECIFIC PLAN</b>	Mission De Anza
<b>ZONING</b>	I-P (Industrial Park)
<b>LAND USE</b>	Vacant land

## **SITE LOCATION**

The site is located on the east side of Clay Street, south of Haven View Drive and north of Linares Avenue, see Exhibit A. Adjacent land uses include the Pacifica Senior Living facility to the north and Gold Star Hamburgers restaurant to the south of the site. To the west, across the street from the site, is a vacant 67.7 acre property currently under review for entitlement of a proposed 254 single family residential development (Appaloosa Springs). To the northwest of the site is the De Anza Marketplace Shopping Center and to the east of the project site is an R-4 single family residential development with lot sizes ranging from 3,500 to 6,000 square feet.

**EXHIBIT A: SITE LOCATION MAP**



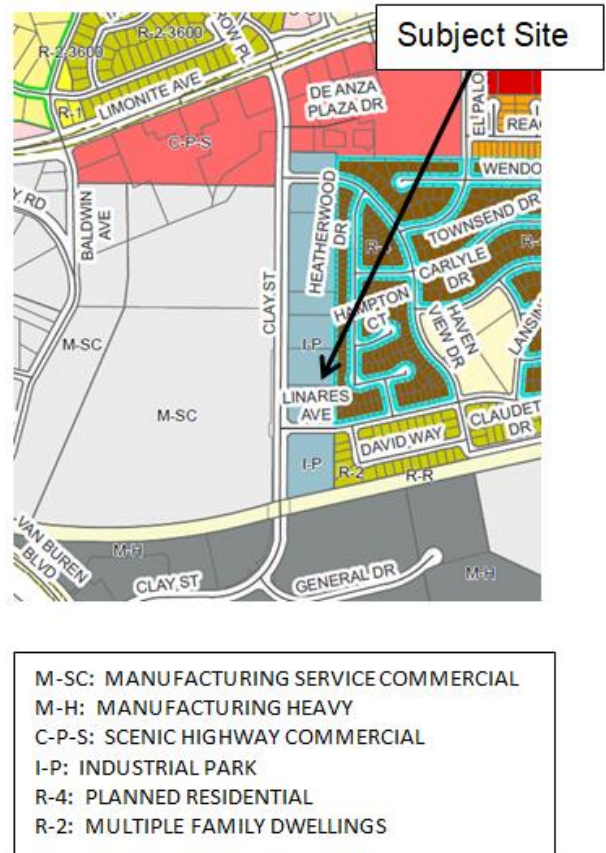
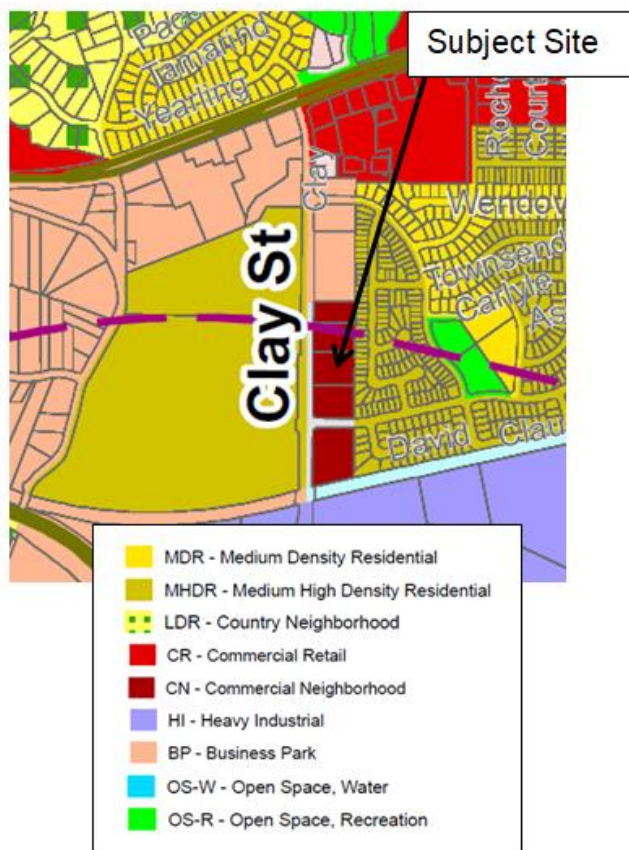


# City of Jurupa Valley

Exhibit B depicts the existing General Plan land use designation of CN (Commercial Neighborhood) and zoning designation of I-P (Industrial Park).

## EXHIBIT B

### EXISTING GENERAL PLAN AND ZONING DESIGNATIONS



## PROPOSAL

The applicant proposes to develop a combined 4.12-acre site into 110 apartment units for rent within a combined 94,780 square foot development with a proposed density of 26.7 dwelling units per acre. Details of the unit mix and square footages are provided under Table 1. The development is proposed as a gated apartment community.

The conceptual plan, shown within Exhibit C, depicts the main entrance into the multi-family development along the east side of Clay Street at the center of the project site. A secondary egress driveway is also provided along the north of the project site. The project features six (6) detached, 3-story apartment structures located within the center of the site. Proposed amenities include a recreation room with gym, gated pool and BBQ areas for the residents.

The proposed project features three stories with a variety of one to three bedroom units identified as Plans 1 through 5 in the floor plan (Exhibit E); and proposes carports at the rear of the 1<sup>st</sup> floor levels as shown on the site plan and elevations, see Exhibit E.

# City of Jurupa Valley

## *Setbacks and Fencing*

The proposed apartment buildings are located approximately 50 feet from the eastern property line, 80 feet from the northern property line, 70 feet from the southern property line and 20 feet from the western property line along Clay Street. The project is surrounded by a minimum five (5) foot landscaped buffer along the north, east and southern property lines, and 10-foot landscape setback along Clay Street.

While the conceptual site plan does not call out wall or fencing materials, the City will require a minimum six (6) foot high masonry wall surrounding the project site along the northern, eastern and southern property lines.

## *Building Architecture*

The development features a Cape Code architectural design with gable roofs, vertical panel walls consisting of a variety of grey tones, white trim and grey colored roofing. The architectural style blends with the existing single-family homes located to the east of the project site, see Exhibit D. The full set of plans are provided under Attachment 4. Additionally, the applicant has provided an example of a multi-family project they recently developed in south Corona at the Dos Lagos site, see Attachment 1.

## **EXHIBIT C: CONCEPTUAL SITE PLAN**





# City of Jurupa Valley

## EXHIBIT D: CONCEPTUAL ARCHITECTURAL ELEVATIONS



BUILDING A

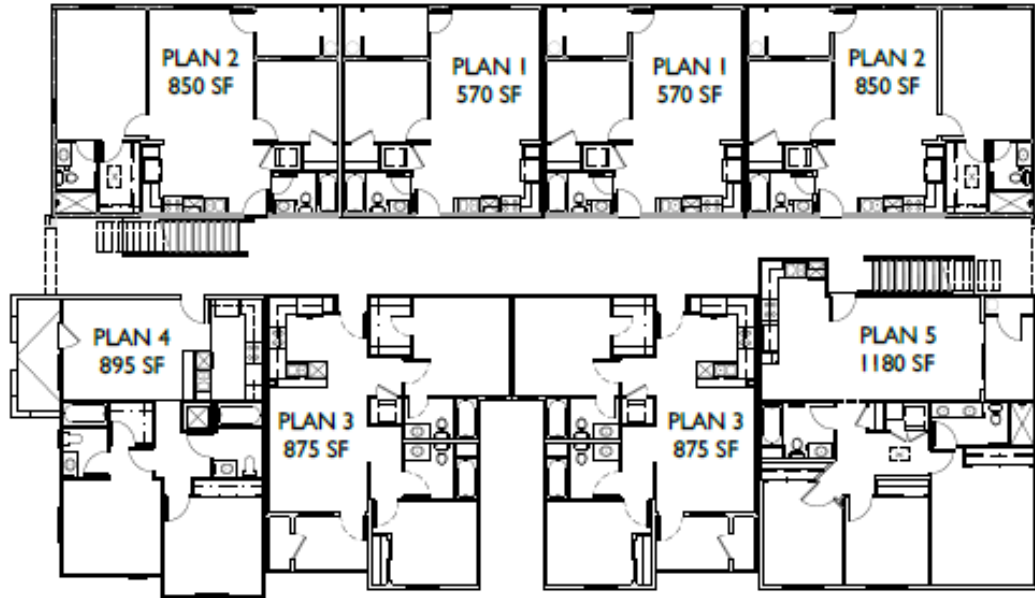


BUILDING B

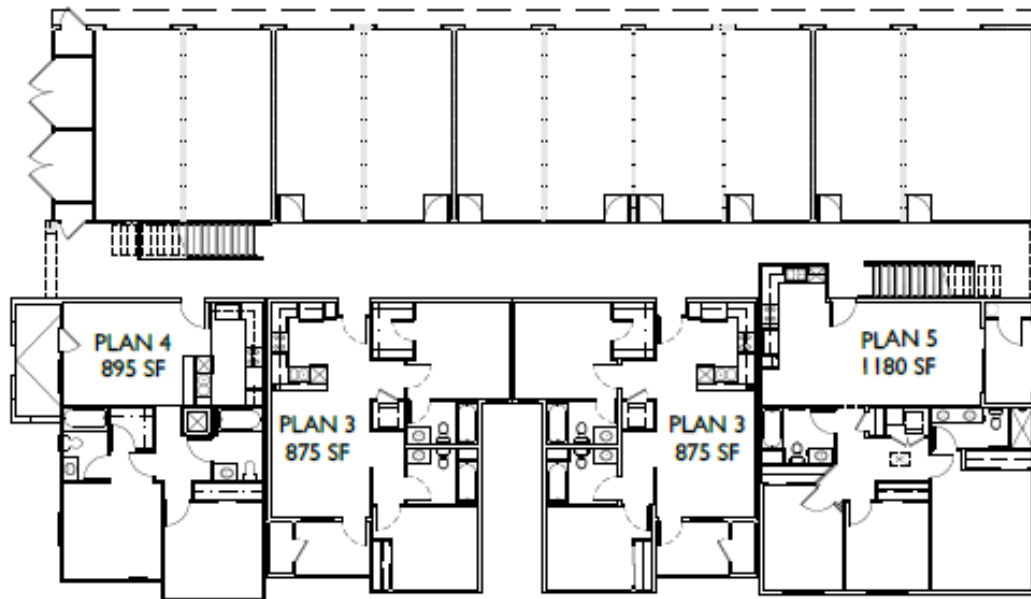


# City of Jurupa Valley

## EXHIBIT E: CONCEPTUAL FLOOR PLANS (BUILDING A)

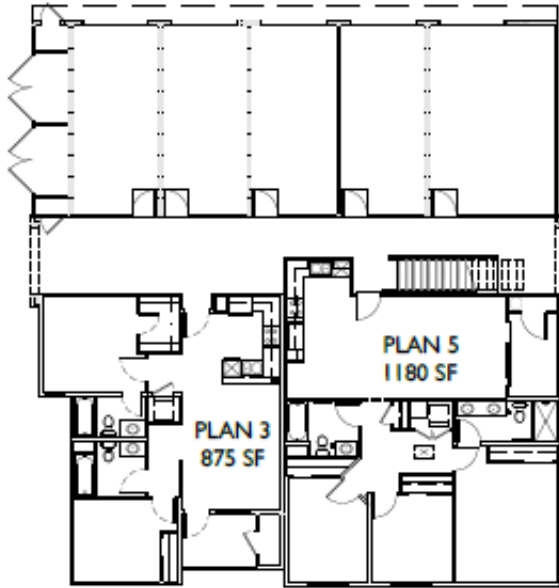


SECOND AND THIRD FLOORS

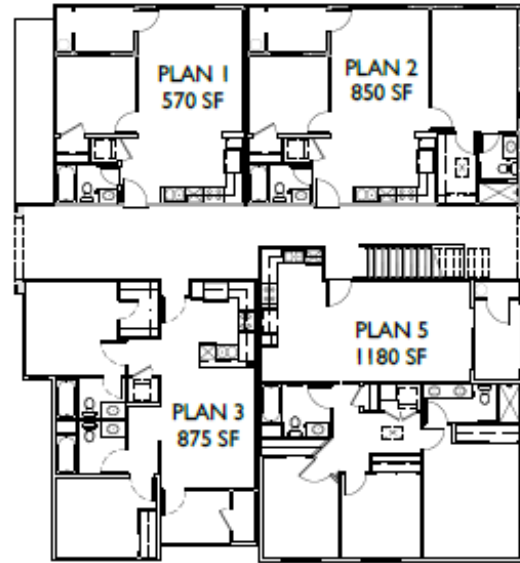


# City of Jurupa Valley

## CONCEPTUAL FLOOR PLANS (BUILDING B)



FIRST FLOOR



SECOND AND THIRD FLOORS

### REQUIRED ENTITLEMENTS

The subject site has a number of conflicting land use designations that apply to the property. There is a General Plan Land Use designation of Commercial Neighborhood (CN), a zoning classification of I-P (Industrial Park), Mission De Anza Specific Plan classification of Light Industrial, and is located within the Riverside Municipal Airport Influence Area, which has a requirement of at least five (5) units per acre. The proposed project requires:

1. General Plan Amendment (GPA) to Highest Density Residential (HHDR). The Highest Density Residential land use designation allows for the development of multi-family apartments and condominiums, with a density range between 21 and 25 dwellings per acre;
2. Specific Plan Amendment to amend the Mission De Anza Specific Plan to allow for multi-family residential land uses at this location;
3. Change of Zone from I-P (Industrial Park) to R-3 (General Residential); and
4. Parcel Merger to combine the three (3) lots into one.

### CORE ISSUES FOR FEEDBACK

Staff has identified the following issues that will be addressed during the entitlement process:

- a. **Density:** While the project site is located along a major thoroughfare, the project proposes 110 units which equates to a density of 26.7 dwelling units per acre (du/ac). This is higher than the 25 du/ac allowed in the Highest Density Residential land use designation, which means that the project density will need to be reduced by a minimum of seven (7) units. Additionally, as part of the update to the City's Housing Element, the

# City of Jurupa Valley

City is currently in the process of identifying sites to change the land use designation to HHDR. The sites being targeted are adjacent to freeways and transit-oriented corridors and land uses, such as the Metrolink Station on Pedley Road. The subject site, due to its location, has not been identified as a site qualifying for the HHDR land use designation.

**i. Compatible Density with Existing and Future Land Uses.**

As proposed, the project is not compatible the existing single family homes located to the east of the project site, which have a land use designation of MHDR (Medium High Density Residential) which allows 5 to 8 du/ac. Additionally, the 67.7 acre vacant site located across the street also has an MHDR designation and will be developed with 254 single family homes (Appaloosa Springs project).

Furthermore, while the Pacifica Senior Living facility has 110 residents, it is classified as an adult care facility providing 24-hour care to elderly patients with disabilities.

- b. Project Design:** The project should include traditional neighborhood design elements. For example, locating apartment homes along Clay Street, providing direct sidewalk accessibility to the public right-of-way along Clay Street; locating carports toward the interior of the project away from public view; and reducing the project from 3 to 2 stories to be more compatible with the existing single family residential neighborhood to the east, which consists of one and two story homes. Additionally, the project design should be compatible with the Appaloosa Springs single family residential subdivision development proposed across the street. Project should include a project entry statement, enriched pavement, interior traffic calming, and a variety of amenities for the residents.
- c. Architectural Quality:** Project should feature high quality architectural design including varying styles such as Craftsman, Tuscan, Mediterranean, Bungalow and Spanish designs which are consistent with the City's Residential Style sheets, provided as Attachment No. 3. The proposed elevations are missing architectural design features as outlined within the City's style sheets.
- d. Public Transit Opportunities:** Applicant should study options for increasing public transit opportunities at or near this project site. For example, providing shuttle service to and from the Metrolink Station and increasing pedestrian safety at the Linares Avenue cross walk to access the bus stop currently located across the street from the project site.
- e. Economic Stimulation:** Applicant should study benefits that a multiple family development would have on surrounding commercial centers. Include a Market Feasibility study to determine what benefits this housing development will have on the surrounding existing and future land uses, including retail/commercial market.
- f. Pedestrian Connectivity:** Applicant should identify pedestrian connectivity to surrounding commercial land uses, public parks and schools.
- g. Edges:** Applicant should carefully design the edges of the project to provide generous landscaping, connectivity and compatibility with adjoining land uses. Within the R-3 zone, required setbacks are ten (10) feet within the front yard for buildings that do not exceed thirty-five (35) feet in height. Any portion of a building which exceeds thirty-five (35) feet in height must be set back from the front and rear lot lines no less than ten (10) feet plus two (2) feet for each foot by which the height exceeds thirty-five (35) feet. Side yards



# City of Jurupa Valley

require five (5) feet and rear yards are 10 feet. The proposed project meets the minimum setback requirements. Additionally, the project proposes 24 and 26 foot wide driveways to allow for two way circulation. The project does not show connectivity to adjacent land uses.

- h. **Generous landscaping:** Applicant should ensure that the project's landscape plans provide adequate open space areas for the residents and generous landscaping throughout the site.
- i. **Walls and Fencing:** Perimeter walls shall consist of six (6) foot high split-face material with split-face pilasters and decorative caps, with a combination of wrought iron fencing where appropriate.
- j. **Affordable Units:** There are pending discussions with the applicant on the possibility of incorporating affordable units.

## DISCUSSION TOPICS FOR PLANNING COMMISSION

- **Appropriate residential density for this site**
- **Appropriate land use and zoning for this site**
- **Quality construction, architecture and landscaping**
- **Land Use**
  - Revitalization efforts
  - Proposed density and compliance with the County of Riverside Airport Land Use Commission's (ALUC) minimum five (5) dwelling unit/acre density requirement in Zone D.
  - Compatibility of project with existing neighborhood, including other 3,600 square foot parcels within R-4 zones located to the east of the site and future development of the Appaloosa Springs project (254 single family homes with lot sizes averaging 4,500 square feet within future R-4 zone).
  - Economic stimulus opportunities for nearby commercial centers with the increase in residential development.
  - Development of market rate apartment units in a currently underserved market.
- **Site Layout**
  - Special attention to existing land uses and compliance with the City's Multiple Family development standards code.
  - Neighborhood scale design, consideration of massing, landscaped parkways and overall development layout to include goals and policies in the HHDR.
  - Flexible setbacks to encourage neighborhood scale design.
  - Pedestrian connectivity to various commercial centers and transit stations such as Metrolink.
- **Circulation**
  - Vehicular and pedestrian circulation


# City of Jurupa Valley

- Internal project circulation
- **Amenities**
  - Open spaces areas
  - Private open space areas

## NEXT STEPS

- Work with Applicant on revising plans per the comments discussed at the Study Session
- Submittal of entitlement application from the Applicant, should the applicant elect to move forward
- Future public hearings by the Planning Commission and the City Council. The City Council is the final review authority since the project includes multiple changes to the land use, including a General Plan Amendment, Change of Zone, and Specific Plan Amendment. City Council oversees final action on this project and there is no appeal.

*Prepared by:*



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*Rocio Lopez  
Senior Planner*

*Submitted by:*



---

*Joe Perez  
Community Development Director*

*Reviewed by:*

*//s// Serita Young*

*Serita Young  
Deputy City Attorney*

## ATTACHMENTS

1. Developer's other Multiple Family projects
2. Multiple Family Dwellings Development Standards (Section 9.240.545)
3. Jurupa Valley Residential Style Sheets
4. Conceptual Site Plan, Floor Plans and Elevations



**ATTACHMENT NO. 1**

Developer's other Multiple Family projects

## DEVELOPMENT PROJECTS IN SOUTH CORONA (DOS LAGOS)

See [www.liveatdoslagos.com](http://www.liveatdoslagos.com) for more information

# LIVE THE DOS LAGOS LIFESTYLE

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Encanto at Dos Lagos beckons you to discover the lifestyle you've been waiting for—a spacious and well-appointed apartment home or multi-level townhome with fine finishes of quartz, stainless steel and wood laminate. Washer and dryer? It's included. Private garage? Yep, that's included too. Picturesque mountain and golf course views? Now you're starting to get the picture.

### TERRANO AT DOS LAGOS



FIND OUT MORE ABOUT  
TERRANO AT DOS LAGOS •

With charming attractions and scenic wilderness, the Inland Empire offers a tranquil retreat amid the frenzy of typical Southern California life. Situated minutes from the sand and surf of Orange County beaches, a contrasting landscape of alpine lakes and majestic mountains unfolds as you enter the region. Here, you will find Corona, CA, a diverse city replete with upscale destinations, including The Shops at Dos Lagos and the Dos Lagos Golf Course. Live in this extraordinary neighborhood when you lease a modern apartment in the brand-new community of Terrano.

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**REXCO**  
DEVELOPMENT













## **ATTACHMENT NO. 2**

Multiple Family Dwellings Development  
Standards (Section 9.240.545)

## Sec. 9.240.545. - Development standards—Multiple family dwellings.

- A. For purposes of this section, the following words or phrases shall have the following definitions:
- (1) *Common open space* means an on-site recreation area located within the total development site containing improvements intended for the active or passive recreation of residents of the development. Common open space shall not include public or private streets, driveways, private open space, parking or loading spaces, street side-setbacks, or utility easements where the ground surface cannot be used appropriately for active or passive recreation, nor other areas primarily designed for other operational functions.
  - (2) *Landscape area* shall be defined as set forth in Section 9.283.020.
  - (3) *Private open space* means an area improved for outdoor use by the residents of the dwelling unit to which it serves, such as balconies, ground floor yards, courtyards, or patios, which are covered or uncovered.
  - (4) *Utility closet and utility storage area* mean a closet and area to be used, or intended to be used, for the keeping of noncommercial, nonindustrial personal property.
- B. Multiple family dwellings may be erected in the R-2, R-2A, R-3, R-4, and R-6 Zones subject to the following development standards:
- (1) *Private open space*.
    - (a) Private open space shall be located adjacent to, and be directly accessible by, the dwelling unit that it serves, and shall have no dimension less than eight (8) feet.
    - (b) Each dwelling unit shall have not less than one (1) private open space that is a minimum of twenty (20) percent of the interior floor area of the dwelling unit, except that for multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, the private open space shall be a maximum of seventy-five (75) square feet.
    - (c) At ground level, private open space shall be separated by a six (6) foot high fence or wall (not chain link). When such private open space is adjacent to vehicular parking, a driveway, or a roadway, the private open space shall be screened by the use of a five and one-half (5½) foot tall by three (3) foot wide shrub, or a five and one-half (5½) foot high wall or fence in combination with a landscaped area not less than three (3) feet in width.
    - (d) A private open space that is four (4) feet or higher above adjacent grade shall be screened with forty-two (42) inch wide landscaping, or a wall or fence.
  - (2) *Common open space*.
    - (a) Multiple family dwelling projects of eight (8) or more dwelling units shall provide common open space and satisfy the requirements of this subsection (B)(2).
    - (b) Common open space shall be designed for its intended use and shall not have a dimension less than ten (10) feet.
    - (c) Common open space shall have a minimum of one hundred fifty (150) square feet per dwelling unit.
    - (d) Up to a maximum of sixty (60) percent of common open space may be provided in a building.
    - (e) Recreation facility examples that satisfy the common open space requirements include one (1) or more of the following:
      - (i) Recreation center within a building;
      - (ii) Swimming or wading pool;
      - (iii) Athletic court such as basketball court;

(iv) Athletic field;

(v) Par course.

(3) *Laundry facilities.*

- (a) Multiple family dwelling projects of eight (8) or more dwelling units shall provide washer and dryer hookups and a laundry space within each dwelling unit or the garage and satisfy the requirements of this subsection (B)(3).
- (b) The laundry facility shall not encroach into any minimum required garage parking area.
- (c) Multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, may provide common laundry facilities equipped with one (1) washer and dryer per ten (10) dwelling units in the multiple family dwelling project.
- (d) Laundry facilities must be provided for within a completely enclosed structure and are not permitted outdoors or beneath patio or balcony covers.

(4) *Accessory storage.*

- (a) Each dwelling unit shall provide for a utility closet within the dwelling unit with a minimum area of thirty-five (35) cubic feet. Bedroom closets and designated laundry facility areas shall not be used to meet this requirement.
- (b) Each dwelling unit shall have access to a private, lockable utility storage area outside the dwelling unit and located in a garage, carport, or attached private open space with a minimum area of sixty (60) cubic feet.

(5) *Parking.*

- (a) Parking spaces shall be provided as required by Section 9.240.120.

(6) *Landscape area.*

- (a) A minimum of twenty (20) foot wide landscape area shall be provided for adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities.
- (b) Street frontage landscape areas shall include trees planted at thirty (30) foot intervals and drought tolerant ground cover as set forth in Section 9.283.000.
- (c) Where a new public sidewalk is required to be constructed, the sidewalk shall be located adjacent to the right-of-way line and the area between the street or curb and the sidewalk shall be landscaped and maintained by the abutting property owner.

(7) *Walls and fences.*

- (a) Walls located on property lines or project boundaries shall be constructed of decorative concrete block that includes split-face or slump stone walls.
- (b) A decorative concrete block wall six (6) feet in height measured from outside finished grade shall be constructed on any property line that abuts property zoned for, or used for, commercial business activities or structures.
- (c) A decorative concrete block wall eight (8) feet in height measured from outside finished grade shall be constructed on any property line that abuts property zoned for, or used for, industrial business activities or structures.
- (d) Walls and fences within twenty (20) feet of any street shall be constructed of decorative concrete block that shall not exceed forty-two (42) inches in height. A combination of matching decorative block pilasters and other forms of open fencing, such as wrought iron or tubular steel, may be added up to a maximum



overall height of six (6) feet.

(8) *Buffers from adjacent commercial, industrial, or institutional uses.*

- (a) Residential structures shall be set back a minimum of fifty (50) feet from any property line abutting property zoned for, or used for, commercial, industrial, or institutional activities or structures.
- (b) Accessory structures shall be located between any residential structure and a property line abutting a property zoned for, or used for, commercial, industrial, or institutional activities or structures.
- (c) A minimum of ten (10) foot wide landscape area that includes hedges or non-deciduous trees is required between any residential structure and any property line abutting a property zoned for, or used for, commercial, industrial, or institutional activities or structures.
- (d) Nothing in this subsection shall prevent the construction of an accessory dwelling unit consistent with applicable state and local laws.

(9) *Pedestrian access.*

- (a) Pedestrian access shall be provided for between the public sidewalk and the on-site walkways that provide access to the dwelling units.
- (b) Pedestrian paths of travel that are a minimum of five (5) feet wide and made of an impervious surface shall be provided for between each dwelling unit and its parking spaces, except that for multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, pedestrian paths of travel shall be a minimum of four (4) feet wide.
- (c) Pedestrian paths of travel that are a minimum of five (5) feet wide and made of an impervious surface shall be provided between each dwelling unit and on-site recreational facilities, except that for multiple family dwelling projects that satisfy the requirements of Government Code Section 65913.4, as may be amended, pedestrian paths of travel shall be a minimum of four (4) feet wide.

(10) *Project design (setbacks, height, roof materials, equipment screening, etc.).*

- (a) Multiple family dwelling projects shall be subject to the setback and height requirements applicable to the zone in which the property is located.
- (b) All roof mounted mechanical equipment shall be screened from view with architectural elements that match the same primary exterior materials and colors used for the building.
- (c) All pad mounted mechanical equipment shall be sound attenuated with baffles or other elements that prevent audible sounds more than ten (10) feet from the equipment and shall be screened from view by a combination of walls, fences, and landscaping.

(11) *Project design.*

- (a) Buildings within fifty (50) feet of any street right-of-way line shall not exceed one (1) story in height, provided however a one- and two-story building shall be located such that the two-story portion of the building is more than fifty (50) feet from any street right-of-way line.
- (b) Parking structures, such as garages or carports, shall not be located adjacent to the front of dwelling unit front entrances.
- (c) Composition shingle roofs are prohibited.
- (d) The architectural style of the multiple family dwelling project shall be Spanish Colonial, Craftsman, Victorian, California Bungalow, American Farmhouse, or California Ranch.

(12) *Impact mitigation.*

- (a) Multiple family dwelling projects with more than twenty-four (24) dwelling units shall submit with any

permit application the following environmental impact and mitigation studies:

- (i) Traffic impact assessment;
  - (ii) Biological assessment as required by the Multiple Species Habitat Conservation Plan (MSHCP);
  - (iii) Noise impact assessment on the project if within five hundred (500) feet of a freeway or within one thousand (1,000) feet of property in use or zoned for industrial activities;
  - (iv) Air quality and health risk assessment on the project if within five hundred (500) feet of a freeway or within one thousand (1,000) feet of property in use or zoned for industrial activities;
  - (v) Phase 1 assessment for archaeological, paleontological, and cultural resources; and
  - (vi) Phase 1 assessment for toxic substances upon a determination by the City Engineer or the Fire Marshal that such substances may be present in the development site.
- (b) The recommended mitigations for all impacts identified in the above studies shall be incorporated into the project design.

(13) *Lighting.*

- (a) Parking lot or athletic court lighting shall direct light only onto the project site and shield direct rays away from abutting properties. Ambient light levels shall not increase the level of any residential properties by one (1) foot candle at the property line.

(14) *Refuse.*

- (a) Location and design of refuse bin enclosures shall conform to city trash enclosure specifications and the guidelines of the city's solid waste hauler franchisee.

(Ord. No. 2020-01, § 9, 2-20-2020)

**ATTACHMENT NO. 3**

Jurupa Valley Residential Style Sheets



## RESIDENTIAL ARCHITECTURAL STYLES CRAFTSMAN







## RESIDENTIAL ARCHITECTURAL STYLES VICTORIAN





RESIDENTIAL ARCHITECTURAL STYLES  
CALIFORNIA BUNGALOW







## RESIDENTIAL ARCHITECTURAL STYLES AMERICAN FARMHOUSE







RESIDENTIAL ARCHITECTURAL STYLES  
CALIFORNIA RANCH



**ATTACHMENT NO. 4**

Conceptual Site Plan, Floor Plans and Elevations



UNIT MIX				
22	PLAN 1	1BD/1BA	570 SF	
22	PLAN 2	2BD/2BA	850 SF	
33	PLAN 3	2BD/2BA	875 SF	
15	PLAN 4	2BD/2BA	895 SF	
18	PLAN 5	3BD/2BA	1,180 SF	
110 TOTAL UNITS			94,780 SF	

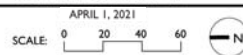
### PROJECT SUMMARY

TOTAL HOMES	110 UNITS
GROSS AREA	4.12 ACRES
DENSITY	26.7 DU/AC
PARKING	2.0 SP/DU

JURUPA VALLEY, CA

REXCO DEVELOPMENT  
1285 CORONA POINTE COURT  
SUITE 102 CORONA, CA 92879  
951.898.1502

CLAY STREET

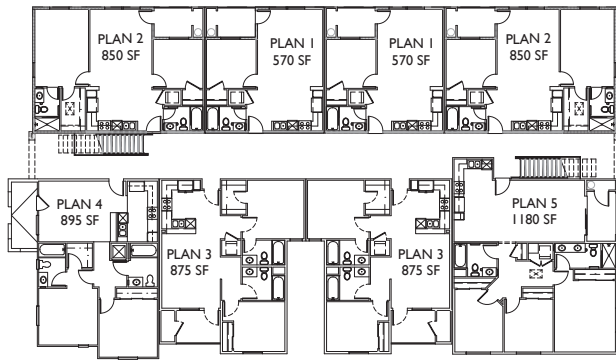


CONCEPTUAL SITE PLAN

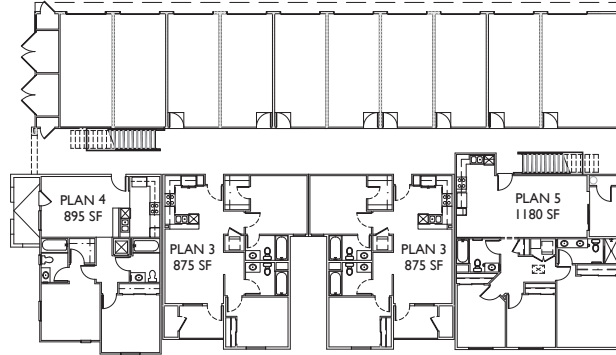


5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198





SECOND AND THIRD FLOORS



FIRST FLOOR



JURUPA VALLEY, CA

REXCO DEVELOPMENT  
1285 CORONA POINTE COURT  
SUITE 102 CORONA, CA 92879  
951.898.1502

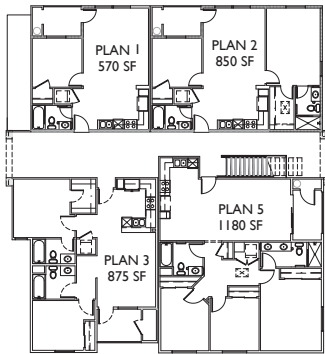
CLAY STREET

APRIL 1, 2021  
SCALE: 0 8 16 24

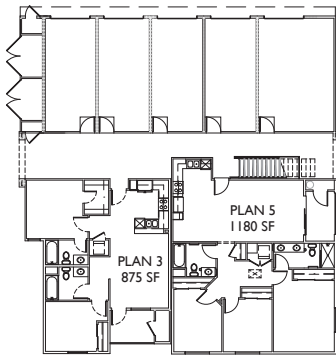
BUILDING A

**SUMMA**  
ARCHITECTURE

5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198



SECOND AND THIRD FLOORS



FIRST FLOOR



JURUPA VALLEY, CA

REXCO DEVELOPMENT  
1285 CORONA POINTE COURT  
SUITE 102 CORONA, CA 92879  
951.898.1502

CLAY STREET

APRIL 1, 2021  
SCALE: 0 8 16 24

BUILDING B

**SUMMA**  
ARCHITECTURE

5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
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EAST PERSPECTIVE



STREET PERSPECTIVE

JURUPA VALLEY, CA

REXCO DEVELOPMENT  
1285 CORONA POINTE COURT  
SUITE 102 CORONA, CA 92879  
951.898.1502

CLAY STREET

APRIL 1, 2021

SCALE: 0 8 16 24

SITE PERSPECTIVES

**SUMMA**  
ARCHITECTURE

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