

City of Jurupa Valley

ADDENDUM

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday July 7, 2021

Regular Meeting: 7:00 P.M.

City of Jurupa Valley City Hall

City Council Chambers

8930 Limonite Ave., Jurupa Valley, CA 92509

- A. As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.*
- B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary BEFORE the Chair calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.*
- C. Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*
- D. As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.*

REGULAR SESSION

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)

Persons wishing to address the Planning Commission on subjects other than those listed on the Agenda are requested to do so at this time. A member of the public who wishes to speak under Public Appearance/Comments OR the Consent Calendar must fill out a “Speaker Card” and submit it to the Planning Secretary BEFORE the Chair calls for Public Comments on an agenda item. When addressing the Planning Commission, please come to the podium and state your name and address for the record. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. In order to conduct a timely meeting, we ask that you keep your comments to 3 minutes. Government Code Section 54954.2 prohibits the Planning Commission from taking action on a specific item until it appears on an agenda.

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- June 23, 2021

5.2 Summary of City Council Actions & Development Update

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

6. Public Hearings

6.1 ZONING MASTER APPLICATION (MA) NO. 20271: REQUEST FOR A ONE-YEAR EXTENSION OF TIME FOR TWO TENTATIVE TRACT MAPS (TTM36957 AND TTM36846) FOR THE WINEVILLE MARKETPLACE PROJECT LOCATION:

LOCATION: SOUTHEAST CORNER OF LIMONITE AVE. AND WINEVILLE ROAD (APNS: 157-250-011 & 157-250-013)

APPLICANT: WINEVILLE MARKETPLACE, LLC

The City of Jurupa Valley determined that the previously adopted Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) for the project remain valid and that the project currently under review is “within the scope” pursuant to CEQA Guidelines Section 15162 (a).

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-07-07-1 approving one (1) one-year Extension of Time (EOT) for Tentative Tract Map (TTM) Nos. 36957 and 36846 for the Wineville Marketplace project.

6.2 MASTER APPLICATION (MA) NO. MA20276: PROPOSED GENERAL PLAN AMENDMENT (GPA20004) TO CHANGE LAND USE DESIGNATION FROM COUNTRY NEIGHBORHOOD (LDR) TO HIGH DENSITY RESIDENTIAL (HDR), CHANGE ZONE (CZ20015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) TO GENERAL RESIDENTIAL (R-3), AND SITE DEVELOPMENT PERMIT (SDP20110) TO CONSTRUCT KINGSLEY TERRACES, A 176 UNIT MULTI-FAMILY APARTMENT PROJECT

LOCATION: 10001 LIMONITE AVENUE (APN: 162-200-011)

APPLICANT: MIKE KOOPMAN

The project requires review in accordance with the California Environmental Quality Act (CEQA), including the preparation of an Initial Study. To complete the Initial Study, several technical studies are required that were not provided by the applicant. Given these inadequacies, staff recommends that the Planning Commission find, determine and declare that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000 *et seq.*) and the State Guidelines (the "CEQA Guidelines") (14 Cal. Code Regs. § 15000 *et seq.*) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing and by motion, adopt Resolution No. 2021-07-07-02 recommending denial of the following entitlement applications to the City Council:

1. General Plan Amendment (GPA20004) changing the land use designation of the subject parcel from Country Neighborhood (LDR) to High Density Residential (HDR);
2. Change of Zone (CZ20015) from Controlled Development (W-2) to General Residential (R-3); and
3. Site Development Permit (SDP20110) to construct 176 multi-family housing units.

Reasons for recommending denial include findings of inconsistency with the General Plan and Zoning Ordinance.

7. Commission Business

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Community Development Director's Report

11. Adjournment to the July 21, 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.

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AGENDA ITEM NO. 5A
DRAFT MINUTES
PLANNING COMMISSION
June 23, 2021

1. Call to Order and Roll Call

A Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on June 23 2021 at the City Council Chambers, 8930 Limonite Ave., and Jurupa Valley.

Members present:

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

Members absent: NONE

2. Pledge of Allegiance – Commissioner Shultz led the Pledge of Allegiance

3A. Public Appearance / Comments - NONE

4. Approval of Agenda

Commissioner Shultz moved and Commissioner Pruitt seconded a motion to approve the June 23, 2021 agenda. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Shultz, Jackson

Noes: None

Abstained: None

Absent: None

5. Consent Calendar

A. Approval of the Minutes

B. Development Updates

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

Ayes: Newman, Pruitt, Carmona, Shultz, Jackson

Noes: None

Abstained: None

Absent: None

6. Public Hearings

6.1 ZONING CODE AMENDMENT NO. 21005 (ZCA21005) TO ESTABLISH A COMMUNITY BENEFIT PERMIT ENTITLEMENT PROCESS FOR ORGANIZATIONS PROVIDING A COMMUNITY SERVICE TO THE CITIZENS OF JURUPA VALLEY

Ms.. Tamara Campbell, Principal Planner, provided a PowerPoint presentation of the proposed Zoning Code Amendment for Community Benefit Permits. Ms. Campbell said there are non-profits that have been operating within the City for many years without required discretionary approvals and noted these non-profits provide valuable services and community benefits. Ms. Campbell summarized the requirements and costs for a Conditional Use Permit and how they can create a hardship for non-profits. She also offered an example of a local non-profit's recent request for a Conditional Use Permit (CUP). Ms. Campbell then provided a description of a more streamlined and more affordable Community Benefit Permit process that would replace the Conditional Use Permit requirement for non-profits providing a community benefit .

COMMISSIONER DISCUSSION

- Clarification of CEQA exemption
- Clarification of the ministerial approval procedure through the Community Development Director
- Future Community Benefit Permit action to be included in the Commission Development Updates
- Community Benefit Permit Appeal process clarified by the City Attorney

PUBLIC HEARING OPENED- NO COMMENTS

PUBLIC HEARING CLOSED

Chair Pro Tem Pruitt moved and Commissioner Shultz seconded a motion to approve Resolution No. 2021-06-23-01 recommending approval to the City Council to establish a Community Benefit Permit Entitlement Process. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Shultz, Jackson

Noes: None

Abstained: None

Absent: None

6.2 MASTER APPLICATION (MA) NO. 20035 – “SHOPS AT JURUPA VALLEY”, ES 20021, CZ20001 CUP20001, PCN21001 (GROCERY STORE) AND PCN21002 (GAS STATION WITH CONVENIENCE STORE), TPM 37890,SDP 20018, AND VAR 21001 FOR THE DEVELOPMENT OF AN 32-ACRE COMMERCIAL SHOPPING CENTER WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION

Ms. Patty Anders, Community Planning Services Manager, provided a PowerPoint presentation summarizing the project location, zoning designation, and the proposed 32-acre Commercial Shopping Center. Ms. Anders noted the required entitlements that the project includes 20 buildings that include a grocery store, restaurants, general merchandise, hotel/ fitness center, car wash and gas station and a community room to be available to the City at no charge. Ms. Anders provided a site and elevation plan to highlight location and architectural design.

COMMISSIONER DISCUSSION

- Request to contact the EPA for determination of the toxic waste at existing well sites
- Opportunities for the local labor force for construction
- Discussion about retaining exiting Master Trail Plan
- Details of the “No Left Turn” exits from the shopping center discussed
- Security cameras to be located within the interior and exterior of the convenience store confirmed
- Infrastructure for 113 Electric vehicle charging stations
- Letter of interest for a large grocery is confirmed
- Confirmation of a nearby gas station to be relocated to the new center
- Need to modify numbering of Conditions of Approval Nos. 2.9- 2.13

PUBLIC HEARING OPENED

Mr. Wes Fifield, Applicant, provided a summary of the project and stated the projected development would provide an economic boost to the community.

Mr. Steve Rosenbloom, resident, stated he is in support of development.

Ms. Jacqui Lee, resident, is opposed to additional gas stations.

PUBLIC HEARING CLOSED

Chair Pro Tem Pruitt moved and Commissioner Shultz seconded, a motion to adopt Resolution No. 2021-06-23-02 recommending that the City Council allow the construction of an approximate 231,072 sq.ft. commercial shopping center with revised numbering of Conditions of Approval, Nos. 2.9-2.13.. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Shultz, Jackson

Noes: None

Abstained: None

Absent: None

7. Commission Business - NONE

8. Public Appearance / Comments – NONE

9. Planning Commissioners’ Reports and Comments – Chair Pro Tem Pruitt thanked the residents for observing mask and social distancing requirements the past year.

10. Community Development Department Report

Mr. Joe Perez, Community Development Director, thanked staff who worked on the Shops at Jurupa Valley project.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission

City of Jurupa Valley

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STAFF REPORT

DATE: July 7, 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

RECOMMENDATION

That the Planning Commission receive and file the development update.

CITY COUNCIL ACTIONS AT THE JULY 1, 2021 MEETING

Public Hearing: : **General Plan Amendment, Change of Zone, Site Development Permit, Variance, for two Industrial Warehouse Buildings Located at 12340 Agua Mansa Road.** The applicant (Carson-VA Industrial II, LP”) proposes to develop a 23.4-acre parcel with two (2) speculative industrial buildings totaling 335,002 square feet and related site improvements including landscaping, parking, and infrastructure facilities. The City Council conducted a public hearing voted to approve the request.

DEVELOPMENT UPDATES

The following is an update on several developments currently under construction.

West Coast Cold Storage Ground Breaking

The 127,000 West Coast Cold Storage Project is located at 2655 Rubidoux Boulevard is under construction.



City of Jurupa Valley

Vernola Marketplace Apartments

The Vernola Marketplace Apartments is in the framing stage of construction. The project consist of 397 apartment units on approximately 17.4 acres. Located on the northwest corner of 68th Street and Pats Rach Road.



City of Jurupa Valley

Paradise Knolls/Richmond American

The Paradise Knolls is a master planned residential community consisting of 650 units on 107.2 acres. Richmond American is currently in the process of constructing 107 single-family units. The project is located on the south side of limonite Avenue, west of Downey Street, and north of the Santa Ana River. The photos below show the progress on the model homes which are approximately 60% complete.



Caterpillar Court: Finished buildings 7, 8 and 9

The Caterpillar Court project is a nine industrial building project totaling 306,894 SF. Buildings 7, 8, and 9 have already been completed. Project is located west and east of caterpillar court and north of 20th street.



City of Jurupa Valley

Lennar Shadow Rock

Lennar Shadow Rock is a 398 single-family home project within 168 acres. Currently 9 model homes and 14 final homes are complete and received their certificate of occupancy. Shadow Rock is located north of Canal Street and the Union Pacific Railroad Line, east of Sierra Avenue, south of Karen Lane, and west of the Rio Vista Specific plan.



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STAFF REPORT

DATE: JULY 7, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: ANDREA G. HOFF, ASSOCIATE PLANNER
SUBJECT: AGENDA ITEM NO. 6.1
MASTER APPLICATION (MA) NO. 20271: REQUEST FOR A ONE-YEAR EXTENSION OF TIME FOR TWO TENTATIVE TRACT MAPS (TTM36957 AND TTM36846) FOR THE WINEVILLE MARKETPLACE PROJECT
LOCATION: SOUTHEAST CORNER OF LIMONITE AVE. AND WINEVILLE ROAD (APNS: 157-250-011 & 157-250-013)
APPLICANT: WINEVILLE MARKETPLACE, LLC

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-07-07-01 approving one (1) one-year Extension of Time (EOT) for Tentative Tract Map (TTM) Nos. 36957 and 36846 for the Wineville Marketplace project.

PROJECT DESCRIPTION

The applicant (Wineville Marketplace, LLC) requests a one-year Extension of Time (EOT) for TTM36957 and TTM36846, which were approved as part of the Wineville Marketplace project, a proposed Planned Unit Development (PUD) consisting of 130 single-family residential lots, community amenities, two commercial centers, landscaping, open space, and street improvements on approximately 33 acres of vacant land. TTM36957 is a Schedule "E" subdivision to subdivide approximately 33 acres into six numbered lots for financing purposes. TTM36846 is a Schedule "A" subdivision to further subdivide two of the lots (21.2 of the 33 acres) into 130 single-family residential lots with internal private streets, community facilities, and common areas. Table 1 contains information about the project site. Figure 1 and Figure 2 show renderings the project contained in the approved Development Plan (p. 64-66).

TABLE 1: GENERAL PROJECT INFORMATION	
Project Area	33 acres
General Plan Land Use Designation	Commercial Retail (CR) and Medium High Density Residential (MHDR)
Zoning	PUD-01 (Planned Unit Development)
Existing Land Use	Undeveloped

FIGURE 1: RENDERING OF COMMERCIAL CENTER



FIGURE 2: RENDERING OF RESIDENCES



This is the second of six possible one-year EOTs allowed by the Municipal Code for these Tentative Tract Maps. The applicant is requesting this EOT to allow more time to finance and develop the project, for which progress has been slowed by the pandemic, market conditions, and site-specific challenges. The project would be a major gateway to the city with innovative and nontraditional design features. The site is long and narrow in shape requiring nearly one mile of street improvements along the north and south sides of Limonite Avenue, including a 12' raised median and traffic signal modifications. In order to successfully develop this gateway project, the applicant is requesting this EOT while pro-actively working to modify the design of the project for implementation while still maintaining the integrity and innovation of the original approval. The applicant anticipates returning to the Planning Commission and City Council with

revised Tentative Maps and overall project implementation proposal for consideration prior to the proposed expiration of July 5, 2022.

PROJECT LOCATION

The 33-acre project site is located on the south side of Limonite Avenue Street, just east of the I-15 freeway. The site is bordered by 63rd Street on the south, Wineville Avenue on the west and Dollar Storage on the east. The site is divided in the center by the Day Creek Channel. North of Limonite is the Sky Country residential community. South of the site are semi-rural residential uses. Township and Harvest Village are both newer residential communities located to the west of Wineville Avenue. Figure 2 shows the project site location.

FIGURE 3: SITE LOCATION



BACKGROUND

On January 5, 2017, the City Council approved TTM36957 and TTM36846 under application MA15099, along with General Plan Amendment No. 15001, Change of Zone No. 15001, Conditional Use Permit (CUP) No. 15001, and a Development Plan to permit the development of a Planned Unit Development consisting of 130 detached residential lots, two commercial shopping centers, community amenities, and street improvements.

The maps were set to expire three years after approval or on January 5, 2020. Prior to the expiration date, the applicant requested a one-year Extension of Time (EOT) for both maps in accordance with the Municipal Code. The Planning Commission approved the EOTs and extending the approval period for the maps to January 5, 2021.

Assembly Bill 1561 provided an additional six-month automatic extension to July 5, 2021. Prior to the expiration date, the applicant requested a second EOT for both maps. The purpose of the request is to allow the applicant enough time to process the final maps and collaborate with developers and the City to implement the Wineville Marketplace project. If approved, the two EOTs would extend the maps until July 5, 2022 and provide more time to finance and develop the project. The applicant will have the ability to request up to six one-year EOTs.

ANALYSIS

The map extensions are within the prescribed authority of the Planning Commission and in the interest of future project implementation. The request for an EOT does not alter the project or the conditions of approval, which are proposed to remain the same. The EOTs will allow the applicant to continue their collaboration with the City and other stakeholders to bring the Wineville Marketplace to fruition.

The adopted conditions of approval for TTM36957 and TTM36846 (see Exhibit B of Attachment 2) have been reviewed and it has been determined that both maps and the conditions of approval are consistent with the Municipal Code and the General Plan Land Use designations. Additionally, the maps are consistent with the goals and policies within the Housing Element including, but not limited to:

HE 1: Encourage and where possible, assist in the development of quality housing to meet the City's share of the region's housing needs for all income levels and for special needs populations; and

HE 4: Maintain and enhance residential neighborhoods and remove blight.

The maps were circulated to various City Departments and external agencies for review and comment. No outside agencies or City departments have any concern with the EOT.

The processing of the EOTs and subsequent processing and recording of TTM36957 and TTM36846, as determined by staff, would be consistent with the Title 7, Subdivisions, of the Jurupa Valley Municipal Code and with the State's Subdivision Map Act.

Status of Final Map

The applicant indicates that due to past market and financing conditions, they had been unable to process the final map in a timely manner. With improved market conditions, however, the applicant indicates that he intends to move forward with processing and submitting the final map prior to the July 5, 2022 expiration date.

ENVIRONMENTAL REVIEW

On January 5, 2017, the City adopted a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) for the project in compliance with CEQA. The EOT request has been evaluated against the previous analysis in the MND and MMRP to ensure that extending the approval time does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

The City's CEQA Administrator found that that the analyses and the conclusions in the previously adopted CEQA document remain valid and that the project currently under review is "within the scope" pursuant to CEQA Guidelines Section 15162 (a).

CONCLUSION

The proposed one-year extension of time for TTM36957 and TTM36846 is in conformance with the City's Municipal Code and General Plan. The subject site is physically suitable for the type of the development and proposed land use. The design of the project will not cause substantial environmental damage, harm any wildlife, nor cause serious public health problems, as demonstrated in the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program adopted for this project and as further analyzed by the City's CEQA Administrator.

Prepared by:



Andrea G. Hoff

Associate Planner

Submitted by:

*Joe Perez
Community Development
Director*

Reviewed by:

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

ATTACHMENTS

1. Planning Commission Resolution No. 2021-07-07-01
2. Approved TTM36957 and TTM36846
3. Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Adopted 1/5/17 under MA15099)

ATTACHMENT 1

RESOLUTION 2021-07-07-01

RESOLUTION NO. 2021-07-07-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING A SECOND ONE-YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NOS. 36957 AND 36846 FOR SCHEDULE “E” AND SCHEDULE “A” SUBDIVISIONS OF REAL PROPERTY LOCATED ON 63RD STREET, WESTERLY OF 200 FEET OF CHARLES STREET, EASTERLY OF WINEVILLE AVENUE, NORTHERLY OF 63RD STREET AND SOUTHERLY OF LIMONITE AVENUE (APNS: 157-250-011, -013) IN THE PLANNED UNIT DEVELOPMENT (PUD) ZONE, AND DETERMINING NO FURTHER CEQA REVIEW REQUIRED

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

Section 1. **Project.** Wineville Marketplace, LLC (the “Applicant”) has applied for a second one-year Extension of Time for Tentative Tract Map No. 36957, a Schedule “E” subdivision of 33 acres into six numbered lots for financing purposes, and Tentative Tract Map No. 36846, a Schedule “A” subdivision of approximately 22 acres into 130 single-family lots with internal, private streets, community facility, and common areas (collectively, Master Application No. 20271 or MA No. 20271) on real property located on 63rd Street, westerly of 200 feet of Charles Street, easterly of Wineville Avenue, northerly of 63rd Street and southerly of Limonite Avenue (APNS: 157-250-011, -013) in the Planned Unit Development (PUD) Zone and designated Community Development: Medium High Density Residential (CD: MHDR) and Commercial Development: Commercial Retail (CD: CR) (the “Project”).

Section 2. **Extension of Time.**

(a) The Applicant is seeking approval of a second one-year extension of time for Tentative Tract Map No. 36957, a Schedule “E” subdivision of 33 acres into six numbered lots for financing purposes, and Tentative Tract Map No. 36846, a Schedule “A” subdivision of approximately 22 acres into 130 single-family lots with internal, private streets, community facility, and common areas, on real property located on 63rd Street, westerly of 200 feet of Charles Street, easterly of Wineville Avenue, northerly of 63rd Street and southerly of Limonite Avenue (APNS: 157-250-011, -013).

(b) The City Council approved Tentative Tract Map Nos. 36957 and 36846 on January 5, 2017, with an expiration date of January 5, 2020.

(c) The Planning Commission approved the first one-year extension of time Tentative Tract Map Nos. 36957 and 36846 on January 5, 2021, with an expiration date of January 5, 2021.

(d) California Assembly Bill No. 1561 (2020) automatically extended Tentative Tract Map Nos. 36957 and 36846 an additional 6 months to July 5, 2021 (see Government Code Section 65914.5).

(e) The Applicant filed an application for a second one-year extension of time for Tentative Tract Map Nos. 36957 and 36846 on December 20, 2020, prior to the July 5, 2021 expiration date.

(f) Section 7.05.020.A. of Chapter 7.15 of the Jurupa Valley Municipal Code provides that the Jurupa Valley Planning Commission is designated at the “Advisory Agency” charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule “A”, “B”, “C”, “D” and “E” maps.

(g) Section 7.15.230.A. of Chapter 7.15 of the Jurupa Valley Municipal Code and Government Code Section 66452.6(e) provide that the Planning Commission may extend an approved or conditionally approved tentative map for a period or periods not exceeding a total of six (6) years upon application of the subdivider filed prior to the expiration of the tentative map. Further, Government Code Section 66452.6(e) provides that prior to the expiration of an approved or conditionally approved tentative map, and upon an application by the subdivider to extend that map, the tentative map shall be automatically extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.

Section 3. **Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 20271 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 July 7, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 20271, 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 4. **California Environmental Quality Act Findings.**

(a) Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, City staff has considered the potential environmental impacts of the second one-year Extensions of Time for Tentative Tract Map Nos. 36957 and 36846. City staff has also reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) prepared for Tentative Tract Map Nos. 36957 and 36846, and approved by the City Council on January 5, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects

not discussed in the prior IS/MND. All potential environmental impacts associated with Tentative Tract Map Nos. 36957 and 36846 and the second one-year Extension of Time for Tentative Tract Map Nos. 36957 and 36846 are adequately addressed by the prior IS/MND, and the mitigation measures contained in the prior IS/MND will reduce those impacts to a level that is less than significant.

(b) The Planning Commission has independently reviewed the Previous Environmental Document Review Determination, and based upon the whole record before it, the Previous Environmental Document Review Determination, and its independent review and judgment, finds that that the Project, as modified, is not subject to further environmental review pursuant to the Guidelines because:

1) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior IS/MND; and

2) All potential environmental impacts associated with Tentative Tract Map Nos. 36957 and 36846 and the second one-year Extensions of Time for Tentative Tract Map Nos. 36957 and 36846 are adequately addressed by the prior IS/MND, and the mitigation measures contained in the prior IS/MND will reduce those impacts to a level that is less than significant.

(c) The custodian of records for the prior IS/MND, and all other materials that constitute the record of proceedings upon which the Planning Commission determination is based, is the Planning Department of the City of Jurupa Valley. Those documents are available for public review in the Planning Department located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 5. Findings for Approval of Extension of Time for Tentative Tract Map No. 36957. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that the proposed second one-year Extension of Time for Tentative Tract Map No. 36957 should be granted because:

(a) The proposed second one-year Extension of Time for Tentative Tract Map No. 36957 continues to be consistent with the Jurupa Valley 2017 General Plan including, but not limited to, Housing Element Primary Goal HE 1 - “Encourage and where possible, assist in the development of quality housing to meet the City’s share of the region’s housing needs for all income levels and for special needs populations”;

(b) The design or improvement of the land division continues to be consistent with the Jurupa Valley 2017 General Plan including, but not limited to, Housing Element Primary Goal HE 4 - “Maintain and enhance residential neighborhoods and remove blight”;

(c) The site of the land division continues to be physically suitable for the type of development in that the Project meets all design, zoning, and subdivision standards;

(d) The site of the land division continues to be physically suitable for the proposed density of the development in that the Project meets all design, zoning, and subdivision standards;

(e) The design of the land division or improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat in that the Project site has no indication of riparian habitat or other sensitive natural communities since the site is highly disturbed. Given the surrounding development, 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, or impede the use of native wildlife nursery sites. A condition of approval prohibits any vegetation clearing and ground disturbance during migratory bird nesting season unless a migratory bird nesting survey is completed in accordance to the condition;

(f) The design of the land division or the type of improvements is not likely to cause serious public health problems in that it is a Project that includes neighborhood commercial Project; and

(g) The design of the land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division in that the Project provides increased access to other areas of the community by improving and connecting roads and trails.

Section 6. Findings for Approval of Extension of Time for Tentative Tract Map No. 36846. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that the proposed second one-year Extension of Time for Tentative Tract Map No. 36846 should be granted because:

(a) The proposed second one-year Extension of Time for Tentative Tract Map No. 36846 continues to be consistent with the Jurupa Valley 2017 General Plan including, but not limited to, Housing Element Primary Goal HE 1 - “Encourage and where possible, assist in the development of quality housing to meet the City’s share of the region’s housing needs for all income levels and for special needs populations”;

(b) The design or improvement of the land division continues to be consistent with the Jurupa Valley 2017 General Plan including, but not limited to, Housing Element Primary Goal HE 4 - “Maintain and enhance residential neighborhoods and remove blight”;

(c) The site of the land division continues to be physically suitable for the type of development in that the Project meets all design, zoning, and subdivision standards;

(d) The site of the land division continues to be physically suitable for the proposed density of the development in that the Project meets all design, zoning, and subdivision standards;

(e) The design of the land division or improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat in that the Project site has no indication of riparian habitat or other sensitive natural

communities since the site is highly disturbed. Given the surrounding development, 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, or impede the use of native wildlife nursery sites. A condition of approval prohibits any vegetation clearing and ground disturbance during migratory bird nesting season unless a migratory bird nesting survey is completed in accordance to the condition;

(f) The design of the land division or the type of improvements is not likely to cause serious public health problems in that it is a Project for residential subdivision; and

(g) The design of the land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division in that the Project provides increased access to other areas of the community by improving and connecting roads and trails.

Section 7. Approval of Master Application No. 20271. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves a second one-year Extension of Time for Tentative Tract Map No. 36957, a Schedule “E” subdivision of 33 acres into six numbered lots for financing purposes, and Tentative Tract Map No. 36846, a Schedule “A” subdivision of approximately 22 acres into 130 single-family lots with internal, private streets, community facility, and common areas (collectively, Master Application No. 20271 or MA No. 20271) on real property located on 63rd Street, westerly of 200 feet of Charles Street, easterly of Wineville Avenue, northerly of 63rd Street and southerly of Limonite Avenue (APNS: 157-250-011, -013) in the Planned Unit Development (PUD) Zone and designated Community Development: Medium High Density Residential (CD: MHDR) and Commercial Development: Commercial Retail (CD: CR). Tentative Tract Map Nos. 36957 and 36846 shall each expire on July 5, 2022, unless within that period of time the expiration date of July 5, 2022 shall have been extended or a final map or maps shall have been approved and filed with the County Recorder.

Section 8. Certification. The Planning 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 7th day of July, 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. 2021-07-07-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 7th day of July, 2021, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

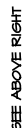
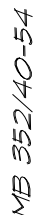
ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

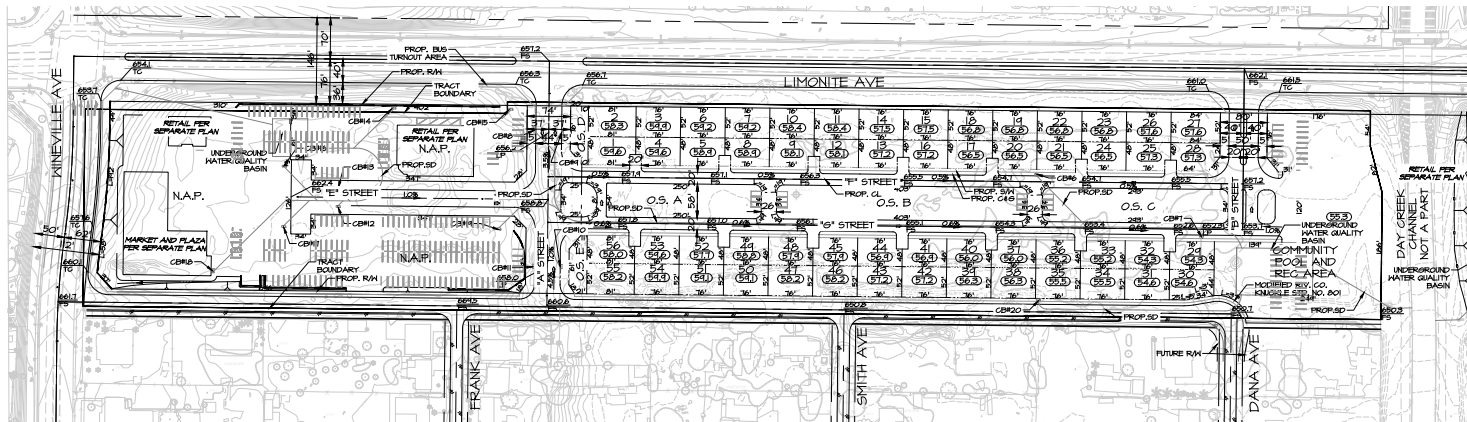
ATTACHMENT 2

TTM36957 AND TTM36846

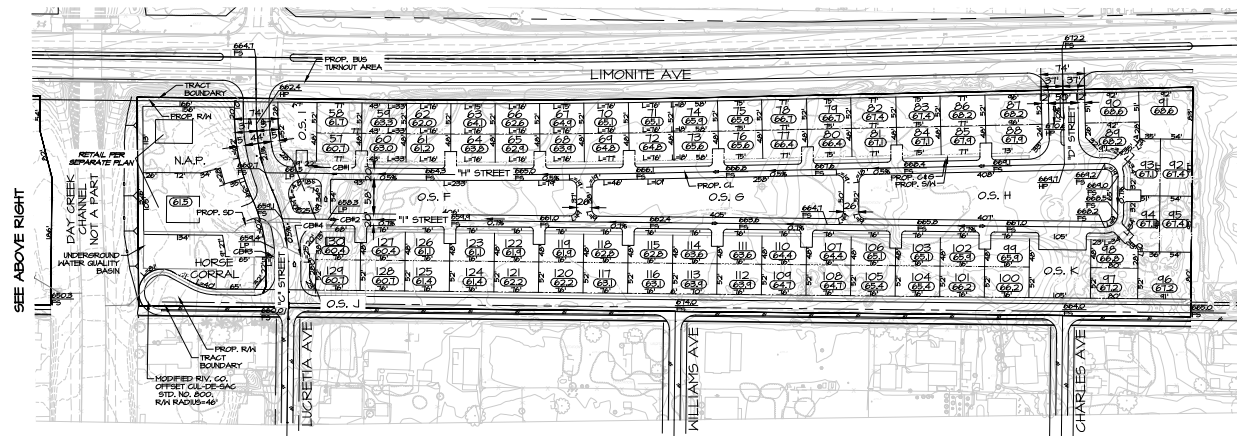
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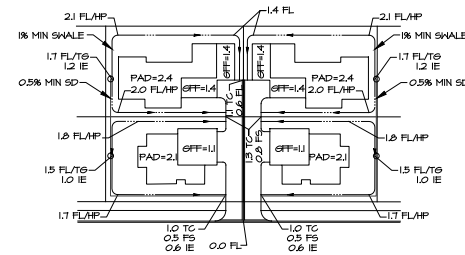
SCALE: 1"=100'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCray STREET RIVERSIDE CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	N.O. 14-0242
DATE: 11/21/2016			SHEET /
DESIGNED: JL			OF 3 SHEET
CHECKED: AL			
PLN CK REF: N/A			DWG. NO.
F.R. N/A			



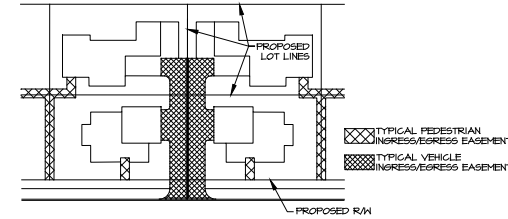
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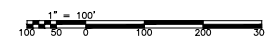


TYPICAL GRADING DETAIL
NOT TO SCALE



TYPICAL ACCESS EASEMENT DETAIL
NOT TO SCALE

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	3894	37	3648	73	3653	109	3947
2	4198	38	3944	74	3936	110	3648
3	3933	39	3944	75	3890	111	3648
4	3648	40	3648	76	3609	112	3946
5	3648	41	3648	77	3678	113	3946
6	3933	42	3944	78	3965	114	3648
7	3933	43	3944	79	3905	115	3648
8	3648	44	3648	80	3622	116	3945
9	3648	45	3648	81	3684	117	3945
10	3933	46	3944	82	3972	118	3648
11	3933	47	3945	83	3898	119	3648
12	3648	48	3648	84	3616	120	3945
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14	3933	50	3945	86	3965	122	3648
15	3933	51	3945	87	4971	123	3648
16	3648	52	3648	88	4335	124	3945
17	3648	53	3648	89	4291	125	3944
18	3933	54	3945	90	4733	126	3648
19	3933	55	4205	91	7424	127	3648
20	3648	56	3888	92	5286	128	3944
21	3648	57	3680	93	4951	129	3944
22	3933	58	3968	94	4852	130	3609
23	3933	59	3925	95	5189	O.S. A	15241
24	3648	60	3646	96	7262	O.S. B	24656
25	3648	61	3649	97	4185	O.S. C	18246
26	3933	62	3921	98	3955	O.S. D	27142
27	4347	63	3907	99	3648	O.S. E	2739
28	3792	64	3636	100	3951	O.S. F	24624
29	3648	65	3656	101	3950	O.S. G	24030
30	3772	66	3929	102	3648	O.S. H	35418
31	3943	67	3902	103	3648	O.S. I	6196
32	3648	68	3630	104	3949	O.S. J	103
33	3648	69	3667	105	3949	O.S. K	10480
34	3943	70	3941	106	3648		
35	3944	71	3931	107	3648		
36	3648	72	3658	108	3948		



TENTATIVE MAP 36846

WINEVILLE MARKET AND VILLAGES
CITY OF JURUPA VALLEY
CONCEPTUAL GRADING

SCALE: 1"=100'

DATE: 11/21/2016

DESIGNED: JES

CHECKED: AL

PLN CR REF: N/A

FR: N/A

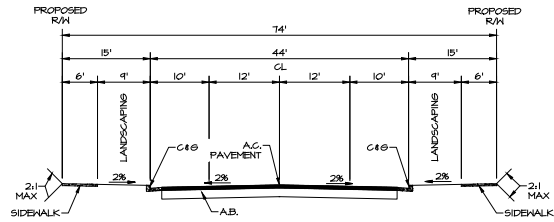
ENGINEERING CONSULTANTS
3708 MCWAY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1070
FAX: (951) 788-1256

STEBB ASSOCIATES

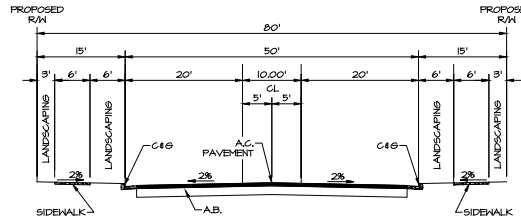
S.D. 14-0242

SHEET **2** OF 3 SHEETS

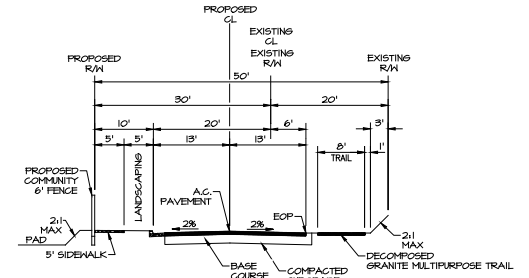
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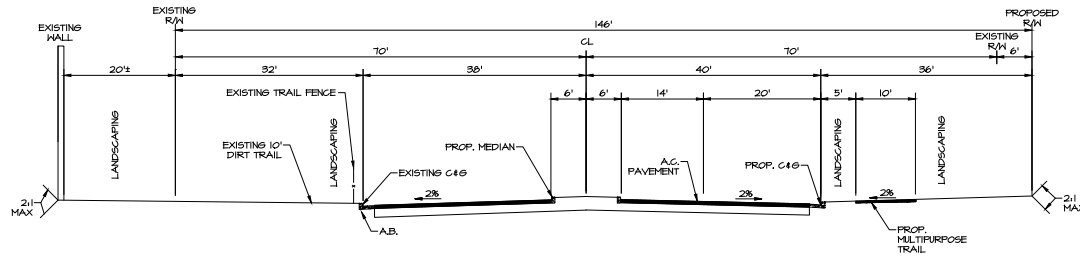
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"A" STREET AND LUCRETIA AVENUE
NTS



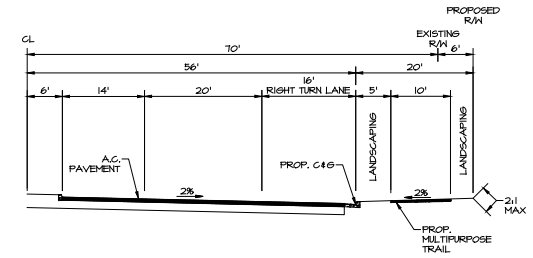
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"B" STREET
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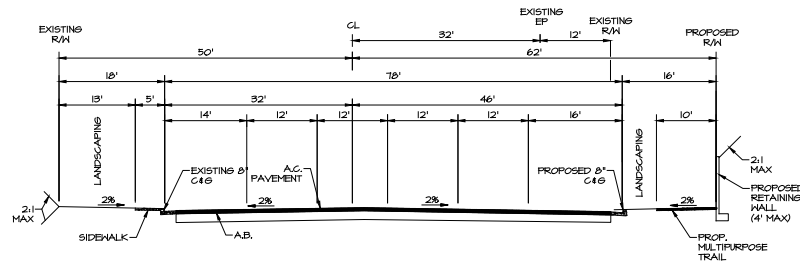
TYPICAL SECTION
MODIFIED RESTRICTED LOCAL STREET
63RD STREET
NTS



TYPICAL SECTION
MAJOR HIGHWAY, MODIFIED STD. NO. 43
LIMONITE AVENUE
NTS



TYPICAL RIGHT TURN LANE SECTION
MAJOR HIGHWAY, MODIFIED STD. NO. 43
LIMONITE AVENUE
NTS



TYPICAL SECTION
ARTERIAL HIGHWAY, MODIFIED STD. NO. 42
WINEVILLE AVENUE
NTS

TENTATIVE MAP 36846

WINEVILLE MARKET AND VILLAGES
CITY OF JURUPA VALLEY

PROPOSED SECTIONS

SCALE:	N/A	ENGINEERING CONSULTANTS	W.O. 14-0242
DATE:	11/21/2016	3708 MACAW STREET	SHEET
DESIGNED:	AL	RIVERSIDE, CA 92506	3
CHECKED:	AL	PH. (951) 686-1670	OF 3 SHEETS
PLN. OR REF.	N/A	FAX (951) 788-1256	DWG. NO.
F.B.	N/A		

WIEB
ASSOCIATES

ATTACHMENT 3

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING AND REPORTING PROGRAM
(MA15099)**

Initial Study Checklist/ Mitigated Negative Declaration

City of Jurupa Valley Master Application No. 15099:

General Plan Amendment 15001, Change of Zone 15001, Tentative Tract Map 36846, Tentative Tract Map 36957, Conditional Use Permit 15001, Site Development Permit 31513, and Public Convenience or Necessity 15002

for

Property Located at the Southeast Corner of Limonite Avenue and Wineville Avenue



City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Annette Tam, Associate Planner
(951) 332-6464
atam@jurupavalley.org

Applicant:

Ben Chai Group
1369 S. Lyon Street
Santa Ana, CA 92705
951-549-8900

July 15, 2016

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MASTER APPLICATION NO. 15099 SUMMARY

Subdivide 32.8 acre project area into 130 single-family residential lots, 3 commercial lots, and open space lots; construct a shopping center; request for sales of alcoholic beverages for off-premise consumption in an oversaturated census tract.

1.0. INTRODUCTION

1.1 Purpose of an Initial Study Checklist

The California Environmental Quality Act (CEQA) requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

The purpose of an Initial Study Checklist is to provide a preliminary analysis of a proposed action to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for a project. An Initial Study Checklist also enables an applicant or the City of Jurupa Valley to modify a project, mitigating adverse impacts in lieu of preparing an Environmental Impact Report, thereby potentially enabling the project to qualify for a Negative Declaration or a Mitigated Negative Declaration.

The Initial Checklist Study also provides a factual basis for a Negative Declaration. Mitigated Negative Declaration, or serves to focus an Environmental Impact Report on the significant effects of a project.

1.2 Purpose of a Mitigated Negative Declaration

A Mitigated Negative Declaration is a written statement by the City of Jurupa Valley that the Initial Study Checklist identified potentially significant environmental effects of the Project but the Project is revised or mitigation measures are required to eliminate or mitigate impacts to less than significant levels.

1.3 Initial Study Checklist/Mitigated Negative Declaration Document

This document in its entirety is an Initial Study Checklist/Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

1.4 Public Review and Processing of the Initial Study Checklist/Mitigated Negative Declaration

This Initial Study Checklist/Mitigated Negative Declaration and a Notice of Intent to adopt the Mitigated Negative Declaration was distributed to the following entities for a 30-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 will be noticed to the general public in the *Riverside Press-Enterprise*, which is a primary newspaper of circulation in the areas affected by the Project.

The Notice of Intent identifies the location(s) where the Initial Study Checklist/Mitigated Negative Declaration and its associated Mitigation Monitoring Reporting Program and technical reports are available for public review. During the 30-day public review period, comments on the adequacy of the Initial Study Checklist/Mitigated Negative Declaration document may be submitted to the City of Jurupa Valley Planning Department.

Following the 30-day public review period, the City of Jurupa Valley Planning Commission will review any comment letters received during the public review period to determine whether any substantive comments were provided that may warrant revisions or recirculation to the Initial Study Checklist/Mitigated Negative Declaration document. If recirculation is not required (as defined by CEQA Guidelines §15073.5(b)), written and/or oral responses will be provided to the City of Jurupa Valley Planning Commission and City Council for review as part of their deliberations concerning the Project.

For this Project, the Jurupa Valley Planning Commission has the authority to recommend, conditionally recommend, or not recommend the Project for approval to the City Council. The Jurupa Valley City Council has exclusive authority to approve, conditionally approve, or deny the Project. Accordingly, public hearings will be held before the Jurupa Valley Planning Commission and City Council to consider the proposed Project and the adequacy of this Initial Study Checklist/Mitigated Negative Declaration.

At the conclusion of the public hearing process, the City Council will take action to approve, conditionally approve, or deny the proposed Project. If approved, the City Council will adopt findings relative to the Project's environmental effects as disclosed in the Initial Study Checklist/Mitigated Negative Declaration and a Notice of Determination will be filed with the Riverside County Clerk.

1.5 Initial Study Checklist/Mitigated Negative Declaration Findings and Conclusions

Section 3.0 of this document contains the Environmental Checklist/Initial Study that was prepared for the proposed Project pursuant to CEQA and City of Jurupa Valley requirements.

The Initial Study Checklist determined that implementation of the proposed Project would result in **no impacts or less than significant** impacts with implementation of Plans, Policies, Programs, or Project Design Features to the environment under the following issue areas:

- Agriculture and Forestry Resources
- Air Quality
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources

- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

The Initial Study Checklist determined that the proposed Project would result in **potentially significant impacts** to the following issue areas, but the Project Applicant **will incorporate mitigation measures** that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment would occur:

- Aesthetics (Lighting)
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation/Traffic

The Initial Study Checklist determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (City of Jurupa Valley), that the Project as revised may have a significant effect on the environment. Therefore, based on the findings of the Initial Study Checklist, the City of Jurupa Valley determined that a Mitigated Negative Declaration is the appropriate CEQA determination for the Project pursuant to CEQA Guidelines § 15070(b).

2.0 PROJECT BACKGROUND

2.1 Project Location

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, City of Norco to the south, City of Eastvale to the west, and City of Riverside and the County of San Bernardino to the east. Specifically, the Project is located on the southeast corner of Limonite Avenue and Wineville Avenue. (Refer to Exhibit 1).

The Project site includes the following Assessor Parcel Number:

- 157-250-011
- 157-250-013

2.2 Existing Site Conditions/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]).

In the case of the proposed Project, the Initial Study Checklist determined that a Mitigated Negative Declaration is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation. Thus, the environmental setting for the Project is the approximate date that the Project's Initial Study Checklist commenced in January 2016.

The Project site consists of approximately 32.8 gross acres. The subject properties are currently vacant land with no significant topographic features or vegetation. Topography of the site is relatively flat and generally ranges from approximately 644 feet above mean sea level to 676 above mean sea level. Vegetation consist of disturbed non-native grassland dominates the site with several low growing brittlebushes (*Encelia farinosa*) growing throughout the parcels. The Project site appears to be regularly mowed for weed abatement and fire control purposes. The Project site abuts Limonite Avenue to the north and Wineville Avenue to the west.

Day Creek Channel, which is an improved earthen channel, bisects the Project site in a north to south direction.

Surrounding land uses are shown on Table 1.

Table 1. Existing Land Uses

Location	Existing Use
Site	Vacant Land
North	Single-Family Residential
South	Single-Family Residential
East	Self-Storage Facility
West	Single-Family Residential
<i>Source: Field Inspection, June 2016</i>	

2.3 Existing General Plan Land Use and Zoning Designations

The City of Jurupa Valley is an incorporated city of Riverside County, California. Prior to its incorporation, the area was governed by Riverside County. On March 8, 2011, voters approved a ballot measure designated "Measure A" to incorporate the area into its own city. As a result, the City of Jurupa Valley became an incorporated city on July 1, 2011. City of Jurupa Valley Ordinance Nos. 2011-01 and 2011-10 adopted all ordinances and resolutions of the County of Riverside in effect as of July 1, 2011 (including land use ordinances and resolutions), to remain in full force and effect as City Ordinances. As such, development activities that occur in the City of Jurupa Valley are regulated by the Riverside County General Plan ("City of Jurupa Valley Plan"), including the Jurupa Area Plan and Riverside County Zoning Ordinance (Ordinance No. 348) and Subdivision Ordinance (Ordinance No. 460) that were in effect on July 1, 2011, unless otherwise superseded by a City ordinance or resolution.

General Plan

The General Plan is divided into a number of Area Plans that provide additional guidance for development and more specific land use designations under each Foundation Component category. Thus, each property has a Foundation Component land use designation and a more descriptive Area Plan designation.

The Foundation Component designations for the Project site are:

- Community Development for the western portion of the Project site adjacent to Wineville Avenue.
- Rural Community for the remainder of the Project site.

The Jurupa Area Plan (i.e. General Plan) land use designations currently assigned to the Project site are:

- Commercial Retail (CR) for the western portion of the Project site adjacent to Wineville Avenue.
- Low Density Residential (LDR) for the remainder of the Project site.

The entire Project site is within a Commercial Retail Overlay district. Overlays provide alternate land uses that may be developed instead of the underlying base use and permits flexibility in land uses designations to account for local conditions.

Policy Areas

Policy Areas apply to portions of the General Plan that contain special or unique characteristics that merit detailed attention and focused planning policies. The Project site is located within the Protected Equestrian Sphere Policy Area. This policy area is intended to protect the equestrian character of areas throughout Jurupa Valley.

Zoning

The Zoning classifications currently assigned to the Project site are:

- C-1/C-P (General Commercial) for the south western corner of the Project site adjacent to Limonite Avenue and Wineville Avenue.
- R-A (Residential Agricultural) for the remainder of the Project site.

A summary of the existing General Plan land use designations and zoning classifications for the Project site and surrounding properties is provided in Table 2.

Table 2. Existing General Plan Land Use Designations and Zoning Classifications

Location	General Plan Land Use Designations	Zoning Classifications
Site	Commercial Retail (CR) Low Density Residential (LDR)	C-1/C-P (General Commercial) R-A (Residential Agricultural)
North	Low Density Residential (LDR)	R-A (Residential Agricultural)
South	Low Density Residential (LDR)	R-A (Residential Agricultural)
East	Commercial Retail (CR)	C-1/C-P (General Commercial)
West	Medium Density Residential	R-1 (One-Family Dwellings)
Source: City of Jurupa Valley-General Plan Land Use Map, City of Jurupa Valley-Existing Zoning Map		

2.4 Project Description

The Project Applicant, Ben Chai Group, submitted the following application to the City of Jurupa Valley, which comprise the proposed Project: General Plan Amendment (GPA) 15001, Change of Zone (CZ) 15001, Tentative Tract Map (TTM) 36847, Tentative Tract Map 36957, Site Development

Permit (SDP) 31513 and Public Convenience or Necessity (PCN) 15002. The City of Jurupa Valley refers to this application as Master Application (MA) No. 15009.

The Project's application materials are on file with the City of Jurupa Valley Planning Department 8930 Limonite Avenue, Jurupa Valley, CA 92509 and are hereby incorporated by reference.

A. General Plan Amendment (GPA) 15001

GPA 15001 proposes to change the existing land use designation from Low Density Residential (LDR - 2 dwelling units per acre) to Medium High Density Residential (MHDR - 5 - 8 dwelling units per acre) for the residential subdivision and from LDR to Commercial Retail (CR) at the southeast corner of Limonite Avenue and Lucretia Avenue.

B. Change of Zone (CZ) 15001

CZ 15001 proposes to change the existing zoning classification from R-A (Residential Agricultural) to PUD (Planned Unit Development) for the entire Project site.

C. Tentative Tract Maps (TTM's) 36864 and 36957

The Project is proposing the approval of two tentative tract maps. The first tract map will divide the property into public streets, commercial parcels, and residential parcels. The second tract map will subdivide the residential parcels into 130 residential and several open space lots. The residential lots will include structures and designated parking areas. The open space lots will be used for community parks and green space. It is also planned for the residential area to be a gated community.

The proposed residential development consists of the following components:

- 130 residential lots for one single-family dwelling per lot with no detached accessory structures permitted.
- The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas is 6,000 square feet. The minimum lot area for the individual lots used as a residential building site are 3,500 square feet.
- Amenities include common open space, tot lot, private recreation area with pool, and a club house.

D. Site Development Permit (SDP) 31513

SDP 31513 proposes the following retail uses:

- 18,135 square foot market with an 18,135 square foot basement.
- 3,407 square foot sit-down restaurant.
- 11,115 square foot Rite-Aid store.
- 2,500 square foot fast food pad.

- 2,500 square foot coffee shop pad.

The total proposed commercial square footage is 55,792 square feet.

E. Conditional Use Permit (CUP) 15001

CUP 15001 is required for the sale of alcoholic beverages for off-site consumption for the Rite-Aid store and marketplace.

F. Public Convenience and or Necessity (PCN) 15002

PCN 15002 is required for the Rite-Aid store and marketplace to sell alcoholic beverages off site consumption because the Project site is located within a Census Tract that has an over saturation of off sale licenses.

G. Overall Project Description Summary

The Project is a mixed-use project that proposes to develop 32.82 gross acres (29.74 net acres) with retail, a market, Rite Aid Pharmacy, future pad (drive-thru), residential lots with a clubhouse, horse arena and horse trails, restaurant area, common open space, on-site parking, and onsite roadways. The uses are separated into two sections, Wineville Village East covers all development east of the Day Creek Channel and Wineville Village West covers all development west of the Day Creek Channel. Encompassing both sections of the project site are 130 residential dwelling units, totaling approximately 469,143 square feet, and approximately 327,175 square feet of common open space.

Wineville Village West

Wineville Village West includes 56 of the residential dwelling units with a portion of the Project's total common open space area, the clubhouse, the market, retail uses, the Rite-Aid Pharmacy, and the a full-service restaurant. The clubhouse is proposed to include a 4,120square foot building, a tot lot, barbeque area, swimming pool with spa, restrooms, and an outdoor fireplace. The market includes 18,135 square-feet of vendor space and 18,135 square-feet of basement area. The market area is also proposed to have outdoor patios and a loading dock. In addition, this portion of the proposed Project includes 22 common parking stalls for residential use, 44 standard parking stalls for the clubhouse, and 252 standard parking stalls for the remaining use.

Wineville Village East

Wineville Village East includes 74 of the residential dwelling units with the remaining portion of the Project's total common open space area, the horse arena, and the restaurants. The horse arena would be approximately 7,860 square feet. The restaurant area would include two 2,500 square-foot fast food restaurants. In addition, this portion of the proposed project includes 2 trailer parking stalls for the horse arena, 49 common parking stalls for residential use, and 57 standard parking stalls for the restaurants.

Street Improvements and Access

Access to the Project site is proposed from Limonite Avenue and 63rd Street (off Wineville Avenue)

Limonite Avenue Improvements

Limonite Avenue as it abuts the northern boundary of the Project site is an existing paved four-lane roadway. The Project proposes four (4) entry roadways/driveways to provide access from Limonite Avenue. The Project proposes to further improve Limonite Avenue with curb, gutter, trails on both sides of the street.

Wineville Avenue Improvements

Wineville Avenue as it abuts the western boundary of the Project site is an existing paved four-lane roadway. No direct access to the project site is proposed from Wineville Avenue. The Project proposes to further improve Wineville Avenue with curb, gutter, sidewalk and including a 10-foot wide equestrian trail.

63rd Street Improvements

63rd Street as it abuts the southern boundary of the Project site is an existing unpaved roadway. The Project proposes three (3) entry roadways/driveways to provide access from 63rd Street. The Project proposes to provide half-width improvement consisting of AC pavement, curb, gutter and sidewalk on the north side of 63rd Street and a granular shoulder on the south side of 63rd Street. In addition, a 10-foot trail is proposed on the west side of the Day Creek Channel to connect to the equestrian trail on Wineville Avenue.

Parking

All parking is proposed on-site.

Water and Sewer Improvements

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. Water is available to serve the Project site from existing 24-inch diameter water lines in Limonite Avenue north of the Project boundary. Secondary points of connection to the water system are required for residential tracts. West of the day Creek Channel, the tract will connect to the recently constructed 12-inch diameter waterline in Wineville Avenue and extend in 63rd Street to the tract entrance east of Frank Avenue. East of day Creek Channel, the tract will connect to an existing 12-inch diameter waterline through the development that is already looped.

Sewer service is available for the Project from a proposed 12-inch/18-inch diameter Sky Country Trunk Sewer line in Limonite Avenue north of the Project boundary. The proposed trunk sewer line turns south from Limonite Avenue and crosses the subject tract to 63rd Street between Smith Avenue and Dana Avenue. An easement is required from the developer for construction and maintenance of the proposed trunk sewer.

The Sky Country Trunk Sewer is currently scheduled to be completed in 2017. Alternately, sewer service is available from an existing 10-inch diameter sewer line in Pat's ranch Road at Limonite Avenue.

Drainage Improvements

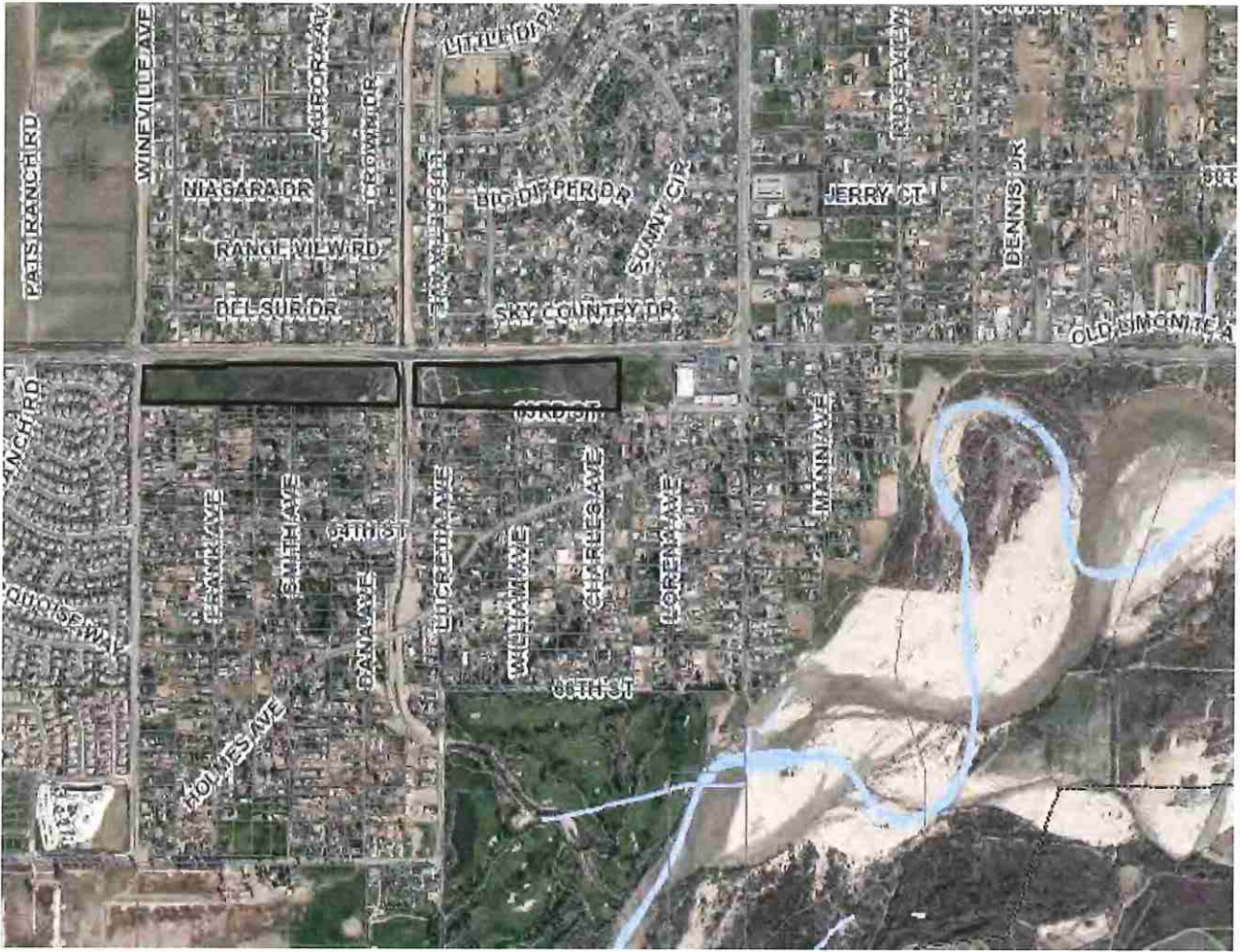
On-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities and the Day Creek Channel.

Off-Site Improvements

If at the time construction is commenced, the Sky Country Trunk Sewer is not completed, approximately 1,700 L.F. of off-site sewer line will need to be constructed in order to connect to the sewer line in Pat's Ranch Road from the tract's western boundary. The construction of the sewer line will take place within Limonite Avenue. No other off-site improvements are required.

Operational Characteristics

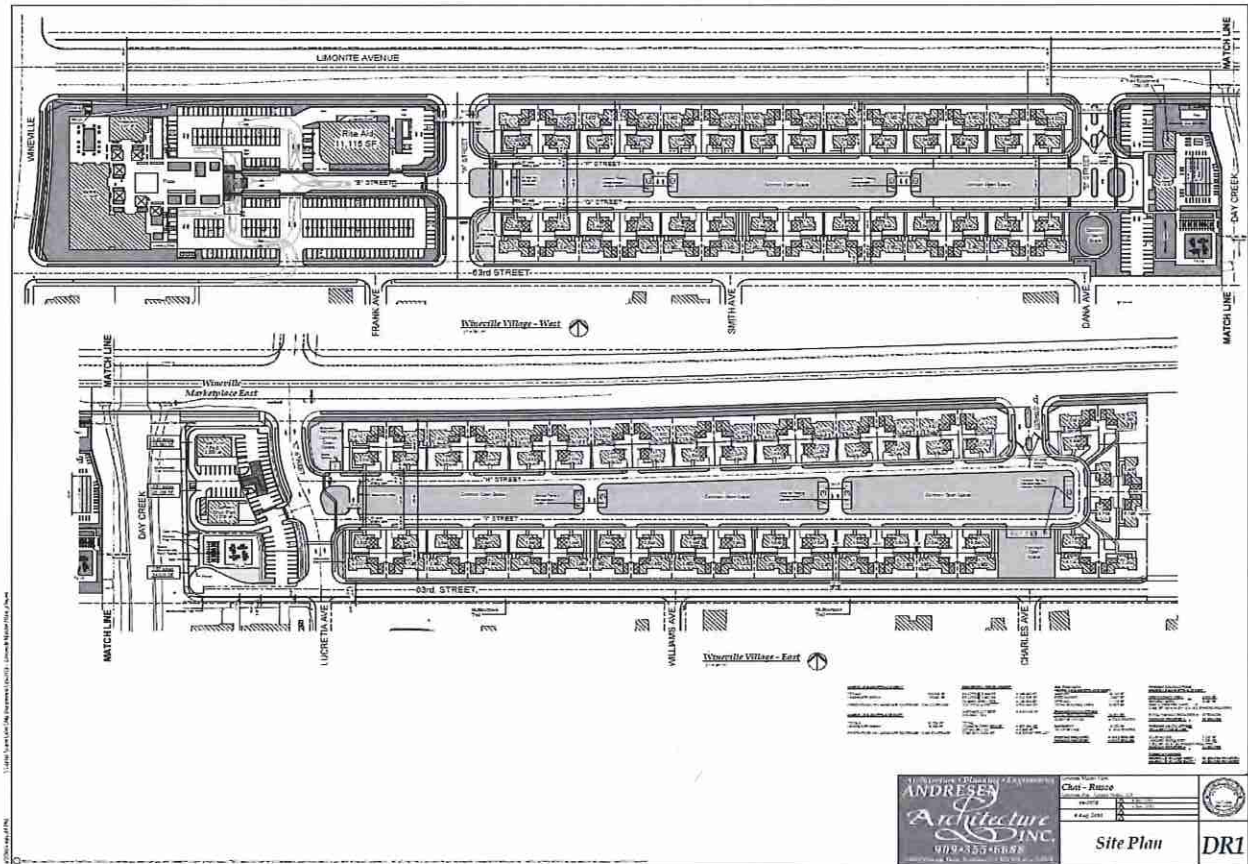
The Project would be operated as a commercial center and a residential community. As such, typical operational characteristics include visitors traveling to and from the site, delivery of goods to the commercial site, and maintenance activities.



**Ben Chai Group
MA 15099**

Project Location Map/Aerial Photo

Exhibit 1



**Ben Chai Group
MA 15099**

Site Plan

Exhibit 2

3.0 INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Evaluation Format

This Initial Study Checklist has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Project is evaluated based on its potential effect on seventeen (17) environmental factors categorized as follows, as well as Mandatory Findings of Significance:

- | | |
|-------------------------------------|--|
| 1. Aesthetics | 10. Land Use & Planning |
| 2. Agriculture & Forestry Resources | 11. Mineral Resources |
| 3. Air Quality | 12. Noise |
| 4. Biological Resources | 13. Population & Housing |
| 5. Cultural Resources | 14. Public Services |
| 6. Geology & Soils | 15. Recreation |
| 7. Greenhouse Gas Emissions | 16. Transportation & Traffic |
| 8. Hazards & Hazardous Materials | 17. Utilities & Service Systems |
| 9. Hydrology & Water Quality | 18. Mandatory Findings of Significance |

Each factor is analyzed by responding to a series of questions pertaining to the impact of the Project on the particular factor in the form of a checklist. This Initial Study Checklist provides a manner to analyze the impacts of the Project on each factor in order to determine the severity of the impact and determine if mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report.

CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064[f][5]).

The effects of the Project are then placed in the following four categories, which are each followed by a summary to substantiate why the Project does not impact the particular factor with or without mitigation. If "Potentially Significant Impacts" that cannot be mitigated are determined, then the Project does not qualify for a Mitigated Negative Declaration and an Environmental Impact Report must be prepared:

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 Checklist, 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.
- **Project Design Features (PDF)** – These measures include features proposed by the Project that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).
- **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*.

Plans, Policies, or Programs (PPP) and the Project Design Features (PDF) were assumed and accounted for in the assessment of impacts for each issue area.

Mitigation Measures (MM) were formulated only for those issue areas where the results of the impact analysis identified significant impacts that could to be reduced to less than significant levels.

All three types of measures described above will be required to be implemented as part of the Project, and will be included in the Mitigation Monitoring and Reporting Program for the Project.

Environmental Factors Potentially Affected

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

	Aesthetics		Land Use and Planning
	Agriculture and Forest Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural Resources		Public Services
	Geology and Soils		Recreation
	Greenhouse Gas Emissions		Transportation/Traffic
	Hazards and Hazardous Materials		Utilities and Service Systems
	Hydrology and Water Quality		Mandatory Findings of Significance

Because none of the environmental factors above are "checked", the Project does not require the preparation of an Environmental Impact Report.

Determination

On the basis of 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.

☒

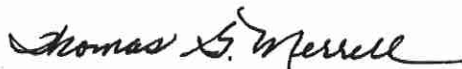
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

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

City of Jurupa Valley

Agency

Thomas G. Merrell, AICP, Planning Director
Printed Name/Title

Date

Appendices (Under Separate Cover or On Compact Disk)

- Appendix A. Air Quality and Greenhouse Gas Analysis (Webb Associates) March 20, 2016.
- Appendix B. Biological Resources Assessment (Amec Foster Wheeler) August 2015.
- Appendix C. Jurisdictional Delineation Report (Amec Foster Wheeler) November 13, 2015.
- Appendix D. Historical/Archaeological Resources Survey Report (CRM Tech) July 29, 2015.
- Appendix E. Paleontological Resource Assessment (CRM Tech) July 28, 2015.
- Appendix F. Phase I Environmental Site Assessment (CHJ Consultants) November 4, 2015.
- Appendix G. Preliminary Drainage Study (Webb Associates) May 20, 2015.
- Appendix H. Noise Impact Analysis (Kunzman & Associates, Inc.) February 18, 2016.
- Appendix I. Traffic Impact Study (Webb Associates) January, 2016.

3.1 AESTHETICS

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

3.1 (a) Have a substantial adverse effect on a scenic vista?

Determination: Less Than Significant Impact.

Sources: General Plan, Jurupa Area Plan, Google Earth, Project Application Materials

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to scenic vistas. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.1-1 As required by the *TTM 36846 Development Plan, June 2016*, building heights shall be limited to a maximum height limit of 40-feet for residential structures and 50-feet for commercial structures

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project site is approximately 32.8 acres in size and is located in an area largely characterized by residential and commercial development. To the north, south, and west the site is bordered by residential development. To the east the site is bordered by a self-storage facility.

The Project proposes to develop the 32.8 gross acre site into a 55,792 square foot commercial center and 130 single-family detached housing units and related improvements and amenities. According to the *General Plan*, scenic vistas are points, accessible to the general public, that provide a view of the countryside. More specifically, a scenic vista is defined as a publically accessible

vantage point that provides expansive views of a highly valued landscape. For example, in Jurupa Valley, a scenic vista would provide publically accessible vantage points of the Santa Ana River, Jurupa Mountains or the Pedley Hills.

Landforms that constitute a scenic vista visible or periodically visible on clear days from the Project's vicinity include the Jurupa Mountains approximately 4.5 miles to the northeast.

Located along the southern boundary of the City, the Santa Ana River represents a significant recreational, habitat, and visual resource. Views of the Santa Ana River located approximately 1-mile south of the Project site are not currently visible from public vantage points because of the topography of the site in relation to the river and the intervening development between the site and the river.

As required by PPP 3.1-1 above, the commercial structures proposed of the property are restricted to 50-feet in height and the residential structures to 40-feet in height. As such, the proposed structures would not block or completely obstruct views from surrounding public vantage points of the Jurupa Mountains visible in the horizon under existing conditions.

Based on the analysis above, with implementation of PPP 3.1-1, impacts to scenic vistas would be less than significant.

3.1 (b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Determination: No Impact.

Sources: California Department of Transportation "Scenic Highway Program Eligible and Officially Designated Routes," General Plan Figure C-9 - Riverside County Scenic Highways, Google Earth

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway. According to the *General Plan*, the Project site is not adjacent to a County Scenic Highway. Therefore, construction and the long-term operation of the Project would have no impact on scenic resources within a scenic highway.

3.1 (c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to the visual character and quality of the site and its surroundings. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.1-3 As required by the *TTM 36846 Development Plan, June 2016*, the project is subject to the Architectural Design Guidelines and Landscape Guidelines contained in said document and shall be enforced by the City of Jurupa Valley.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project site consists of 32.8 gross acres of vacant land. The existing visual character of the site consists of undeveloped land with a relatively flat topography and sparse vegetation.

As noted above, the Project site is located in an area largely characterized by residential and commercial development.

Construction Impacts

During the Project's temporary construction period, construction equipment, supplies, and activities would be visible on the subject property from immediately surrounding areas. Construction activities are a common occurrence in the developing Inland Empire region of Southern California and are not considered to substantially degrade the area's visual quality. All construction equipment would be removed from the Project site following completion of the Project's construction activities. For these reasons, the temporary visibility of construction equipment and activities at the Project site would not substantially degrade the visual character of the surrounding area.

Operational Impacts

A project is generally considered to have a significant impact on visual character if it substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings.

The Project proposes to change the existing General Plan land use designation from Low Density Residential (LDR - 2 dwelling units per acre) to Medium High Density Residential (MHDR - 5 - 8 dwelling units per acre) for the residential subdivision and from LDR to Commercial Retail (CR) at the southeast corner of Limonite Avenue and the Lucretia Avenue.

The Project also proposes to change the existing zoning classifications from R-A (Residential Agricultural) and C-1 / C-P (General Commercial) to PUD (Planned Unit Development) for the entire Project site.

The Project site is also located within a Commercial Retail Overlay district which provides for alternate land uses that may be developed instead of the underlying base use and permits flexibility in land uses designations to account for local conditions. As such, more intense development is allowed by the General Plan.

At buildout of the proposed Project, the visual character of the Project site would change from disturbed, vacant land to a commercial center and single-family detached residential housing units. There are single-family detached residential units to the north, south, and west of the Project site. There is commercial development to the east of the Project site. The project site abuts Limonite Avenue which is a major east-west thoroughfare in the City. As such, the Project would not substantially change the character of the Project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings.

In addition, implementation of the thematic elements described in the *TTM 36846 Development Plan, June 2016* as required by PPP 3.1-2 above will ensure that the Project blends into the existing visual character and quality of its surroundings.

Based on the analysis above, with implementation of PPP 3.1-2, impacts would be less than significant and no mitigation measures are required.

3.1 (d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Sources: Project Application Materials

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

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 commercial buildings.

The proposed building materials consist primarily of stucco, tile, stone, and wood. These materials are non-reflective and would not contribute to glare.

General Plan Land Use Policy LU 4.1 states "Mitigate noise, odor, lighting, and other impacts on surrounding properties." Therefore, Mitigation Measure AE-1 is required to ensure that outdoor lighting does not result in significant impacts related to light and glare on adjacent properties.

Mitigation Measure (MM)

Mitigation Measure AE-1: Outdoor Lighting. *Prior to building permit issuance, the City shall review construction drawings for the commercial structures and residential common recreation areas to ensure that proposed exterior, artificial lighting is located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. Project contractors shall be required to comply with the construction drawings and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.*

Based on the analysis above, with implementation of Mitigation Measure AE-1, impacts would be less than significant.

3.2 AGRICULTURE AND FORESTRY RESOURCES

<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</i></p>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
d. Result in the loss of forest land or conversion of forest land to non-forest use?				■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			■	

3.2 (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? .

Determination: No Impact

Sources: California Department of Conservation "Farmland Mapping and Monitoring Program: Riverside County Important Farmland 2010", General Plan Multipurpose Open Space Element.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The 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. As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur. No mitigation measures are required.

3.2 (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Determination: No Impact.

Sources: Jurupa Valley General Plan Land Use Map, Jurupa Valley Zoning Map.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Agricultural Zoning

The Project site is not located within the Agriculture Foundation Component of the General Plan which provides for row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.

A portion of the Project site is zoned R-A (Residential Agricultural) which allows for one-family dwellings, field crops, and vegetables gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises.

None of the R-A zoned property on the Project site is designated as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" by the Farmland Mapping and Monitoring Program (as described above under the response to Issue 3.2(a)).

According to the *General Plan Land Use Designations Zoning Consistency Guidelines*, the R-A zone is considered to be "generally inconsistent" with the proposed General Plan Medium High Density Residential Land Use Designation. Because the Project site is within a Commercial Retail Overlay district and given the small size and shape of the Project site, it is reasonably foreseeable that the Project site would convert to non-agricultural land uses with or without development of the Project.

Further, the Project itself includes a request to rezone the Project site from R-A (Residential Agricultural) to PUD (Planned Unit Development). Upon approval of the request to rezone the Project, any potential agricultural zoning conflict would be eliminated. As such, because the Project site has already been designated for residential uses in the *General Plan*, and because the Project itself includes a request to rezone to a non-agricultural zoning classification, any potential agricultural zoning conflict is deemed less than significant.

Williamson Act Contract

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. According to the Riverside County Geographic Information System, the site is not under a Williamson Act Contract. As such, there is no impact. No mitigation measures are required.

3.2 (c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

Determination: No Impact.

Sources: General Plan Land Use Map, Zoning Map.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project site is zoned C-1/C-P (General Commercial) and R-A (Residential Agricultural). The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because

no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning. No impact would occur and no mitigation measures are required.

3.2 (d) Result in the loss of forest land or conversion of forest land to non-forest use?

Determination: No Impact.

Source: Field Survey.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the *General Plan*. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and no mitigation measures are required.

3.2 (e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Determination: Less Than Significant Impact.

Sources: General Plan Land Use Map, Field Survey.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

According to the Riverside County Geographic Information System, the Project site is designated as "Farmland of Local Importance." Farmland of Local Importance for the County of Riverside is defined by the California Department of Conservation as:

- Soils that would be classified as Prime and Statewide but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat.

- Lands producing major crops for Riverside County but that are not listed as Unique crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons.
- Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by city or county ordinance as Agricultural Zones or Contracts, which includes Riverside City "Proposition R" lands.
- Lands planted to jojoba which are under cultivation and are of producing age.

According to Phase I Environmental Site Assessment prepared for the Project:

- *"Review of the 1948 photograph indicated that the subject site parcels and adjacent land to the north and west appeared to be dry farmed. Discing patterns were evident on the eastern portion of the subject site and on some parcels in the vicinity. Residential development increased significantly to the south and further to the east of the site with small citrus groves on some of the parcels."*
- *"Review of the 1953 photograph indicated that the subject site parcels and adjacent parcels to the north, east, and west appeared to be fallow agricultural land or vacant and undeveloped."*
- *"Review of the 1967 photograph indicated the development of Limonite Avenue adjacent to the north of the site and Wineville Avenue adjacent to the west of the site. Limonite continued to the west and Wineville Avenue continued as a dirt road to the north. The site parcels appeared to be fallow agricultural land or vacant and undeveloped. Parcels north of Limonite appeared to be planted in row crops."*

Although the Project would impact Farmland of Local Importance, this impact would be less than significant for the following reasons:

- Based on the historical use of the Project site, it appears that agricultural use has not been a primary use on the site since 1967.
- The General Plan currently designates the non-commercial portion of the Project as "Low - Density Residential" and a portion of the site is zoned R-A (Residential Agricultural). As such, the site is not considered a "primary agricultural zone" such as the A-1 (Light Agriculture), A-P (Light Agriculture with Poultry), A-2 (Heavy Agriculture), and A-D (Agriculture-Dairy).
- The Project site is not located within the Agriculture Foundation Component of the General Plan which provides for row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.

- The Project site is approximately 32.8 gross acres in size and is bisected by the Day Creek Channel. The size and shape of the site is not conducive to agricultural activities that could accommodate commercial agricultural production in significant quantities.
- The site is located in an area largely characterized by residential and commercial development. There is no land being used primarily for agricultural purposes in the vicinity of the site.

Based on the above, the Project would not result in conversion of Farmland to non-agricultural use and no impacts would occur. No mitigation measures are required.

3.3 AIR QUALITY

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

3.3 (a) Conflict with or obstruct implementation of the applicable air quality plan (South Coast Air Quality Management District)?

Determination: Less Than Significant Impact.

Sources: South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Air Quality/Greenhouse Gas Analysis (Appendix A).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Federal Air Quality Standards

Under the Federal Clean Air Act, the Federal Environmental Protection Agency establishes health-based air quality standards that California must achieve. These are called "national (or federal) ambient air quality standards" and they apply to what are called "criteria pollutants." Ambient (i.e. surrounding) air quality standard establish a concentration above which a criteria pollutant is known to cause adverse health effects to people. The national ambient air quality standards apply to the following criteria pollutants:

- Ozone (8-hour standard)
- Respirable Particulate Matter (PM₁₀)
- Fine Particulate Matter (PM_{2.5})
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NO_x)
- Sulphur Dioxide (SO₂), and
- Lead.

State Air Quality Standards

Under the California Clean Air Act, the California Air Resources Board also establishes health-based air quality standards that cities and counties must meet. These are called “state ambient air quality standards” and they apply to the following criteria pollutants:

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM₁₀)
- Fine Particulate Matter (PM_{2.5})
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NO_x)
- Sulphur Dioxide (SO₂), and
- Lead

Regional Air Quality Standards

The City of Jurupa Valley is located within the South Coast Air Basin which is under the jurisdiction of the South Coast Air Quality Management District. The District develops plans and regulations designed to achieve these both the national and state ambient air quality standards described above.

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 3 shows the attainment status of criteria pollutants in the South Coast Air Basin.

Table 3. 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 ₁₀)	Nonattainment	Nonattainment
Fine Particulate Matter (PM _{2.5})	Nonattainment	Nonattainment

Criteria Pollutant	State Designation	Federal Designation
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NO _x)	Nonattainment	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead	Attainment	Attainment
<i>Source: South Coast Air Quality Management District, 2014</i>		

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 *2012 Air Quality Management Plan* and it is applicable to City of Jurupa Valley. The purpose of the *2012 Air Quality Management 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 *2012 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.

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.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 3.3 (b), (c), and (d) 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's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

Consistency Criterion No. 2: *The proposed project will not exceed the assumptions in the 2012 Air Quality Management Plan.*

The growth forecasts used in the *2012 Air Quality Management Plan* to estimate future emissions levels are based on the projections of the Regional Transportation Model utilized by the Southern California Association of Governments, which incorporates land use data provided by city and county General Plans, as well as assumptions regarding population number, location of population growth, and a regional housing needs assessment.

The General Plan Foundation Component currently assigned to the Project site is Rural Community: Low Density Residential. The Low Density Residential designation allows for single-family attached and detached residences with a density of up to two (2) dwelling units per gross acre. The Project is

proposing a General Plan Amendment to Medium Density Residential (MDR - 2-5 dwelling units per acre).

The growth forecasts used in the *2012 Air Quality Management Plan* to project future emissions levels are based on the projections of the Regional Transportation Model utilized by the Southern California Association of Governments (SCAG), which incorporates land use data provided by lead agency general plan documentation, as well as assumptions regarding population number, location of population growth, and a regional housing needs assessment. The *2012 Air Quality Management Plan* has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its *2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy* (2016 RTP/SCS or Plan) and that development projects would implement strategies to reduce emissions generated during the construction and operational phases of development.

The Project proposes a residential land use higher in density than identified in the City's General Plan. Based on the current General Plan, the residential portion of the Project could yield a maximum of approximately 54 units (27 acres x 2 dus/ac = 54). The California Department of Finance Population Estimates (2015) indicate there are 3.88 persons per household in Jurupa Valley. Therefore, using population estimates provided by the State, the proposed Project would increase the City of Jurupa Valley's population by up to approximately 295 residents above what is projected under the existing General Plan. (76 units x 3.88 = 294.8) assuming all future residents of the Project come from outside the City limits. An increase of 295 persons is not a significant increase.

It should also be noted that the Project site is located within a Commercial Retail Overlay district which provides for alternate land uses that may be developed instead of the underlying base use and permits flexibility in land uses designations to account for local conditions. The flexibility in future land uses was accounted for in the *2012 Air Quality Management Plan*.

The Project does not exceed any of the SCAQMD numerical thresholds (regional and LST) for both construction and operation as shown under Issues 3.3 (b), (c), and (d) below. Therefore, the Project is consistent with the *2012 Air Quality Management Plan* emission projections for the near-term period of the Project buildout. If the proposed Project is approved by the City of Jurupa Valley, the property's new General Plan designation of Medium Density Residential will be included in the next update to the *Air Quality Management Plan's* regional growth forecasts and related emissions forecasts.

For the reasons stated above, the Project will not obstruct the implementation of the *2012 Air Quality Management Plan* because the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the *2012 Air Quality Management Plan*. As such, the Project would be consistent with the *2012 Air Quality Management Plan* and impacts would be less than significant.

3.3(b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Determination: Less Than Significant Impact.

Sources: South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Air Quality and Global Climate Change Analysis (Appendix A).

Plans, Policies, or Programs (PPP)

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

- PPP 3.3-1 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 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "*Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles*" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "*Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*."
- PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "*Architectural Coatings*" and Rule 431.2, "*Sulfur Content of Liquid Fuels*." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SO_x) into the atmosphere from the burning of fuel.
- PPP 3.3-4 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 Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

As shown in Table 3 above, the South Coast Air Basin, in which the Project is located, is considered to be in "non-attainment" status for several criteria pollutants.

The South Coast Air Quality Management District has developed regional and localized significance thresholds for regulated pollutants. Any project in the South Coast Air Basin with daily emissions that exceed any of the indicated regional or localized significance thresholds would be considered

to contribute to a projected air quality violation. The Project's regional and localized air quality impacts are discussed below.

Regional Impact Analysis

As with any new development project, the Project has the potential to generate pollutant concentrations during both construction activities and long-term operation. The following provides an analysis based on the applicable regional significance thresholds established by the South Coast Air Quality Management District in order to meet national and state air quality standards.

Table 4. South Coast Air Quality Management District Air Quality 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
Lead	3	3
<i>Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds (2009)</i>		

Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model 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.

Construction Related Impacts

Construction activities associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM10, and PM2.5. Construction related emissions are expected from the following onsite and offsite construction activities:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coatings (Painting)

Assumptions for equipment use and duration used to estimate air quality emissions are shown in Table 5.

Table 5. Construction Equipment List

Construction Activity	Equipment Type	Number of Units
Grading	Grading Excavators	2
	Graders	1
	Rubber Tired Dozers	1
	Scrapers	2
	Tractors/Loaders/Backhoes	2
Building Construction	Building Construction Cranes	1
	Forklifts	3
	Generator Sets	1
	Tractors/Loaders/Backhoes	3
	Welders	1
Paving	Paving Pavers	2
	Paving Equipment	2
	Rollers	2
Architectural Coatings	Air Compressors	1

Source: Air Quality Analysis (Appendix A)

Table 6 shows the South Coast Air Quality Management District Regional Thresholds for construction emissions compared to the Project's maximum daily summer emissions utilizing the standard Best Available Control Measures contained in South Coast Air Quality Management District regulatory requirements.

Table 6. Maximum Daily Construction Emissions

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	97.75	70.27	74.06	0.13	10.77	5.61
Regional Threshold	100	75	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO

Source: Air Quality Analysis (Appendix A)

As shown in Table 6 above, construction related emissions would not exceed South Coast Air Quality Management District regional construction criteria thresholds.

Based on the above, the Project would not emit substantial concentrations of these pollutants during construction and would not contribute to an existing or projected air quality violation, on a direct or cumulative basis.

Long-Term Regional Operation Related Impacts

The Project would be operated as a commercial center. Typical operational characteristics include visitors traveling to and from the site, delivery of goods to the site, and maintenance activities.

Table 7 shows the South Coast Air Quality Management District Regional Thresholds for operational emissions compared to the Project's maximum daily emissions.

Table 7. Maximum Daily Operational Emissions

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM ₁₀	PM _{2.5}
	48.19	48.41	186.82	0.40	25.51	7.64
Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO

Source: Air Quality Analysis (Appendix A)

As shown in Table 7 above, operational related emissions would not exceed South Coast Air Quality Management District regional operational criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation, on a direct or cumulative basis.

Based on the analysis above, regional air quality impacts would be less than significant and no mitigation measures are required. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible.

Localized Impact Analysis

As previously discussed, the South Coast Air Quality Management District has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the national and/or state ambient air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

Localized Significance Thresholds are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM₁₀) and particulate matter less than 2.5 microns in aerodynamic diameter (PM_{2.5}). Localized Significance Threshold's represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard, and are developed based on the ambient concentrations of

that pollutant for each source receptor area and distance to the nearest sensitive receptor. The residential homes along 63rd Street are the nearest sensitive receptors.

Construction-Related Localized Emissions

Table 8 shows the South Coast Air Quality Management's Localized Significance Thresholds for construction emissions compared to the Project's maximum localized emissions both at 25 meters from the site boundary which is the closes point to the single-family homes along 63rd Street.

Table 8. LST Analysis (5 acres - Receptor @ 25 meters)

Phase	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Grading	74.81	49.14	8.11	4.83
Building Construction	30.79	19.78	2.11	1.98
Paving	20.30	14.73	1.14	1.05
SCAQMD Threshold	237	1,346	11	7
Exceeds Threshold?	NO	NO	NO	NO

Source: Air Quality and Global Climate Change Analysis (Appendix A)

As shown on Table 8, Localized Significance Thresholds will not be exceeded.

CO Hot Spots

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. The Traffic Analysis showed that the highest traffic volume would be 38,882, trips on Limonite Avenue between the Interstate 15 (I-15) southbound ramps and northbound ramps 12 which is lower than the 100,000 vehicle tripe per day threshold. 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 CO Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

Based on the analysis above, impacts would be less than significant and no mitigation measures are required. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible.

3.3(c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Determination: Less Than Significant Impact.

Sources: California Emissions Estimator Model, South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Air Quality and Global Climate Change Analysis (Appendix A).

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:

- PPP 3.3-1 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 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "*Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles*" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "*Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*."
- PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "*Architectural Coatings*" and Rule 431.2, "*Sulfur Content of Liquid Fuels*." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SO_x) into the atmosphere from the burning of fuel.
- PPP 3.3-4 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 Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

If an area is in nonattainment for a criteria pollutant, then the background concentration of that pollutant has historically been over the ambient air quality standard. It follows if a project exceeds the regional threshold for that nonattainment pollutant, then it would result in a cumulatively considerable net increase of that pollutant and result in a significant cumulative impact.

As discussed in Issue 3.3(b) above, the Project would not exceed the regional or localized significance thresholds for construction or operational activities and therefore will not result in a cumulatively considerable net increase of any criteria pollutant.

Based on the analysis above, impacts would be less than significant and no mitigation measures are required. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible.

3.3(d) Expose sensitive receptors to substantial pollutant concentrations?

Determination: Less Than Significant Impact.

Source, California Emissions Estimator Model, South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Air Quality and Global Climate Change Analysis (Appendix A).

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts related to substantial pollutant concentrations to sensitive receptors. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

- PPP 3.3-1 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 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "*Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles*" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "*Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*."
- PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "*Architectural Coatings*" and Rule 431.2, "*Sulfur Content of Liquid Fuels*." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SO_x) into the atmosphere from the burning of fuel.
- PPP 3.3-4 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 Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The closest sensitive receptors would be the residential homes along 63rd Street.

As shown on Table 8 above under the discussion of Issue 3.3 (b), the Project would not exceed any of the South Coast Air Quality Management District's Localized Significance Thresholds during near-term construction or long-term operation. In addition, the Project would not create a CO Hot Spot. Accordingly, Project-related localized emissions would not expose sensitive receptors to substantial pollutant concentrations during construction or long-term operation and impacts would be less than significant. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible.

3.3 (e) *Create objectionable odors affecting a substantial number of people?*

Determination: Less Than Significant Impact.

Source: CEQA Air Quality Handbook, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.3-5 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.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

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 include any of the above identified uses and therefore would not produce objectionable odors during operation.

Construction activities both onsite and offsite could produce odors from equipment exhaust, application of asphalt, and/or the application of architectural coatings. However, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon completion of construction activities.

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The odors from the operation of the Project may include the occasional odors from trash and recycling. Trash would be stored in enclosed containers and be subject to regular maintenance and removal.

Based on the analysis above, impacts would be less than significant and no mitigation measures are required. With implementation of PPP 3.3-5, impacts would be further reduced to the maximum extent feasible.

3.4 BIOLOGICAL RESOURCES

<i>Would the Project:</i>	Potentially 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 Game or U.S. Fish and Wildlife Service?		■		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				■
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		■		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		■		

3.4(a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: Biological Resources Assessment (Appendix B)

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to impacts to candidate, sensitive, or special status species. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP).

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project site is currently undeveloped with no existing structures. Disturbed non-native grassland dominates the site with several low growing brittlebushes (*Encelia farinosa*) growing throughout the parcels. The study area appears to be regularly mowed for weed abatement and fire control purposes.

Plant Species

The site is covered with largely fallow, recently mowed fields. The majority of the native plants were concentrated within the center of the project site. Native plants observed on site include brittlebush (*Encelia farinosa*), common sunflower (*Helianthus annuus*), and common fiddleneck (*Amsinckia intermedia*). The on-site non-native grasslands are dominated by red brome (*Bromus madritensis* ssp. *rubens*), common dandelion (*Taraxacum officinale*), redstem stork's bill (*Erodium cicutarium*), puncture vine (*Tribulus terrestris*), slender wild oat (*Avena barbata*), rescues grass (*Bromus catharticus*), Bermuda grass (*Cynodon dactylon*), foxtail barley (*Hordeum murinum*), and cultivated rye (*Secale cereale*).

The Western Riverside County Multiple Species Habitat Conservation Plan Conservation (MSHCP) Summary Generator indicates that the Project area is included in a Narrow Endemic Plant Species Survey Area and requires a habitat assessment for the following narrow endemic plant species:

- San Diego ambrosia
- Brand's Phacelia
- San Miguel savory

Based on the Biological Resources Assessment, there is no suitable habitat to support these MSHCP plant species. In addition, there was no indication of habitat found as conducive to any species identified as a candidate, sensitive, or special status species by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Wildlife Species

Thirteen (13) wildlife species were observed in the project area: nine birds, and three mammals. Birds detected during the field survey include (but not limited to) species commonly seen in many areas of western Riverside County including black phoebe (*Sayornis nigricans*), killdeer (*Charadrius*

vociferus), common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), and house finch (*Haemorhous mexicanus*). Three mammal species were detected during the site assessment, California ground squirrel (*Otospermophilus beecheyi*), coyote (*Canis latrans*), and desert cottontail (*Sylvilagus audubonii*).

Animals may be considered "sensitive" due to declining populations, vulnerability to habitat change or loss, or because of restricted distribution. Certain sensitive species have been listed as threatened or endangered by the U.S. Fish and Wildlife Service or by the California Department of Fish and Wildlife and are protected by the federal and/or state Endangered Species Acts. Other species have been identified as sensitive by the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife. No sensitive wildlife species were observed on the study area during the field survey.

However, the Project area is within the MSHCP survey area for burrowing owl. The burrowing owl is an avian species of special concern that is protected by the Migratory Bird Treaty Act and California Fish and Game Code Section 3503.

The presence of California ground squirrels and their burrow complexes is an indicator of suitable burrowing owl (*Athene cunicularia*) habitat (burrows). Meandering transects were walked throughout the project site and suitable burrows were found to occur along berms near the center of the Project site; specifically adjacent to the north boundary near Day Creek Channel.

The disked fields that occur throughout the Project site in combination with the presence of the California ground squirrels and their burrows provide potential habitat foraging and nesting burrowing owls. Focused surveys for burrowing owl were conducted on the Project site in July and August 2015 in accordance with the County of Riverside Burrowing Owl Survey Instructions (County of Riverside, 2006). There were no burrowing owls or their sign detected during focused surveys.

However, because the Project site contains suitable habitat, future occupation by burrowing owls cannot be ruled. Therefore, the following mitigation measure is required:

Mitigation Measure (MM)

MM-BIO-1: Pre-Construction Burrowing Owl Survey. Within 30 calendar days prior to grading, 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.

With implementation of PPP 3.4-1 and BIO-1, impacts related to candidate, sensitive, or special status species are less than significant.

3.4(b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Determination: No Impact.

Source: Biological Resources Assessment (Appendix B).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

No indication of riparian habitat or other sensitive natural communities was noted due to the highly disturbed nature of the site. As such, there is no impact and no mitigation measures are required.

3.4(c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Determination: No Impact.

Source: Jurisdictional Delineation (Appendix C).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project site contains no drainage features under the jurisdictional of the USACE, RWQCB, or CDFW. There is no recent or historic evidence of flows within the project site. The lack of sufficient hydrology and continuous disturbance and recontouring of the Project site since the 1940's has precluded any establishment of a drainage feature within the Project site.

There is an upland swale that occurs just south of the Project site and west of the Day Creek Channel. This swale conveys surface flows away from the adjacent residences south of the Project site. Although the surface flow is conveyed into a storm drain that directly flows into Day Creek Channel, there is no evidence of an ordinary high water mark or a noticeable bed and bank feature. There is also no evidence of flows within any portion of the upland swale. The storm drain was likely installed to reduce surface erosion. As such, there are no impacts and no mitigation measures are required.

3.4(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: Biological Resources Assessment (Appendix B).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

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. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967, Soule 1987, Harris and Gallagher 1989, Bennett 1990).

Given the surrounding development, 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, or impede the use of native wildlife nursery sites.

Nesting Birds

Nesting birds are protected under the Migratory Bird Treaty Act. During the bird breeding season (typically February 1 through August 31), large trees (greater than 15 to 70 feet) adjacent to the Project site may provide roosting and nesting habitat for raptors, such as hawks and owls, ravens, or other birds. Trees, shrubs, and other vegetation may provide nest sites for smaller birds. The exact time of year when an avian species nest varies greatly. In addition, external factors, such as rainfall, temperature, and water levels may influence time of nesting from year to year. If construction activities are to take place during the nesting season, then pre-construction nest survey(s) are required to ensure that no active nests are within the work area and to ensure Migratory Bird Treaty Act compliance. The following mitigation measure is required:

Mitigation Measure (MM)

Mitigation Measure BIO-2- Nesting Bird Survey. As a condition of approval for all grading permits, vegetation clearing and ground disturbance, such activities shall be prohibited during the migratory bird nesting season (Mid -February through August 31), 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.*

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

3.4(e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Determination: No Impact.

Source: Biological Resources Report (Appendix B).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

City of Jurupa Valley General Plan Open Space Policies 9.3 and 9.4 include provisions for the protection and conservation of oak and other native trees within the City to protect the natural diversity. No Native trees or oak trees are located on the site. Therefore, impacts are less than significant and no mitigation measures are required.

3.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: Biological Resources Assessment (Appendix B), WRMSHCP.

The following applies to the Project and would reduce impacts relating to conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This measure would be included in the Project's *Mitigation Monitoring and Reporting Program*:

PPP 3.4-1 The Project is required to comply with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)..

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP, a regional Habitat Conservation Plan was adopted on June 17, 2003. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

Based on the Biological Resources Assessment prepared for the Project (Appendix B), and a review of the Western Riverside County Multiple Species Habitat Conservation Plan:

- The Project site is not located within an MSHCP Criteria Area (area proposed for conservation).
- The Project site does not contain MSHCP riparian/riverine areas or vernal pools.

- The Project site does not impact any MSHCP Narrow Endemic Plant Species.
- The Project site does not contain suitable habitat to support the Delhi Sand Flower-Loving Fly.
- The Project site is not required to comply with the Urban/Wildland Interface Guidelines.
- Burrowing owls and burrows were not found onsite or in the buffer area. However, their future presence cannot be ruled out. Therefore, the following mitigation measure is required:

Mitigation Measures (MM)

Mitigation Measure BIO-1 under Issue 3.4(a) above shall apply.

With implementation of PPP 3.4-1 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.

3.5 CULTURAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5 or a tribal cultural resource pursuant to Public Resources Code 21074?		■		
c. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?		■		
d. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				■
e. Disturb any human remains, including those interred outside of formal cemeteries?			■	

3.5(a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?*

Determination: No Impact.

Source: Cultural Resources Assessment (Appendix D).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

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.*

The records search obtained from the Eastern Information Center indicated that the Project area was covered by a previous cultural resources survey completed in 1975, while at least four subsequent linear surveys occurred along the Project boundaries or across the Project area. Despite these survey efforts, no historical/archaeological resources were previously recorded within or adjacent to the Project area. It is extremely unlikely that any intact prehistoric or historic cultural resources exist on the property.

Based on the above analysis, the Project will not result in any direct impact to a surface historical resource. There is no impact and no mitigation measures are required.

3.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5 or tribal cultural pursuant to Public Resources Code 21074?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: Historical/Archaeological Resources Survey Report (Appendix D).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no *Project Design Features* applicable to the Project relating to this issue.

Impact Analysis

Archaeological Resources

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.

The intensive-level field survey produced negative results for any cultural resources in the project area. The ground surface in the entire project area was closely inspected for any evidence of human activities dating to the prehistoric or historic period, but none was found. Refuse items of modern

origin were observed over much of the project area, including household trash, landscaping waste, and construction materials, and none of them is of any historical/archaeological interest.

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 Measures (MM)

MM- CR-1: Archaeological Monitoring. *A qualified archaeologist (the "Project Archaeologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.*

MM- CR-2: Archeological Treatment Plan. *If a significant archaeological resource(s) is discovered on the property, 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.*

3.5(c)	<i>Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?</i>
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Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: Historical/Archaeological Resources Survey Report (Appendix D).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Senate Bill (SB) 18

Signed into law in September 2004, and effective March 1, 2005, SB 18 requires that, prior to the adoption or amendment of a city or county's general plan, the city or county consult with California Native American tribes for the purpose of preserving specified places, features, and objects located within the city or county's jurisdiction. SB 18 also applies to the adoption or amendment of specific plans. This bill requires the planning agency to refer to the California Native American tribes specified by the Native American Heritage Commission and to provide them with opportunities for involvement. As required by SB18, the Planning Department sent out a notification to the Native American tribes specified by the Native American Heritage Commission. Two (2) tribes responded: Pala Band of Mission Indians and Rincon Band of Luiseño Indians. Both tribes indicated that the Project site is not within their Traditional Use Area and consultation was not requested.

Assembly Bill (AB) 52

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. According to its author:

"[E]xisting laws lack a formal process for tribes to be involved in the CEQA process as tribal governments. CEQA projects that impact tribal resources have experienced uncertainty and delays as lead agencies attempt to work with tribes to address impacts on tribal resources. With this bill, it is the author's intent to "Set forth a process and scope that clarifies California tribal government involvement in the CEQA process, including specific requirements and timing for lead agencies to consult with tribes on avoiding or mitigating impacts to tribal cultural resources."

"Tribal cultural resources" are either of the following:

(1) 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.

AB 52 also 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:

- Agua Caliente Band of Cahuilla Indians
- Gabrieleño Band of Mission Indians – Kizh Nation
- Soboba Band Luiseño Indians

Of these Tribes, the Gabrieleño Band of Mission Indians – Kizh Nation responded with a request to have one of their Tribal monitors to be on site at this Project location during all ground disturbance (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching). Soboba Band of Luiseno Indians responded with a request to consult on this Project.

The Aqua Caliente Band of Cahuilla Indians did not respond with any concerns.

As a result of the AB52 process, the following mitigation measure is required:

Mitigation Measures (MM)

MM- CR-3: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.

MONITORING:

Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.

TREATMENT OF DISCOVERIES:

If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), 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 to protect the identified tribal cultural resources 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 tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural 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, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and

submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.

DISPOSITION OF DISCOVERIES:

In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:

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 tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Jurupa Valley Planning Department with evidence of same:

a) A fully executed reburial agreement with the appropriate culturally affiliated 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.

b) 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.

c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.

d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

With implementation of Mitigation Measures CR-3, impacts will be less than significant.

3.5(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Sources: Paleontological Resource Assessment (Appendix E).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

In order to identify paleontological resource localities that may exist in or near the Project area and to assess the possibility for such resources to be encountered in future excavation and construction activities, CRM TECH initiated records searches at the appropriate repositories, conducted a literature search, and carried out a field survey of the Project area, in accordance with the guidelines of the Society of Vertebrate Paleontology. The results of these research procedures indicate that the proposed Project's potential to impact paleontological resources appears to be low in the surface deposits but high for Pleistocene-age vertebrate fossils in subsurface deposits. The potential for Pleistocene-age plant fossils is currently undetermined. Therefore, the following mitigation is required

Mitigation Measures (MM)

MM- CR-4: Paleontological Monitoring. *A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist shall monitor ground-disturbing activities and excavations on the Project site. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-5 shall apply.*

MM-CR-5: Paleontological Treatment Plan.

If a significant paleontological resource(s) is discovered on the property, 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.

Based on the analysis above, with implementation of Mitigation Measure CR-2 and CR-3, impacts will be less than significant.

3.5(d) Disturb any human remains, including those interred outside of formal cemeteries?

Determination: Less Than Significant Impact.

Sources: California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq.

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:

PPP 3.5-1 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.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. As noted in the response to Issue 3.5 (a) above, the Project site has been recently subjected to grubbing and asphalt removal and the potential for uncovering human remains at the Project site is considered low. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction.

In the event that 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.

Based on the analysis above, with implementation of PPP 3.5-1, impacts would be less than significant and no mitigation measures are required.

3.6 GEOLOGY AND SOILS

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

3.6 (a) (1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Determination: Less Than Significant Impact and No Impact.

Source: Riverside County Geographic Information System.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults underlie the site. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture. No mitigation measures are required.

3.6 (a) (2) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?

Determination: Less Than Significant Impact.

Source: Riverside County Geographic Information System, Project Application Materials.

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 3.6-1 The Project is required to comply with the *California Building Standards Code* and *City Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the *California Building Standards Code* also known as *California Code of Regulations Title 24* and the *City Building Code*.

Based on the analysis above, with implementation of PPP 3.6-1, impacts would be less than significant and no mitigation measures are required.

3.6 (a) (3) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?

Determination: Less Than Significant Impact.

Source: *Riverside County Geographic Information System, Phase I environmental Site Assessment (Appendix F).*

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 3.6-1 The project is required to comply with the *California Building Standards Code* and *City Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
 - Intense seismic shaking;
 - Presence of loose granular soils prone to liquefaction; and
 - Saturation of soils due to shallow groundwater.

Based upon the Riverside County Geographic Information System, the potential for liquefaction to occur on the Project site ranges from "Moderate" to "Very High." Based on the *Phase I Environmental Site Assessment* prepared for the Project (Appendix F) groundwater was not encountered in the subject site area to a maximum depth of 51 1/2 feet bgs in 10 exploratory borings (CHJ, 2011). As such, liquefaction is not anticipated in the event of seismic ground failure. In addition, with implementation of PPP 3.6-1, impacts would be less than significant and no mitigation measures are required.

3.6 (a) (4) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?

Determination: No Impact.

Source: *Field Inspection*

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to seismically induced landslides. There are no impacts and no mitigation measures are required.

3.6(b) Result in substantial soil erosion or the loss of topsoil?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to soil erosion. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a *Stormwater Pollution Prevention Plan*. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.

Note: A comprehensive discussion of erosion can be found in Section 3.9, Hydrology and Water Quality.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The project site is dominated by ruderal land that appears to be disked regularly. As such, the loss of topsoil is not a significant impact.

The USDA on-line Web Soil Survey (based on the 1971 *Soil Survey of Western Riverside Area, California*) (Soil Survey Staff, 2015) was reviewed to determine the soil types mapped as occurring within the study area. Soils within the study area occur on alluvial fans and channels. These excessively drained soils developed in alluvium. All of the on-site soils are found on the National List of Hydric Soils (USDA, 2015b). The following soil mapping units occur on the site:

- Delhi fine sand, 2 to 5 percent slopes, wind-eroded (DaD2);
- Delhi loamy fine sand, 0 to 2 percent slopes, (DbA);
- Monserate sandy loam, 0 to 5 percent slopes, (MmB);
- Monserate sandy loam, 5 to 8 percent slopes, eroded, (MmC2);
- Monserate sandy loam, 8 to 15 percent slopes, eroded, (MmD2);
- Ramona sandy loam, 2 to 5 percent slopes, eroded, (RaB2); and
- Ramona sandy loam, 8 to 15 percent slopes, severely eroded, (RaB2).

The Delhi soils are typically very deep, somewhat excessively drained soils on floodplains, alluvial fans and terraces and have slopes of 0 to 15 percent. The Monserate soils are typically well-drained soils on terraces and on old alluvial fans and have slopes of 0 to 25 percent. The Ramona soils are typically well-drained soils on alluvial fans and terraces and have slopes of 0 to 25 percent.

Soils in the Project area are particularly prone to erosion during the grading phase, especially during heavy rains. Reduction of the erosion potential can be accomplished through implementation of a *Storm Water Pollution Prevention Plan*, which specifies Best Management Practices for temporary erosion controls. Such measures typically include temporary catch basins and/or sandbagging to control runoff and contain sediment transport within the Project site.

Based on the analysis above, with implementation of PPP 3.9-2, impacts would be less than significant.

3.6(c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?*

Determination: Less Than Significant Impact.

Sources: Riverside County Geographic Information System, Project Application Materials.

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:

- PPP 3.6-1 The project is required to comply with the *California Building Standards Code* and *City Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Landslide

The site is relatively flat and contains no slopes that may be subject to landslides.

Lateral Spreading

Lateral spread or flow are terms referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water. The site is relatively flat and contains no slopes that may contribute to lateral spreading.

Subsidence, Liquefaction or Collapse

Based upon the Riverside County Geographic Information System, the potential for liquefaction to occur on the Project site ranges from "Moderate" to "Very High." Based on the *Phase I Environmental Site Assessment* prepared for the Project (Appendix F) groundwater was not encountered in the subject site area to a maximum depth of 51 1/2 feet bgs in 10 exploratory borings (CHJ, 2011). As such, liquefaction and subsidence is not anticipated in the event of seismic ground failure.

Impacts would be less than significant and no impacts related to subsidence, liquefaction and collapse will occur through compliance with the *California Building Standards Code* and *City Building Code* as required by PPP 3.6-1 above.

3.6(d) *Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?*

Determination: Less than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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:

PPP 3.6-1 The project is required to comply with the *California Building Standards Code* and *City Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements.

Expansive soils are expansive consist of predominantly adobe or clay soil. As noted in the response to Issue 3.6 (b) above, the Project site consists of Delhi soils, Monserate soils and Ramona soils. These types of soils are not considered to be expansive soils.

Based on the analysis above, with implementation of PPP 3.6-1, impacts would be less than significant and no mitigation measures are required.

3.6(e) *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?*

Determination: No Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project does not propose the use of septic tanks or alternative waste water disposal systems. The Project would install domestic sewer infrastructure and connect to the Jurupa Community Service District's existing sewer conveyance and treatment system. As such, there are no impacts and no mitigation measures are required.

3.7 GREENHOUSE GAS EMISSIONS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		■		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		■		

3.7(a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Air Quality/Greenhouse Gas Analysis (Appendix A).

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:

- PPP 3.7-1 Prior to issuance of a building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.
- PPP 3.7-2 Prior to the approval of landscaping plans, the City shall verify that all landscaping will comply with City Ordinance No. 859, "Water Efficient Landscape Requirements." Project contractors shall be required to ensure compliance with approved landscaping plans.
- PPP 3.17-3 The Project shall participate in established City-wide programs for industrial development projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

An individual project cannot generate enough GHG emissions to influence global climate change. The Project participates in this potential impact by its incremental contribution combined with the cumulative increase of all other sources of GHGs, which when taken together may have a significant

impact on global climate change.

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. The City of Jurupa Valley is using the following as interim thresholds for mixed-use projects:

- 1) Generate greenhouse gas emissions that exceeds the South Coast Air Quality Management District's project-level efficiency target of 4.8 metric tons of carbon dioxide equivalent (MTCO₂e) per service population (Service population is defined as the sum of the residential population and employees; a development's GHG emissions are divided by the service population to yield a GHG efficiency metric that is presented in terms of "metric tons of CO₂e per service population per year"; or
- 2) Generate greenhouse gas emissions that exceed a screening threshold of 3,000 MTCO₂e per year. Residential projects that emit less stationary source greenhouse gas emissions less than 3,000 MTCO₂e per year are not considered a substantial greenhouse gas emitter and the impact is less than significant. Projects that emit in excess of 3,000 MTCO₂e per year require additional analysis and mitigation.

For purposes of this analysis, the 3,000 MTCO₂e per year threshold is used. A summary of the proposed Project's projected annual operational greenhouse gas emissions, including amortized construction-related emissions, is provided in Table 9.

Table 9. Total Project Greenhouse Gas Emissions (Annual) (Metric Tons Per Year)

Source	GHG Emissions MT/yr			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Amortized Construction	--	--	--	68.11
Vegetation Change	--	--	--	-30.00
Area	33.42	0.00	0.00	33.65
Energy	2,437.14	0.09	0.03	2,448.81
Mobile	4,020.15	0.14	0.00	4,023.05
Solid Waste	30.75	1.82	0.00	68.91
Water	64.24	0.36	0.01	74.72
TOTAL	6,585.70	2.41	0.04	6,687.25
SCAQMD Threshold				3,000
Exceed Threshold?				YES

Source: Air Quality and Global Climate Change Analysis (Appendix A)

As shown in Table 9, the Project is estimated to emit approximately 6,687.25 MTCO₂e per year, including amortized construction-related emissions which exceed the threshold used by the City to determine if greenhouse gas emissions are significant. Therefore, a Business As Usual analysis was prepared.

In 2014, the Western Riverside County Council of Governments (WRCOG) completed a Subregional Climate Action Plan (CAP)¹⁴ that addresses statewide legislation for sustainability through the preparation of GHG inventories and strategies to reduce emissions consistent with AB 32, which established a statewide target to reduce GHG emission to 1990 levels by 2020. Preparing a CAP

supports AB 32 at the local level. The CAP provides a policy framework for how the subregion can do its part to reduce emissions.

The City of Jurupa Valley is participating the WRCOG Subregional Climate Action Plan (CAP). The specific goals and actions included in the WRCOG Subregional CAP that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new commercial developments under the CALGreen Code, which would require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed Project.

The "Business As Usual" analysis summarized below was performed to determine if the Project's GHG emissions would meet the Subregional CAP reduction target in 2020, which equals a reduction of 15%. Business As Usual is an estimate of the GHG emissions expected to occur if none of the foreseeable measures in the Subregional CAP were implemented. These measures are implemented at the state, regional, and local level.

Table 10, below, indicates that the Business As Usual GHG emissions result in 7,660.32 MTCO2E/year.

Table 10. Business As Usual Greenhouse Gas Emissions (Annual) (Metric Tons Per Year)

Source	GHG Emissions MT/yr			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Amortized Construction	--	--	--	68.11
Vegetation Change	--	--	--	-30.00
Area	33.42	0.00	0.00	33.66
Energy	2,658.93	0.09	0.04	2,671.72
Mobile	4,734.80	0.29	0.00	4,740.86
Solid Waste	30.75	1.81	0.00	68.91
Water	93.91	0.46	0.01	107.06
TOTAL	7,551.81	2.65	0.05	7,660.32

Source: Air Quality/Greenhouse Gas Emissions Analysis (Appendix A)

Because the Subregional CAP target year is 2020, the Project's emissions were also analyzed in 2020 to represent full implementation of the Subregional CAP regulatory measures as shown in Table 11 below.

Table 11. Total Project Greenhouse Gas Emissions (2020)

Source	GHG Emissions MT/yr			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Amortized Construction	--	--	--	68.11
Vegetation Change	--	--	--	-30.00
Area	33.42	0.00	0.00	33.66
Energy	2,152.42	0.09	0.03	2,164.10
Mobile	3,765.66	0.12	0.00	3,768.20
Solid Waste	16.36	0.97	0.00	36.66
Water	52.34	0.36	0.01	62.82
TOTAL	6,020.20	1.54	0.04	6,103.54

Source: Air Quality/Greenhouse Gas Emissions Analysis (Appendix A)

A comparison of the Project's GHG emissions in 2020 from Table 11 (6,103.54 MTCO₂E /year) to the Business As Usual GHG emissions estimated in Table 10 (7,660.32 MTCO₂E/year) corresponds to a 20.3 percent reduction, which achieves the 15 percent reduction target to meet the goal of the Subregional CAP.

Although compliance with the GHG emission reduction measures specified in the Subregional CAP will achieve a 20.3% reduction in GHG emissions, the following Project specific mitigation measures are required in order to ensure compliance:

Mitigation Measures (MM)

MM-GHG-1: Sidewalks: Prior to issuance of an occupancy permit, the Project applicant shall provide sidewalks within the Project boundary.

MM-GHG-2: Title 24 Standards. Prior to issuance of a building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department showing that the Project will be constructed to meet the most recently adopted edition of the applicable California Building Code Title 24 requirements.

MM-GHG-3: Water Efficient Plumbing Fixtures. Prior to issuance of an occupancy permit, the Project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.

MM-GHG-4: Energy Efficient Appliances. Prior to issuance of an occupancy permit, the Project applicant shall require that ENERGY STAR compliant appliances are installed on-site wherever appliances are needed.

MM-GHG-5: Low VOV Coatings. Prior to issuance of a building permit, the Project applicant shall place a note on construction drawings stating: "Use paints and coatings with a VOC content lower than SCAQMD Rule 1113 requires to the extent feasible."

With implementation of Mitigation Measures GHG-1 through GHG-5, greenhouse gas emissions will be reduced by 20.3 percent from year 2010 Baseline emissions. Therefore, with incorporation of mitigation, the Project meets the WRCOG CAP reduction goal of 15% from year 2020 emissions.

3.7(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Determination: Less Than Significant Impact.

Sources: First Update to the Climate Change Scoping Plan, May 22, 2014, Western Riverside County Council of Governments Subregional Climate Action Plan, September 2014.

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts relating to greenhouse gas emissions. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

- PPP 3.7-4 The Project is required to be in compliance with the *First Update to the Climate Change Scoping Plan*, May 22, 2014 adopted by the California Air Resources Board.
- PPP 3.7-5 The Project is required to be in compliance with the *Western Riverside County Council of Governments Subregional Climate Action Plan*, September 2014.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project is consistent with the *Scoping Plan* because its individual greenhouse gas emissions are below screening thresholds as noted in the response to Issue 3.7 (a) above and the Project is required to implement such greenhouse reduction measures Water Efficient Landscaping, Title 24 Energy Efficiency Requirements, and recycling and waste reduction requirements.

In addition, the City of Jurupa Valley is participating in the *Western Riverside County Council of Governments Subregional Climate Action Plan* (CAP). Twelve cities in the subregion (including the City of Jurupa Valley) have joined efforts to develop the Subregional CAP, which sets forth a subregional emissions reduction target, emissions reduction measures, and action steps to assist each community to demonstrate consistency with California's Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32).

The specific goals and actions included in the *WRCOG Subregional CAP* that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new industrial developments under the CALGreen Code, which would require that new buildings reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and

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appliance standards would result in water, energy, and construction waste reductions for the proposed Project.

Based on the analysis above, with implementation of PPP 3.7-1, PPP 3.7-2, and Mitigation Measures GHG-1 through GHG-5, impacts would be less than significant.

3.8 HAZARDS AND HAZARDOUS MATERIALS

<i>Would the Project:</i>	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?			■	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			■	
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?				■
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 for people residing or working in the Project area?				■
f. For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■

3.8(a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Determination: Less than Significant Impact.

Source: Phase I Environmental Site Assessment (Appendix F).

Plans, Policies, or Programs (PPP)

There are numerous regulations pertaining to the routine transport, use, or disposal of hazardous materials. The following PPP applies to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.8-1 The Project is subject 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.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Existing Hazardous Materials

The Phase I Environmental Site Assessment prepared for the Project indicated there that there are no known Recognized Environmental Conditions existing on the Project site. A Recognized Environmental Concern is one of the terms used to identify environmental liability within the context of a Phase I Environmental Site Assessment. The American Society for Testing and Materials defines the Recognized Environmental Condition in the E1527-13 standard in part as "*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.*"

Construction Activities

Typical hazardous wastes that may be present during construction of the Project include:

- Spills or leaks of construction materials such as concrete curing compounds, asphalt products, paint, etc.
- Petroleum products from equipment operation and maintenance.
- Any material deemed hazardous waste in California Code of Regulations (CCR) Title 22, Division 4.5; or listed in Code of Federal Regulations (CFR) 40, Parts 110, 117, 261, or 302.

With implementation of PPP 3.8-1, impacts will less than significant.

Operational Activities

The Project will be operated a residential community and with retail uses. These land uses are not typically associated with the transport, use, or disposal of hazardous materials. Although the commercial and 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.

Therefore, long-term impacts associated with handling, storing, and dispensing of hazardous materials will be less than significant with implementation of PPP 3.8-1.

3.8(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?

Determination: Less Than Significant Impact.

Source: Phase I Environmental Site Assessment (Appendix F).

Plans, Policies, or Programs (PPP)

There are numerous regulations pertaining to the accidental release of hazardous materials. The following PPP applies to the Project and would reduce impacts relating to this issue. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.8-1 The Project is subject 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.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. The use of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site.

Upon build-out, the Project site would contain commercial uses and a residential community which are land use types not typically associated with the quantities of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment.

Based on the analysis above, with implementation of PPP 3.8-1, impacts would be less than significant and no mitigation measures are required.

3.8(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

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 school is the Louis Vandemolen Fundamental Elementary School located approximately 0.50 miles southwest of the Project site. However, as discussed in the responses to issues 3.8 (b) and 3.8 (c) above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. With implementation of PPP 3.8-1, impacts would be less than significant and no mitigation measures are required.

3.8(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?*

Determination: No Impact.

Sources: DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List,) Phase I Environmental Site Assessment (Appendix F).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur and no mitigation measures are required.

3.8(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 for people residing or working in the Project area?*

Determination: Less Than Significant Impact.

Source: Riverside County Airport Land Use Commission.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project is not 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. The nearest airport is Ontario International Airport located approximately 5- miles northwest of the Project site.

Based on the above analysis, the Project would not result in a safety hazard for people residing or working in the Project area.

3.8(f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?

Determination: No Impact.

Source: Google Earth. Site Reconnaissance.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is not located within the vicinity of a private airstrip. No impact would occur and no mitigation measures are required.

3.8(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Determination: Less Than Significant Impact.

Sources: General Plan Safety Element, Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Access to the Project site is proposed from Limonite Avenue and 63rd Street (off Wineville Avenue). 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 via Limonite Avenue and 63rd Street and connecting roadways as required by the City. Furthermore, the Project would 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. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

3.8 (h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Determination: No Impact.

Source: Riverside County Land Information System,

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

According to the Riverside County Geographic Information System, the Project site is not located within a high wildfire hazard area. Therefore, the development of the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and no impact would occur.

3.9 HYDROLOGY AND WATER QUALITY

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			■	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?			■	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or offsite?			■	
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			■	
f. Otherwise substantially degrade water quality?			■	
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			■	
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				■
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				■
j. Inundation by seiche, tsunami, or mudflow?				■

3.9(a) Violate any water quality standards or waste discharge requirements?

Determination: Less Than Significant Impact.

Source: Preliminary Drainage Study (Appendix G),

Plans, Policies, or Programs (PPP)

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

- PPP 3.9-1. Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that a National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.
- PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to water quality and discharge requirements. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

- PDF 3.9-1 As required by the *Water Quality Management Plan* for MA 15099, on-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the project and be designed to meet Riverside County's Water Quality- Management Plan (WQMP) requirements.

Impact Analysis

Construction

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 of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the City of Jurupa Valley, the Project would be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System 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.

In addition, the Project would be required to comply with the *Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program*. Compliance with the National Pollutant Discharge Elimination System permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a *Storm Water Pollution Prevention Plan* for construction-related activities, including grading. The *Storm Water Pollution Prevention Plan* would specify the Best Management Practices that the Project 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 subject property.

Operation

Storm water pollutants commonly associated with the land uses proposed by the Project 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 City's National Pollutant Discharge Elimination System permit, a *Water Quality Management Plan* 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. A *Water Quality Management Plan* describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by storm water or urban runoff. In the case of this Project, the site will be graded to direct project flows to the proposed storm drain inlets, ultimately directing flows to the underground detention/infiltration facilities prior to discharging into the existing drainage facilities and then into the Day Creek Channel.

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District Urban Water Management Plan, Phase I Environmental Site Assessment (Appendix F).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project would be served with potable water by the Jurupa Community Services District. Domestic water supplies from this service provider are reliant on groundwater from the Chino Groundwater Basin as a primary source. All municipal water entities that exceed their safe yield incur a groundwater replenishment obligation, which is used to recharge the groundwater basin with water from the State Water Project sources. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Development of the Project would 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 of the Chino Groundwater Basin that are managed for that purpose, since those recharge areas do not encompass the Project site.

Based on the *Phase I Environmental Site Assessment* prepared for the Project (Appendix F) groundwater was not encountered in the subject site area to a maximum depth of 51 1/2 feet bgs in 10 exploratory borings (CHJ, 2011). As such, the Project will not impact groundwater.

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

3.9(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?

Determination: Less Than Significant Impact.

Source: Preliminary Drainage Study (Appendix G).

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts relating to soil erosion. This measure will be included in the Project's *Mitigation Monitoring and Reporting Program*:

- PPP 3.9-1. Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that a National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.
- PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

The following is proposed to be incorporated into the Project by the applicant, and would reduce impacts related to soil erosion. This measure will be included in the Project's *Mitigation Monitoring and Reporting Program*:

- PDF 3.9-1 As required by the *Water Quality Management Plan* for MA 15099, on-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the project and be designed to meet Riverside County's Water Quality- Management Plan (WQMP) requirements.

Impact Analysis

On-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the project and be designed to meet Riverside County's Water Quality Management Plan (WQMP) requirements. As such, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.

Based on the analysis above, with implementation of PPP 3.9-1 through 3.9-4 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or offsite?

Determination: Less Than Significant Impact.

Source: Preliminary Drainage Study (Appendix G).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to flooding. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PDF 3.9-1 As required by the *Water Quality Management Plan* for MA 15099, on-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the project and be designed to meet Riverside County's Water Quality Management Plan (WQMP) requirements.

Impact Analysis

Existing Condition

The project site covers approximately 32.8 acres and drains to the Day Creek Channel Stage 6 and Line J as described in the Riverside County Flood Control Day Creek Master Drainage Plan (MDP). The site runoff will retain its original routes because the MDP was developed to capture and convey the entire 100-year storm. A majority of the site drains to the existing Day Creek Channel just after it crosses Limonite Avenue. A small portion of the site drains to the corner of Limonite Avenue and Wineville Avenue where it enters existing Lateral J-6.

Proposed Condition

On-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the Project and be designed to meet Riverside County's Water Quality- Management Plan (WQMP) requirements.

A net increase in runoff flow rates and volumes is anticipated in the developed conditions due to

the addition of impervious surface areas; however, the existing Day Creek Master Drainage Plan is designed to handle the runoff from the proposed development. Hydraulics also indicates that all inlets and storm drain lines are sized adequately to handle the 100-year storm event.

Based on the analysis above, with implementation of PPP 3.9-4 and PDF 3.9-1, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in flooding on or off-site and no mitigation measures are required.

3.9(e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Determination: Less than Significant Impact.

Source: Preliminary Drainage Study (Appendix G).

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts relating to drainage capacity and additional sources of polluted runoff. These measures would be included in the Project's Mitigation Monitoring and Reporting Program:

- | | |
|-----------|---|
| PPP 3.9-1 | Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit. |
| PPP 3.9-2 | Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. |
| PPP 3.9-3 | During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. |
| PPP 3.9-4 | The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code. |

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to drainage capacity and additional sources of polluted runoff. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

- PDF 3.9-1 As required by the *Water Quality Management Plan* for MA 15099, on-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the project and be designed to meet Riverside County's Water Quality- Management Plan (WQMP) requirements.

Impact Analysis

As discussed under Issue 3.9(c) above, the site will be graded to direct project flows to the proposed storm drain inlets, ultimately directing flows to the underground detention/infiltration facilities for water quality treatment and mitigation purposes. With buildout of the Project site, there would be no significant alteration of the site's existing drainage pattern and there would not be any additional sources of polluted runoff.

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(f) Otherwise substantially degrade water quality?

Determination: Less Than Significant Impact.

Sources: *Preliminary Drainage Study (Appendix G)*.

Plans, Policies, or Programs (PPP)

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

- PPP 3.9-1 Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that a National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.
- PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to water quality. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

- PDF 3.9-1 As required by the *Water Quality Management Plan* for MA 15099, on-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the project and be designed to meet Riverside County's Water Quality- Management Plan (WQMP) requirements.

Impact Analysis

There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Responses 3.9 (a), 3.9(c), and 3.9 (e).

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Determination: No Impact.

Source: FEMA FIRM Panel No. 06065C0018G.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The site is not located within a designated flood plain, based upon a review of Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), Panel No. 06065C0018G, dated August 28, 2008. This Panel identified the subject area as Zone X, which is defined as "Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level." No impact would occur.

3.9(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Determination: Less Than Significant Impact.

Source: FEMA FIRM Panel No. 06065C0018G.

Plans, Policies, Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The site is not located within a designated flood plain based upon a review of Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 06065C00018G, dated August 28, 2008. This Panel identified the subject area as being located within Flood Zone X, which is defined as "Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level." No impact would occur and no mitigation measures are required.

3.9(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Determination: No Impact.

Source: FEMA FIRM Panel No.06065C0018G

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As noted Issue 3.9(g), the Project site is not subject to flooding. No dams, levees or dams exist in the immediate vicinity of the Project site that could adversely affect the site should a structural failure occur. No impact would occur and no mitigation measures are required.

3.9(j) Inundation by seiche, tsunami, or mudflow?

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Pacific Ocean is located more than 30 miles from the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. The nearest large body of surface water to the site is Lake Mathews, located approximately 12 miles to the south. Due to the distance of Lake Mathews from the Project site, a seiche in Lake Mathews would have no impact on the Project. Therefore, the Project site would not be subject to inundation by a seiche, mudflow, and/or tsunami. No impact would occur and no mitigation measures are required.

3.10 LAND USE AND PLANNING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				■
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		■		
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			■	

3.10(a) Physically divide an established community?

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

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 is located in an area largely characterized by residential and commercial development. To the north, south, and west, the site is bordered by residential development. To the east, the site is bordered by a self-storage facility. Therefore, no impacts would occur with respect to dividing an established community.

3.10(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: General Plan, Jurupa Area Plan, South Coast Air Quality Management District, Final 2012 Air Quality Management Plan, Southern California Association of Governments, 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy, Western Riverside County Multiple Species Habitat Conservation Plan, Project Application Materials

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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect are described in the analysis below.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Under existing conditions, the Project site is designated in the Jurupa Valley General Plan as Commercial Retail (CR) for the western portion of the Project site, adjacent to Wineville Avenue and Limonite Avenue, and Low Density Residential (LDR) for the remainder of the Project site. The entire Project site is within a Commercial Retail Overlay district. Overlays provide alternate land uses that may be developed instead of the underlying base use and permits flexibility in land uses designations to account for local conditions.

With these designations, a variety of commercial uses and residential uses at a density of up to 2 dwellings units an acre could be developed. A General Plan Amendment is proposed to change the designation of this property to Medium High Density Residential (MHDR - 5 – 8 dwelling units per acre) for the residential subdivision portion and from LDR to Commercial Retail (CR) at the southeast corner of Limonite Avenue and Lucretia Avenue. A corresponding change of zone is proposed to reclassify the entire site from C-1/ C-P (General Commercial) and R-A (Residential Agricultural) to PUD (Planned Unit Development). The proposed Project would implement these new designations through tentative tract maps and a site development plan that consists of 130 detached single-family units and 55,792 square feet of commercial uses.

Although the proposed Project would be inconsistent with the existing General Plan land use designations and Zoning classifications for the Project site, such an inconsistency would only be significant if it were to result in significant, adverse physical effects to the environment. The City's existing land use policies and regulations for this site are intended to foster an economic development of the land, not to preserve any natural resources, protect environmentally sensitive lands or biological resources, or restrict or prohibit development due to the presence of a significant natural or man-made hazard.

No such environmental sensitivities have been identified on this site through any of the environmental assessments prepared for this Initial Study Checklist. As disclosed in this Initial Study Checklist, implementation of the proposed Project would develop the subject property at a higher residential density than allowed under the existing General Plan and Zoning designations and would result in adverse effects to the environment. However, in all instances where significant impacts have been identified, mitigation is provided to reduce each impact to less-than-significant levels. Therefore, because the Project is processing a General Plan Amendment and Change of Zone to modify the site's underlying land use regulations to be consistent with those proposed by the Project and because implementation of the Project would not result in significant impacts to the environment, the Project's inconsistency with the site's existing underlying General Plan land use designations and Zoning classifications represents a less-than-significant impact for which no mitigation would be required.

The Project site is also located within the Protected Equestrian Sphere Policy Area, which contains the following policies:

JURAP 3.1 Establish an assessment district or other funding mechanism for the acquisition of rights-of-way and the construction and maintenance of multi-purpose trails within the Policy Area.

JURAP 3.2 Establish traffic control along those streets designated as part of the multi-purpose trail system within the Policy Area.

JURAP 3.3 Provide special signals on those designated streets for equestrian crossing use.

JURAP 3.4 Discourage the encroachment of incompatible land uses into the Policy Area.

The Project is not in conflict with the Protected Equestrian Sphere for the following reasons:

- The Project proposes residential and commercial land uses which are not incompatible uses with the Protected Equestrian Sphere.
- Improvements include a connection to the trail along Wineville Avenue.

Finally, as demonstrated throughout this Initial Study Checklist/Mitigated Negative Declaration, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan or the City of Jurupa Valley Zoning Ordinance. Additionally, with Mitigation Measure BIO-1 and BIO-2 as set forth in this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable policy document, including, without limitation, the *Western Riverside Multiple Species Habitat Conservation Plan*, the *South Coast Air Quality Management District's Air Quality Management Plan*, the *First Update to the Climate Change Scoping Plan*, and the *Western Riverside County Council of Governments Subregional Climate Action Plan*. The purpose of these plans is to avoid or mitigate an environmental effect.

In conclusion, the Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating adverse environmental effects and impacts would be less than significant.

3.10(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Source: Western Riverside County Multiple Species Habitat Conservation Plan, Biological Resources Assessment 9Appendix A).

Determination: Less Than Significant Impact with Mitigation Incorporated.

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts relating to a conflict with any applicable habitat conservation plan or natural community conservation plan. This measure would be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.4-1 The Project shall implement the requirements of Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP, a regional Habitat Conservation Plan was adopted on June 17, 2003. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species. According to the MSHCP:

- The Project site is not located within an MSHCP Criteria Area (area proposed for conservation).
- The Project site does not contain MSHCP riparian/riverine areas or vernal pools.
- The Project site will not impact any MSHCP Narrow Endemic Plant Species.
- The Project site is not required to comply with the MSHCP Urban/Wildland Interface Guidelines.
- Burrowing owls and burrows were not found onsite or in the buffer area. However, their future presence cannot be ruled out. Therefore, the following mitigation measure is required:

Mitigation Measure (MM)

Mitigation Measure MM-BIO-1: Pre-Construction Burrowing Owl Survey shall apply. With implementation of PPP 3.4-1 and Mitigation Measure BIO-1, impacts will be less than significant.

3.11 MINERAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				■

3.11(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Determination: No Impact.

Sources: Riverside County General Plan Figure OS-5, "Mineral Resources," Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption (P-C) Region, San Bernardino and Riverside Counties, California, the California Division of Mines and Geology.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

No mineral resource extraction activity is known to have ever occurred on the Project site. According to mapping conducted by the California Geological Survey which maps areas known as Mineral Resources Zones (MRZs), the Project site is mapped within MRZ-3, which is defined as "areas with no known significant mineral deposits."

The Project site is not located within an area of known to be underlain by regionally or locally important mineral resources, or within an area that has the potential to be underlain by regionally or locally important mineral resources, as disclosed by the *General Plan* and the associated *General Plan Environmental Impact Report*. 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. Accordingly, no impact would occur and no mitigation is required.

3.11(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Determination: No Impact.

Source: City of Jurupa Valley General Plan Land Use Map.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Refer to the Issue 3.11(a), above. The *General Plan* does not identify any locally important mineral resource recovery sites on-site or within close proximity to the Project site, nor are any mineral resource recovery operations located on-site or in the surrounding area. The Project site has a General Plan Land Use designation of Commercial Retail (CR) and Low-Density Residential (LDR). A General Plan Amendment is proposed for this property to Medium High Density Residential (MHDR - 5 - 8 dwelling units per acre) for the residential subdivision portion and from LDR to Commercial Retail (CR) at the southeast corner of Limonite Avenue and the Lucretia Avenue. These land use designations are not intended for mineral resource extraction.

3.12 NOISE

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

3.12(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Noise Impact Analysis (Appendix H).

Plans, Policies, or Programs (PPP)

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

- PPP 3.12-1 In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.02, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the

following notes are 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) All construction activities shall comply with Chapter 11.02 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that 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.

d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.

PPP 3.12-2 As required by Jurupa Valley Municipal Code Section 11.10.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.1 0.060.

PPP 3.12-3 As required by General Plan Policy N.12, project generated noise shall be regulated by the performance standards set forth in Table N-2, Stationary Sources Land Use Standards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Overview of the Existing Ambient Noise Environment

Ambient or background noise levels are typically a composite of sounds from many sources located both near and far, without any particular sound being dominant. The primary existing noise sources in the Project area are transportation facilities. Traffic on Limonite Avenue and Wineville Avenue are the primary source of noise in the Project vicinity. Noise from motor vehicles is generated by engine vibrations, the interaction between the tires and the road, and the exhaust system. Ambient noise levels ranged from 52.3-63.9 dBA Leq.

Short-term Construction Noise Impact Analysis

The most significant source of short-term noise impact is related to noise generated during construction activities on the Project site which would result in potential noise impacts to nearby single-family homes located adjacent to the Project's southern boundary along 63rd Street.

Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus, noise levels will fluctuate depending upon construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures. As shown on Table 10 below, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet.

Table12. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
<i>Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR</i>	

Typical operating cycles for these types of 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 the grading phase.

The *City's Noise Ordinance* (Section 11.10.020) includes a provision that exempts construction activities from any maximum noise level standard, provided that construction activities occur between the hours of 6:00am-6:00pm during the months of June through September or 7:00am-6:00pm during the months of October through May.

Regardless of the Project's consistency with the *City's Noise Ordinance* as described above, construction activities on the Project site, especially those involving heavy equipment, would initially create intermittent, short-term noise increases on sensitive receptors in the vicinity of the Project site, representing a temporary effect on ambient noise levels.

Worst-case construction noise levels could reach 80.7 dBA Leq and up to 82.5 Lmax at the closest single-family detached residential dwelling units located to the south of the Project site along 63rd Street. This represents a worst case analysis and no intervening shielding was considered. These noise levels will exceed ambient noise levels by at least 17 dB and may temporarily disturb adjacent and nearby residents.

Although short-term, Project construction activities on the Project site would be consistent with the *City's Noise Ordinance* and impacts would be less than significant, implementation of PPP 3.12-1 above ensures that additional noise attenuation measures are incorporated into the Project's construction plans to minimize the noise exposure to nearby sensitive receptors to the maximum extent feasible.

Noise Impacts to the Project Analysis

Commercial Land Uses Adjacent to Limonite Avenue

According to General Plan Table N-1: *Land Use Compatibility for Community Noise Exposure*, an exposure of noise levels ranging from 70 dBA CNEL to 75 dBA CNEL is considered "normally acceptable" and "conditionally acceptable" where the noise level reaches up to 77.5 dBA CNEL.

Noise levels at the façade of buildings are shown in Figures 7 and 8 of the *Noise Impact Analysis* (Appendix H). The noise levels range between 64.9 to 68.0 dBA CNEL. Considering that normal construction methods will provide 20 dB of exterior to interior noise reduction, interior noise levels at the proposed commercial land use located at adjacent to Limonite Avenue are not expected to exceed 48.0 dBA CNEL and would not exceed standards. No mitigation is necessary.

Commercial Land Uses Adjacent to Wineville Avenue

Noise levels at the façade of buildings are shown in Figures 7 and 8 of the *Noise Impact Analysis* (Appendix H). The noise levels range between 64.9 to 68.0 dBA CNEL. Considering that normal construction methods will provide 20 dB of exterior to interior noise reduction, interior noise levels at the proposed commercial land use located at adjacent to Wineville Avenue are not expected to exceed 63.3 dBA CNEL and would not exceed noise standards. No mitigation is necessary.

Residential Land Uses Adjacent to Limonite Avenue

According to General Plan Table N-1: *Land Use Compatibility for Community Noise Exposure*, an exposure of noise levels ranging up to 65 dBA CNEL is considered "normally acceptable" and "conditionally acceptable" where the noise level reaches up to 70.0 dBA CNEL.

As shown on Figures 7 and 8 of the *Noise Impact Analysis* (Appendix H), proposed residential dwelling units adjacent to Limonite Avenue would be exposed to noise levels ranging between 67.2 and 69.7 dBA CNEL at the building façades. As stated previously, noise exposure levels of up to 65 dBA CNEL are considered “normally acceptable” and noise levels of up to 70 dBA CNEL are considered “conditionally acceptable.”

According to General Plan Table N-1: *Land Use Compatibility for Community Noise Exposure*, a detailed analysis of the noise reduction requirements must be made and necessary noise insulation features must be recommended. Normal construction is expected to provide 20 dB of exterior to interior noise reduction as long as air conditioning/circulation is provided to allow a closed window condition. A mitigation measure requiring that the Project proponent provides evidence that construction of the residential dwelling units will provide an exterior to interior noise reduction level of at least 25 dB is required.

Mitigation Measure (MM)

MM-NOI-1: Acoustical Report. Prior to the issuance of a building permit for any residential dwelling unit, the project proponent shall provide an acoustical report to the City of Jurupa Valley demonstrating that the proposed dwelling units will achieve an exterior to interior noise level reduction of 23 dB for residential dwelling units located adjacent to Limonite Avenue.

Potential Noise/Land Use Conflicts On-Site Analysis

Mixed use developments tend to have noise/land use conflicts associated with mechanical equipment, early morning delivery noise, loading and unloading of delivery vehicles, heavy truck backup beepers, and refrigeration equipment. Other noise sources may include:

- Noise from gas powered leaf blowers, especially when operated in the early morning.
- Back up beepers on delivery trucks and garbage trucks.
- Automobile car alarms
- Loud activities (i.e., loud music, banging, etc. associated with retail uses).
- Exterior restaurant/bar patron conversations that occur on outdoor patios.

Most of the proposed residential areas of the project are separated from the proposed commercial areas and would not be affected by noise associated with the proposed retail land uses. A six-foot high fence is also proposed to separate the two land uses as shown in the site plan. In addition, with implementation of PPP 3-12-2 and PPP 3.12-3, impacts are less than significant.

Noise Impacts Generated by the Project Analysis

Operational Noise

As established by the *General Plan* performance standards, project-related noises, as projected to any portion of any surrounding property containing a habitable dwelling, hospital, school, library or nursing home, shall not exceed 65 equivalent level dBA (dBA Leq) between 7 a.m. and 10 p.m. or 45 dBA Leq between 10 p.m. and 7:00 a.m. for a cumulative period of more than ten (10) minutes per hour.

Sensitive receptors that may be affected by Project operational noise include the single-family detached residential dwelling units to the south of the Project site along 63rd Street. These homes will be affected by noise sources associated with proposed commercial land uses that may include, mechanical equipment, early morning delivery noise, loading and unloading of delivery vehicles, heavy truck backup beepers, and refrigeration equipment. As shown on Figures 9 and 10 of the *Noise Impact Analysis* (Appendix H), Project operational noise levels at these sensitive receptors would range between 24.9 to 66.2 dBA Leq. These noise levels represent peak hour operations and are not expected to occur between the hours of 10:00 PM to 7:00 AM. In order to reduce impacts to the homes to the north to the maximum extent feasible, the following mitigation measures are required:

Mitigation Measures (MMs)

Mitigation Measure NOI-2 Delivery Restrictions. *The operators of the commercial uses on the project site following restriction: Delivery trucks shall not access the site via 63rd Street or conduct loading and/or unloading activities at the proposed loading area near 63rd Street between the hours of 10:00 PM and 7:00 AM.*

Mitigation Measure NOI-3. Fast-Food Speakers. *Prior to the issuance of an occupancy permit, verification shall be provided to the Planning Department that the proposed fast-food restaurants shall only utilize automated volume control speakers. This type of speaker will adjust the speaker volume based to be readily audible over the ambient noise level.*

Traffic Noise

The City of Jurupa Valley considers a project to result in a significant traffic-related noise impact if traffic generated by that project would cause or contribute to exterior noise levels at sensitive receptor locations in excess of 65 dBA and the project's contribution to the noise environment equals 3.0 dBA or more. (A change of 3.0 dBA is considered "barely perceptible" by the human ear and changes of less than 3.0 dBA generally cannot be perceived except in carefully controlled laboratory environments). Changes in the existing noise levels as a result of the Project are shown in Table 13 below.

Table 13. Changes in the Existing Noise Levels as a Result of the Project

Roadway	Segment	CNEL at 50 Feet dBA			
		Existing Without Project	Existing Plus Project	Change in Noise Level	Significant Impact?
Wineville Avenue	63 rd Street to Limonite Avenue	68.29	68.40	0.11	NO
Limonite Avenue	I-15 SB Ramps to I-15 NB Ramps	67.92	68.11	0.19	NO
	I-15 NB Ramps to Pats Ranch Road	67.66	67.88	0.22	NO
	Pats Ranch Road to Wineville Avenue	67.13	67.39	0.26	NO
	Wineville Avenue to West Driveway 1	66.84	67.11	0.27	NO
	West Driveway 1 to West Driveway 2	66.92	67.17	0.25	NO
	West Driveway 2 to Lucretia Avenue	66.71	66.97	0.26	NO
	Lucretia Avenue to East Driveway	66.39	66.53	0.14	NO
	East Driveway to Etiwanda Avenue	66.29	66.42	0.13	NO
	Etiwanda Avenue to Marlatt Street	58.11	58.72	0.61	NO

Source: Noise Impact Analysis (Appendix J)

As shown in Table 13 above, the Project's contribution to the change in the noise level is less than 3.0 dBA. Based on the above analysis, no significant off-site traffic noise impacts from Project-related traffic would occur; therefore, no mitigation measures are required.

3.12(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Noise Impact Analysis (Appendix J).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Construction Vibration

Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site. The Project will not employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction.

The nearest existing structures to the south of the Project site along 63rd Street. The threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV inch/second. Primary sources of vibration during construction would be bulldozers. A large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 15 feet, a bulldozer would yield a worst-case 0.027 PPV (inch/sec) which is within the threshold of perception and below any risk or architectural damage.

Although vibration is not anticipated to cause structural damage to nearby homes, in order to reduce potential impacts from construction vibration to the maximum extent feasible, the following mitigation measure is required.

Mitigation Measure (MM)

NOI-4. Construction Vibration. During construction, limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

With implementation of Mitigation Measure NOI-4, impact will be less than significant.

Operational Vibration

There are no conditions associated with the long-term operation of the Project that would result in the exposure of on- or off-site residents to excessive ground-borne vibration or noise. The Project would develop the subject property with commercial uses and residential homes and would not include nor require equipment, facilities, or activities that would generate ground-borne vibration or ground-borne noise.

Based on the above analysis, operation the Project would not expose on-site or off-site sensitive receptors to substantial ground-borne vibration or ground-borne noise. Impacts are less than significant and no mitigation is required.

3.12(c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Noise Impact Analysis (Appendix H).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As discussed above under Issue 3.12(a), the only potential for the Project to create a permanent increase in ambient noise levels is the result of operations of the proposed uses on the Project site that has the potential to cause or contribute to elevated noise levels at the residential uses to the north of the Project site. The analysis presented under Issue 3.12(a) concluded that impacts are less than significant. With implementation of Mitigation Measures NOI-1 through NOI-4, impacts would be further reduced to the maximum extent feasible.

3.12(d) *A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Determination: Less Than Significant Impact.

Source: Source: Noise Impact Analysis (Appendix H).

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts relating to temporary periodic increases in noise. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.12-1 In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.10, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are 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) All construction activities shall comply with Chapter 11.10 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that 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.

d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As discussed above under Issue 3.12(a), the only potential for the Project to create a substantial temporary or periodic increase in ambient noise levels is during its construction phase. The analysis presented under Issue 3.12(a) concluded that the Project would result in elevated noise levels during construction but were less than significant with implementation of PPP 3.12-1.

3.12 (e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?

Determination: No Impact.

Source: Riverside Municipal Airport Compatibility Plan.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport. The proposed project is located approximately 6.15 miles southeast of the Ontario International Airport. It is not located within the Ontario International Airport Influence Area or the Noise Impact Zones (City of Ontario 2011).

As such, noise impacts from airports are less than significant and no mitigation measures are required.

3.12(f) *For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?*

Determination: No Impact.

Source: Google Earth, Field Inspection.

The Project site is not located in the vicinity of a private airstrip. No impacts will occur.

3.13 POPULATION AND HOUSING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■

3.13(a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Determination: Less than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project proposes to change the existing land use designation from Low Density Residential (LDR - 2 dwelling units per acre) to Medium High Density Residential (MHDR - 5 – 8 dwelling units per acre) for the residential subdivision portion and from LDR to Commercial Retail (CR) at the southeast corner of Limonite Avenue and the Lucretia Avenue.

The Project proposes a residential land use higher in density than identified in the City's General Plan. Based on the current General Plan, the residential portion of the Project could yield a maximum of approximately 54 units (27 acres x 2 dus/ac = 54). The proposed Project would develop the subject property with up to 130 single-family detached housing units which is an increase of 76 units.

The California Department of Finance Population Estimates (2015) indicates there are 3.88 persons per household in Jurupa Valley. Therefore, using population estimates provided by the State, the

proposed Project would increase the City of Jurupa Valley's population by up to approximately 295 residents above what is projected under the existing General Plan. (76 units x 3.88 = 294.8) assuming all future residents of the Project come from outside the City limits.

Under CEQA, direct population growth by a project is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, population 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, or if it can be demonstrated that the potential growth results in a physical adverse environmental effect.

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. Water is available to serve the Project site from existing 24-inch diameter water lines in Limonite Avenue north of the Project boundary. Secondary points of connection to the water system are required for residential tracts. West of the Day Creek Channel, the Project will connect to the recently constructed 12-inch diameter waterline in Wineville Avenue and extend in 63rd Street to the Project entrance east of Frank Avenue. East of Day Creek Channel, the Project will connect to an existing 12-inch diameter waterline through the development that is already looped.

Sewer service is available for the Project from a proposed 12-inch/18-inch diameter Sky Country Trunk Sewer line in Limonite Avenue north of the Project boundary. The proposed trunk sewer line turns south from Limonite Avenue and crosses the subject tract to 63rd Street between Smith Avenue and Dana Avenue. An easement is required from the developer for construction and maintenance of the proposed trunk sewer.

The Sky Country Trunk Sewer is currently scheduled to be completed in 2017. Alternately, sewer service is available from an existing 10-inch diameter sewer line in Pat's Ranch Road at Limonite Avenue. If at the time construction is commenced, the Sky Country Trunk Sewer is not completed, approximately 1,700 L.F. of off-site sewer line will need to be constructed in order to connect to the sewer line in Pat's Ranch Road from the Project's western boundary. The construction of the sewer line will take place within Limonite Avenue. The construction of this off-site sewer line would not induce or encourage the development of any other properties in the surrounding area because it is only intended to serve the Project site.

Impacts associated with the proposed Project's future population are evaluated throughout this Initial Study Checklist, and where significant impacts are identified mitigation measures have been imposed on the Project to reduce such impacts to a level below significant. There is no indication, based on the analysis throughout this Initial Study Checklist that this Project would result in significant adverse environmental impacts associated with responding to the population growth induced by this Project. Accordingly, the Project's direct impacts associated with population inducement would be less than significant.

In addition, the analysis in Section 3.14, *Public Services*, of this Initial Study Checklist 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.

Based on the above analysis, impacts are less than significant and no mitigation measures are required.

3.13(b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

Determination: No Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site does not contain any residential units. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

3.13(c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Determination: No Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As described above under the response to Issue 3.13(b), the Project site does not contain any residential units. Therefore, the Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere. Impacts would be less than significant.

3.14 PUBLIC SERVICES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			■	
2) Police protection?			■	
3) Schools?			■	
4) Parks?			■	
5) Other public facilities?			■	

3.14(a) *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

FIRE PROTECTION

Determination: Less Than Significant Impact.

Sources: Riverside County Fire Department, Ordinance No. 659, Project Application Materials.

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:

PPP 3.14-1 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 3.14-2 The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue 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. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Pedley Fire Station, an existing station located approximately 2.2 miles east of the Project site at 9270 Limonite Avenue.

Development of the Project would impact fire protection services by placing an additional demand on existing Riverside County Fire Department 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.

Furthermore, the Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for fire protection services. 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 3.14-1 and PPP 3.14-2, impacts related to fire protection would be less than significant and no mitigation measures are required.

POLICE PROTECTION

Determination: Less Than Significant Impact.

Sources: Riverside County Sheriff's Department "Stations," Riverside County General Plan, Project Application Materials.

Plans, Policies, or Programs (PPP)

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:

PPP 3.14-2 The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue 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. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

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 Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people. As noted under Issue 13.3 (a) above, the Project proposes a commercial center of approximately 55,792 square feet in size to serve the need of local residents in the area and 130 single-family detached residential units.

A commercial center of this size will not create an additional need for housing thus increasing the overall population of the City and impacting the minimum level of service standard of 1.0 deputy per 1,000 people.

However, the Project proposes a residential land use higher in density than identified in the City's General Plan. Based on the current General Plan, the residential portion of the Project could yield a maximum of approximately 54 units ($27 \text{ acres} \times 2 \text{ dus/ac} = 54$). The proposed Project would develop the subject property with up to 130 single-family detached housing units which is an increase of 76 units

The California Department of Finance Population Estimates (2015) indicates there are 3.88 persons per household in Jurupa Valley. Therefore, using population estimates provided by the State, the proposed Project would increase the City of Jurupa Valley's population by up to approximately 295 residents above what is projected under the existing General Plan. ($76 \text{ units} \times 3.88 = 294.8$) assuming all future residents of the Project come from outside the City limits.

The increased population will result in an increased demand for police services but not to the degree that new or physically altered sheriff facilities are required to accommodate additional personnel. The Project is required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for public services, including police protection services. 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.

Based on the above analysis, with implementation of PPP 3.14-2, impacts related to police protection would be less than significant and no mitigation measures are required.

SCHOOLS

Determination: Less Than Significant Impact.

Sources: California Senate Bill 50 (Greene), Project Application Materials.

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:

PPP 3.14-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Corona-Norco District following protocol for impact fee collection.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As noted under Issue 13.3(a) above, the Project proposes a commercial center 55,792 square feet in size to serve the need of local residents in the area. A commercial center of this size will not create an additional need for housing thus directly increasing the overall population of the City and generating additional students to be served by the Corona-Norco Unified School District. However, the Project would be required to contribute fees to the Corona-Norco 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 3.14-3, impacts related to schools would be less than significant and no mitigation measures are required.

PARKS

Determination: Less Than Significant Impact.

Source: Project Application Materials

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:

PPP 3.14-4 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.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As noted under Issue 13.3 (a) above, the Project proposes commercial uses of approximately 55,792 square feet in size to serve the need of local residents in the area and 130 single-family detached residential units.

A commercial center of this size will not create an additional need for housing thus increasing the overall population of the City and impacting the need for parkland.

However, the Project proposes a residential land use higher in density than identified in the City's General Plan. Based on the current General Plan, the residential portion of the Project could yield a maximum of approximately 54 units (27 acres x 2 dus/ac = 54). The proposed Project would develop the subject property with up to 130 single-family detached housing units which is an increase of 76 units

The California Department of Finance Population Estimates (2015) indicates that there are 3.88 persons per household in Jurupa Valley. Therefore, using population estimates provided by the State, the proposed Project would increase the City of Jurupa Valley's population by up to approximately 295 residents above what is projected under the existing General Plan. (76 units x 3.88 = 294.8) assuming all future residents of the Project come from outside the City limits.

The increased population will result in an increased demand 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 3.14-4, impacts related to parks would be less than significant and no mitigation measures are required.

OTHER PUBLIC FACILITIES

Determination: Less Than Significant Impact.

Source: Project Application Materials.

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:

PPP 3.14-2 above is applicable to the Project.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As noted above under Issue 3.13(a) Population and Housing, development of the Project would result in a direct increase in the population of the Project area by approximately 295 persons. This increase in population is not considered substantial and 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 Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing 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.

Based on the above analysis, with implementation of PPP 3.14-2 above, impacts related to parks would be less than significant and no mitigation measures are required.

3.15 RECREATION

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			■	
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			■	

Impact Analysis

3.15(a) *Would the proposed 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?*

Determination: Less than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Project Design Features applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As noted above under Issue 3.13(a) *Population and Housing*, development of the Project would result in a direct increase in the population of the Project area by approximately 295 persons.

The nearest local park is the Limonite Meadows Park, located less approximately ½ mile to the southwest of the Project site. That park is owned/maintained by the Jurupa Area Recreation and Parks District (JARPD) and has grassy areas, playground equipment and picnic tables.

It is considered highly unlikely that all of the Project's residents or large groups of residents would frequent Limonite Meadows Park or any other park at the same time, or that the activities they would create at any affected park would be so intensive that substantial physical deterioration would occur or be accelerated. Regional parks are intended to serve residents from a wide area and to handle outdoor recreation needs of existing and growing populations. Future residents of the proposed Project would not impact any regional parks with exceptionally intensive activities or frequency of use that would result in substantial physical deterioration of those recreation

resources. As such, the Project impacts on existing local or regional parks would be less than significant.

The payment of development impact fees will reduce any indirect Project impacts related to recreational facilities.

Based on the above analysis, with implementation of PDF 3.14-1, impacts related to recreational facilities would be less than significant and no mitigation measures are required.

3.15(b) *Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?*

Determination: Less than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

On-site recreational amenities include common open space, a clubhouse, a tot lot, barbeque area, swimming pool with spa, restrooms, and an outdoor fireplace.

Development of proposed recreational features within the Project site would have a physical impact on the environment. However, impacts resulting from their construction are described throughout the analysis in this Initial Study Checklist. In instances where significant impacts have been identified, mitigation measures are recommended in each applicable subsection of this Initial Study Checklist to reduce the impact to less-than-significant levels. Therefore, the construction of recreation facilities on-site would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study Checklist. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study Checklist would not be required.

Based on the above analysis, impacts related to parks and recreational facilities would be less than significant and no mitigation measures are required.

3.16 TRANSPORTATION/TRAFFIC

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		■		
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		■		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
e. Result in inadequate emergency access?			■	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			■	

3.16(a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source. Traffic Impact Analysis (Appendix I).

Plans, Policies, or Programs (PPP)

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

- PPP 3.16-1 Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

For purposes of analyzing the Project's potential impacts to traffic, the City of Jurupa Valley identified the traffic impact study area in conformance with the requirements of the Riverside County's Traffic Impact Analysis preparation guidelines, which were adopted by the City. Based on these guidelines, the following study intersections were evaluated.

Table 14. Traffic Study Intersection Locations

ID No.	Intersection Location
1	I-15 Southbound (NS)/Limonite Avenue (EW)
2	I-15 Northbound (NS)/Limonite Avenue (EW)
3	Pats Ranch Road (NS)/Limonite Avenue (EW)
4	Wineville Avenue (NS)/Limonite Avenue (EW)
5	West Driveway 1 (NS)/Limonite Avenue (EW)
6	West Driveway 2 (NS)/Limonite Avenue (EW)
7	Lucretia Avenue (NS)/Limonite Avenue (EW)
8	East Driveway (NS)/Limonite Avenue (EW)
9	Etiwanda Avenue (NS)/Limonite Avenue (EW)
10	Marlatt Street (NS)/Limonite Avenue (EW)
11	Wineville Avenue (NS)/63rd Street (EW)
<i>Source: Traffic Impact Analysis, (Appendix I)</i>	

For purposes of determining the significance of traffic impacts in accordance with the City's Traffic Impact Analysis preparation guidelines, the following criteria were used:

- During the weekday AM (between 7:00 a.m. and 9:00 a.m.) and/or PM (between 4:00 p.m. and 6:00 p.m.) peak hour, if an intersection is projected to operate at an acceptable level of service (i.e., LOS "D" or better) without the Project and the addition of Project traffic (as measured by 50 or more peak hour trips) is expected to cause the intersection to operate at an unacceptable level of service (i.e., LOS "E" or "F"), the impact is considered a significant direct impact.
- When an intersection is projected to operate below an acceptable LOS (i.e., LOS "E" or "F") without the Project, and the Project is anticipated to contribute traffic (as measured by 50 or more peak hour trips), the Project's contribution to the cumulative impact would be cumulatively considerable.

Motorized Vehicle Impact Analysis

Project Trip Generation

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development. The land uses proposed by the Project are estimated to produce an estimated 5,805 daily trip-ends, including 308 trip-ends during the AM peak hour and 258 trip-ends during the PM peak hour.

Analysis Scenarios

For the purpose of the Project's traffic impact analysis, potential impacts to traffic and circulation are assessed for each of the conditions listed below.

- 1) Existing Conditions;
- 2) Existing Plus Ambient Growth Plus Project Conditions; and
- 3) Existing Plus Ambient Growth Plus Cumulative Plus Project Conditions.

1) Existing Conditions Scenario Analysis

The existing levels of service for the study area intersections vary from LOS A to C. None of the study area intersections operate at an unacceptable LOS.

2) Existing Plus Ambient Growth Plus Project Conditions Scenario Analysis

For existing plus ambient growth plus project traffic conditions without off-site improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to D. None of the study area intersections would operate at an unacceptable LOS.

3) Existing Plus Ambient Growth Plus Cumulative Plus Project Conditions Scenario Analysis

For existing plus ambient growth plus cumulative plus project traffic conditions without off-site improvements, the study area intersections are expected to operate at levels of service that vary from LOS B to E. The following study area intersections would operate at an unacceptable LOS:

1. I-15 Southbound Ramps (NS) / Limonite Avenue (EW)
2. I-15 Northbound Ramp (NS) / Limonite Avenue (EW)
3. Etiwanda Avenue (NS) / Limonite Avenue (EW)

With the recommended improvements presented in Mitigation Measures TR-1 through TR-3 below, levels of service at the impacted study area intersections could be improved to meet the required level of service.

Mitigation Measures (MM's)

Mitigation Measure TR-1: I-15 Southbound Ramps/Limonite Avenue: Prior to the issuance of occupancy permits for any building, the Project shall contribute a fair-share payment to change on-ramp geometry to the partial clover leaf configuration.

Mitigation Measure TR-2: I-15 Northbound Ramps/Limonite Avenue: Prior to the issuance of occupancy permits for any building, the Project shall contribute a fair-share payment to change on-ramp geometry to the partial clover leaf configuration.

Mitigation Measure TR-3: Etiwanda Avenue/Limonite Avenue: Prior to the issuance of occupancy permits for any building, the Project shall contribute a fair-share payment to add protected left-turn lanes for eastbound and westbound traffic.

Transit Service Analysis

The Project area is currently served by the Riverside Transit Agency, a public transit agency serving the region near the City of Jurupa Valley. Route 29 runs along Limonite Avenue and serves the Project area. The Project is not proposing to construct any improvements will interfere with the existing bus service. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

Bicycle & Pedestrian Facilities Analysis

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site off Limonite Avenue, Wineville Avenue, and 63rd Street. In addition, bicycle parking will be provided on the Project site. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

3.16(b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Riverside County Congestion Management Plan.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Riverside County Transportation Commission was designated as the Congestion Management Agency for Riverside County in 1990, and therefore, prepares and administers the Riverside County Congestion Management Program in consultation with the Technical Advisory Committee which consists of local agencies, the County of Riverside, transit agencies, and subregional agencies.

The intent of the Riverside County Congestion Management Program is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

The 2011 Riverside County Congestion Management Program (CMP) was prepared by the Riverside County Transportation Commission (RCTC) in accordance with Proposition 111, passed in June 1990. The CMP was established in the State of California to more directly link land use, transportation, and air quality and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality. Deficiencies along the CMP system are identified by RCTC when they occur so that improvement measures can be identified. Understanding the reason for these deficiencies and identifying ways to reduce the impact along a critical CMP corridor is intended to conserve scarce funding resources and help target those resources appropriately.

In the vicinity of the Project site, I-15, Etiwanda Avenue, and Limonite Avenue Country Village Road are the nearest CMP roadways. With implementation of Mitigations Measures TR-1 through TR-3 above, the Project would not result in significant direct and cumulatively considerable impacts to these roadways. Accordingly, implementation of the Project would not conflict with the applicable CMP, including Level of Service standards, and impacts would be less than significant.

3.16(c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

Determination: No Impact.

Sources: Riverside Municipal Airport Compatibility Plan.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport. The proposed project is located approximately 6.15 miles southeast of the Ontario International Airport. It is not located within the Ontario International Airport Influence Area. (City of Ontario 2011).

Based on the above analysis, the Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks

3.16(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The residential and commercial land uses proposed by the Project would be compatible with existing development in the surrounding area; therefore, implementation of the Project would not create a transportation hazard as a result of an incompatible use.

The project proposes the following roadway improvements:

- Construct full width improvements on all internal roadways.
- Construct partial width improvements on the southerly side of Limonite Avenue at its ultimate cross section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements to Day Creek Channel crossing on the southerly side of Limonite Avenue at its ultimate cross section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Wineville Avenue at its ultimate cross section as a secondary roadway adjacent to project boundary line.
- Construct partial width improvements on the northerly side of 63rd Street at its ultimate cross-section as a local street adjacent to project boundary line.

The project proposes the following intersection improvements:

- Construct the intersection of Limonite Avenue and West Driveway 1 to restrict movement to right-in and right-out only from the driveway with the following geometrics:

Northbound: One right-turn lane. Stop controlled.

Southbound: Not applicable.

Eastbound: Two through lanes. One shared through and right-turn lane.

Westbound: Three through lanes.

- Construct the intersection of Limonite Avenue and West Driveway 2 to restrict movement to right-in and right-out only from the driveway with the following geometrics:

Northbound: One right turn lane. Stop controlled.

Southbound: Not applicable.

Eastbound: Two through lanes. One shared through and right-turn lane.

Westbound: Three through lanes.

- Construct the intersection of Wineville Avenue and 63rd Street to include the following geometrics:

Northbound: One through lane. One shared through and right-turn lane.

Southbound: Two through lanes. One left-turn pocket.

Eastbound: Not applicable.

Westbound: One shared left and right turn lane. Stop controlled.

- Construct the intersection of Limonite Avenue and Lucretia Avenue to its ultimate width four-way signalized intersection.

Northbound: One left-turn lane. One shared through and right-turn lane.

Southbound: One left-turn lane. One shared through and right-turn lane.

Eastbound: One left-turn lane. Two through lanes. One shared through and right-turn lane.

Westbound: One left-turn lane. Two through lanes. One shared through and right-turn lane.

- Construct the intersection of Limonite Avenue and East Driveway to restrict movement to right in and right-out only from the driveway with the following geometrics:

Northbound: One right-turn lane. Stop controlled.

Southbound: Not applicable.

Eastbound: Two through lanes. One shared through and right-turn lane.

Westbound: Three through lanes.

With the construction of these improvements per City standards, the Project would provide adequate vehicular and pedestrian safety and ensure that no hazardous transportation design features would be introduced by the Project. Accordingly, the Project would not substantially increase hazards due to a design feature or incompatible use. Impacts would be less than significant and mitigation is not required.

3.16(e) Result in inadequate emergency access?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project would result in a new commercial uses and residential land uses, which would increase the need for emergency access to-and-from the site. Adequate emergency access would be provided to the Project site from Limonite Avenue and 63rd Street off Wineville Avenue. During the course of the required 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.

With the adherence to mandatory requirements for emergency vehicle access, impacts would be less than significant and no mitigation measures are required.

3.16(f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Determination: Less Than Significant Impact.

Source: General Plan Circulation Element, Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project is designed to comply with all applicable transportation policies, plans, and programs. The Project also would accommodate pedestrians via on-site sidewalks. Riverside Transit Authority (RTA) operates Route 29 which runs along Limonite Avenue and serves the Project area. Implementation of the Project would not interfere with the operation of this transit route because the roadway improvements required for the Project are designed to City standards and will not interfere with bus travel. Therefore, the Project would not conflict with adopted policies, plans, or

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programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Impacts would be less than significant and no mitigation would be required.

3.17 UTILITIES AND SERVICE SYSTEMS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?			■	
e. Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			■	
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			■	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			■	

3.17(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District, Urban Water Management Plan.

Plans, Policies, or Programs (PPP)

There are no Project Design Features applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Wastewater treatment and collection services would be provided to the Project site by the Jurupa Community Services District. The Jurupa Community Service District is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board. According to the Jurupa Community Service District's *2010 Urban Water Management Plan* wastewater generated in the Jurupa Community Service District service area is treated at the Riverside Water Quality Control Plant and the Western Riverside County Regional Wastewater Authority's Wastewater Treatment Plant. The proposed Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the Santa Ana Regional Water Quality Control Board. Accordingly, impacts would be less than significant.

3.17(b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Determination: Less Than Significant Impact.

Sources: Jurupa Community Services District

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. Water is available to serve the Project site from existing 24-inch diameter water lines in Limonite Avenue north of the Project boundary. Secondary points of connection to the water system are required for residential tracts. West of the Day Creek Channel, the Project will connect to the recently constructed 12-inch diameter waterline in Wineville Avenue and extend in 63rd Street to the Project entrance east of Frank Avenue. East of Day Creek Channel, the Project will connect to an existing 12-inch diameter waterline through the development that is already looped.

Sewer service is available for the Project from a proposed 12-inch/18-inch diameter Sky Country Trunk Sewer line in Limonite Avenue north of the Project boundary. The proposed trunk sewer line turns south from Limonite Avenue and crosses the subject property to 63rd Street between Smith Avenue and Dana Avenue. An easement is required from the developer for construction and maintenance of the proposed trunk sewer.

The Sky Country Trunk Sewer is currently scheduled to be completed in 2017. Alternately, sewer service is available from an existing 10-inch diameter sewer line in Pat's Ranch Road at Limonite Avenue. If at the time construction is commenced, the Sky Country Trunk Sewer is not completed,

approximately 1,700 L.F. of off-site sewer line will need to be constructed in order to connect to the sewer line in pat's Ranch Road from the Project's western boundary. The construction of the sewer line will take place within Limonite Avenue.

The installation of water and sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where impacts have been identified for the Project's construction phase, Plans, Policies, Programs, or Standard Conditions (PPP), Project Design Features (PDF), or Mitigation Measures (MM) are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

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

3.17(c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Determination: Less Than Significant Impact.

Source: Hydrology Report (Appendix I).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

On-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the project and be designed to meet Riverside County's Water Quality Management Plan (WQMP) requirements.

The construction of the on-site drainage facilities would result in physical impacts to the surface and subsurface of the Project site. These impacts are part of the Project's construction phase and are evaluated in the appropriate sections of this Initial Study Checklist. In any instances where impacts have been identified for the Project's construction phase, Plans, Policies, Programs, or Standard Conditions (PPP), Project Design Features (PDF), or Mitigation Measures are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

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

3.17(d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Determination: Less Than Significant Impact.

Sources: Jurupa Community Services District Urban Water Management Plan.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Water service would be provided to the Project site by the Jurupa Community Services District ("District"). According to the District's *2010 Urban Water Management Plan*, the District relies predominantly on groundwater and desalinated brackish groundwater from the Chino Groundwater Basin. According to the *2010 Urban Water Management Plan*, the District has 16 wells, 8 booster stations, and 15 reservoirs with 53.7 Million gallons of capacity.

In order to ensure a continuing supply of good quality water for current citizens and also future development, the District participates in a Joint Powers Authority with other neighboring water purveyors, called the Chino Desalter Authority.

The District's water supply exceeds the maximum day demand projected for the next five years. However, the District continues to develop additional water supply resources that are currently budgeted to meet the District's water demands.

In addition, to conserve water, the Project is required to comply with JCSD Ordinance No. 389, *Implementing California State Water Resources Control Board Mandatory Emergency Drought Response Regulations, Revising Water Shortage Contingency Plan*, and Resolution No. 2542, *Declaring Drought Response Level 3 Condition*, water conservation measures, if in effect at the time the Project commences to be occupied (issuance of the first occupancy authorization by City Building and Safety Department).

Finally, the Jurupa Community Services District issued a Water & Sewer Availability Letter indicating that the District has sufficient water supplies to serve the Project.

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

3.17(e) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Sanitary sewer service to the Project site would be provided by the Jurupa Community Services District "District"). The District purchases treatment capacity at the Western Riverside County Regional Wastewater Authority Treatment Plant and the City of Riverside Treatment Plant to treat flows within its service area.

Sewer service is available for the Project from a proposed 12-inch/18-inch diameter Sky Country Trunk Sewer line in Limonite Avenue north of the Project boundary. The proposed trunk sewer line turns south from Limonite Avenue and crosses the subject property to 63rd Street between Smith Avenue and Dana Avenue. An easement is required from the developer for construction and maintenance of the proposed trunk sewer.

The Sky Country Trunk Sewer is currently scheduled to be completed in 2017. Alternately, sewer service is available from an existing 10-inch diameter sewer line in Pat's Ranch Road at Limonite Avenue.

As currently constituted, the Riverside Water Quality Control Plant consists of two separate treatment plants and one common tertiary filtration plant. These provide preliminary, primary, secondary and tertiary treatment for a rated capacity of 40 million gallons per day. The Jurupa Community Services District has issued a Water & Sewer Availability Letter indicating that the District has sufficient sewer capacity to serve the Project. As such impacts are less than significant.

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

3.17(f) *Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Determination: Less Than Significant Impact.

Sources: Riverside County Waste Management, Cal Recycle Facility/Site Summary Details, General Plan PEIR, Chapter 4.15 – Public Services

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:

- PPP 3.17-1 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.
- PPP 3.17-2 The Project shall participate in established City-wide programs for commercial development projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Construction Related Impacts

Waste generated during the construction phase of the Project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. According to the Riverside County Waste Management Department, solid waste generated within the City of Jurupa Valley was deposited at the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the Cal Recycle Facility/Site Summary Details website accessed on June 29, 2016, these landfills 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 a commercial waste generation factor of 0.0046/lbs/sf/day obtained from the CalRecycle Website, the Project would generate approximately 184 pounds of commercial waste per day, or 33.5 tons of waste per year. Based on a waste generation factor of 0.41 tons per home per year as documented in the City of Jurupa Valley General Plan EIR, the Project's proposed 130 homes would generate approximately 53.3 tons of waste per year. The Project's total combined waste generation is approximately 86.8 tons per year.

According to the Cal Recycle Facility/Site Summary Details website accessed on June 29, 2016 the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 14,730,020 cubic yards. The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2024.

The El Sobrante Landfill is has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 145,530,000 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045.

Solid waste generated during long-term operation of the Project would be disposed at the Badlands Sanitary Landfill and/or the El Sobrante Landfill. During long-term operation, the Project's solid waste would represent less than 0.005% of the daily permitted disposal capacity at the Badlands Sanitary Landfill and less than 0.001% of the daily permitted disposal capacity at the El Sobrante Landfill.

These landfills receive well below their maximum permitted daily disposal volume and solid waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for Badlands Sanitary Landfill and the El Sobrante Landfill, these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project.

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

3.17(g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

Determination: Less Than Significant Impact.

Sources: California Assembly Bill 939 (Sher), Riverside County Waste Resources Management District, Riverside County Integrated Waste Management Plan, Riverside County Waste Management Department, Solid Waste System Study Report, Waste Management "El Sobrante Landfill"

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 3.17-3 The Project shall participate in established County-wide programs for commercial projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.

Impact Analysis

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be

diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project's waste hauler 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. Recyclable materials that would be recycled by the Project include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the Project are reduced in accordance with existing regulations.

Based on the above analysis, with implementation of PPP 3.17-4, impacts would be less than significant and no mitigation measures are required.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

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

Impact Analysis

3.18(a) *Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: This Initial Study Checklist.

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

Plans, Policies, or Programs (PPP)

PPP 3.4-1 shall apply.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Mitigation Measures (MM)

BIO-1, BIO-2, and CR-1 through CR-5 shall apply.

Impact Analysis

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist.

In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features, or Mitigation Measures listed above are required to reduce impacts to less than significant levels. Therefore, Project would not substantially degrade the quality of the environment.

3.18(b) *Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Determination: Less Than Significant With Mitigation Incorporated.

Source: This Initial Study Checklist.

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist document shall apply.

Project Design Features (PDF)

All Project Design Features (PDF) identified in this Initial Study Checklist/Mitigated Negative Declaration shall apply.

Mitigation Measures (MM)

All Mitigation Measures (MM) identified in this Initial Study Checklist Document shall apply.

Impact Analysis

As discussed throughout this Initial Study Checklist, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable.

In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features, or Mitigation Measures, listed above are required to reduce impacts to less than significant levels. Therefore, the Project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

3.18(c) *Does the Project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services, Transportation/Traffic, and Utility and Service Systems shall apply.

Project Design Features (PDF)

The following shall apply:

PDF 3.9-1

Mitigation Measures (MM)

AE-1, GHG-1 through GHG-5, NOI-1 through NOI-4, and TR-1 through TR-3 shall apply.

Impact Analysis

The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist document.

In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features are required to reduce impacts to less-than-significant levels. Therefore, the Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

4.0 REFERENCES

California Air Resources Board AB32 Scoping Plan.

<http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm>

California Environmental Quality Act (CEQA) Guidelines. http://opr.ca.gov/m_ceqa.php

California Environmental Quality Act (CEQA) Air Quality Handbook.

http://opr.ca.gov/m_ceqa.php

City of Jurupa Valley General Plan, 2008 www.rctlma.org/genplan/default.aspx

City of Jurupa Valley General Plan EIR, 2003 www.rctlma.org/genplan/default.aspx

California Department of Toxic Substances Control, www.dtsc.ca.gov

Countywide Integrated Waste Management Plan www.rivcowom.org

Flood Insurance Rate Maps, Federal Emergency Management Agency, <https://msc.fema.gov>

General Plan Final Program Environmental Impact Report, 2003, Volume I, Riverside County Integrated Project, Riverside County, California www.rctlma.org/genplan/default.aspx

Jurupa Community Services District Urban Water Management Plan, 2015.

<http://www.jcsd.us/documents>

South Coast Air Quality Management District,

www.aqmd.gov.

South Coast Air Quality Management District, Final 2012 Air Quality Management Plan

www.aqmd.gov

Southern California Association of Governments, 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy

<http://rtpscs.scag.ca.gov/Pages/default.aspx>

Western Riverside County Multiple Species Habitat Conservation Plan.

<http://www.rctlma.org/mshcp/>

Western Riverside Council of Governments Subregional Climate Action Plan, September 2014.

<http://www.wrcog.cog.ca.us/community/sustainability>

Ben Chai Group (MA 15099)
Initial Study Checklist/Mitigated Negative Declaration
July 15, 2016

5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCY:

City of Jurupa Valley
Planning Department
8930 Limonite Avenue
Jurupa Valley, Ca 92509

Ernest Perea, CEQA Administrator
Annette Tam, Associate Planner

6.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: Wineville Marketplace (MA 15009)

DATE: July 15, 2016

PROJECT MANAGER: Annette Tam, Associate Planner

PROJECT DESCRIPTION: General Plan Amendment (GPA) 15001, Change of Zone (CZ) 15001, Tentative Tract Map (TTM) 36957, Tentative Tract Map (TTM) 36846, Site Development Permit (SDP) 31513, Conditional Use Permit (CUP) 15001, and Public Convenience or Necessity (PCN) 15002 for a mixed-use project consisting of 55,792 square feet of commercial uses and 130 single-family residential units

PROJECT LOCATION: Southeast corner of Limonite Avenue and Wineville Avenue. APNs 157-250-011 and 157-250-013

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.
- **Project Design Features (PDF)** – These measures include features proposed by the Project applicant that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).
- **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.

Plans, Policies, or Programs (PPP) and the Project Design Features (PDF) 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) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 3.1-1 As required by the <i>TTM 36846 Development Plan, June 2016</i> , building heights shall be limited to a maximum height limit of 40-feet for residential structures and 50-feet for commercial structures	Planning Department	Prior to the issuance of building permits	
MM AE-1: Outdoor Lighting. Prior to building permit issuance, the City shall review construction drawings for the commercial structures and residential common recreation areas to ensure that proposed exterior, artificial lighting is located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. Project contractors shall be required to comply with the construction drawings and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Planning Department	Prior to the issuance of building permits	
AIR QUALITY			
PPP 3.3-1 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.	Engineering Department	During grading	
PPP 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."	Engineering Department	During grading	
PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" and Rule 431.2, "Sulfur Content of Liquid Fuels." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and	Building & Safety Department	During Construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SOX) into the atmosphere from the burning of fuel.			
PPP 3.3-4 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	
PPP 3.3-5 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.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
BIOLOGICAL RESOURCES			
PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP).	Planning Department	Prior to the issuance of grading permits	
<p>MM-BIO-1 Pre-Construction Burrowing Owl Survey. Within 30 calendar days prior to grading, 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> <p>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.</p> <p>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</p>	Planning Department	Prior to the issuance of grading permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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.			
<p>MM BIO-2 Nesting Bird Survey. As a condition of approval for all grading permits for the portions of the Project site proposed for the school buildings and the parking lot, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (Mid -February through August 31), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 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. 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. 	Planning Department	Prior to the issuance of grading permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
CULTURAL RESOURCES			
MM- CR-1 <u>Archaeological Monitoring</u> . A qualified archaeologist (the "Project Archaeologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.	Planning Department	Prior to the issuance of a grading permit	
MM- CR-2 <u>Archaeological Treatment Plan</u> . If a significant archaeological resource(s) is discovered on the property, 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.	Planning Department	During grading	
MM-CR-3 <u>Native American Monitoring, Treatment of Discoveries, and</u>	Planning Department	Prior to the issuance of grading permits and	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><u>Disposition of Discoveries.</u></p> <p>MONITORING:</p> <p>Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.</p> <p>TREATMENT OF DISCOVERIES:</p> <p>If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), 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 to protect the identified tribal cultural resources 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 tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural 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, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the</p>		during grading if required	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.</p> <p>DISPOSITION OF DISCOVERIES:</p> <p>In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>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 tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Jurupa Valley Planning Department with evidence of same:</p> <ul style="list-style-type: none"> a) A fully executed reburial agreement with the appropriate culturally affiliated 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. b) 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. c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default. d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa 			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.			
MM-CR-4 Paleontological Monitoring. A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.	Planning Department	Prior to the issuance of grading permits	
MM-CR-5 Paleontological Treatment Plan. If a significant paleontological resource(s) is discovered on the property, 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.	Planning Department	During grading	
PPP 3.5-1 The project is required to comply with the applicable provisions of <i>California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.</i>	Engineering Department Planning Department	During Grading	
GEOLOGY AND SOILS			
PPP 3.6 The Project is required to comply with the California Building Standards Code and City Building Code to preclude significant adverse effects associated with seismic hazards.	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:
PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Engineering Department	Prior to the issuance of a grading permit	
GREENHOUSE GAS EMISSIONS			
PPP 3.7-1 Prior to issuance of a building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.7-2 Prior to the approval of landscaping plans, the City shall verify that all landscaping will comply with City Ordinance No. 859, "Water Efficient Landscape Requirements." Project contractors shall be required to ensure compliance with approved landscaping plans.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.17-3 The Project shall participate in established City-wide programs for commercial development projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.	Planning Department	On-going	
MM-GHG-1 <u>Sidewalks</u> : Prior to issuance of an occupancy permit, the project applicant shall provide sidewalks within the project boundary and along the off-site roadway improvements.	Engineering Department	Prior to the issuance of an occupancy permit	
MM-GHG-2 <u>Exceed Title 24 Standards</u> : Prior to issuance of a building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department showing that the Project will be constructed to meet the most recently adopted edition of the applicable California Building Code Title 24 requirements.	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:
MM-GHG-3 <u>Water Efficient Plumbing Fixtures</u> , Prior to issuance of an occupancy permit, the project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.	Building & Safety Department	Prior to the issuance of an occupancy permit	
MM-GHG-4: <u>Energy Efficient Appliances</u> , Prior to issuance of an occupancy permit, the project applicant shall require that ENERGY STAR compliant appliances are installed on-site wherever appliances are needed.	Building & Safety Department	Prior to the issuance of an occupancy permit	
MM-GHG-5: <u>Low VOC Coatings</u> , Prior to issuance of a building permit, the project applicant shall place a note on construction drawings stating: "Use paints and coatings with a VOC content lower than SCAQMD Rule 1113 requires to the extent feasible."	Building & Safety Department	Prior to the issuance of building permits	
HAZARDS AND HAZARDOUS MATERIALS			
PPP 3.8-1 The Project is subject 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.	Building & Safety Department Engineering Department	During grading and building construction	
HYDROLOGY AND WATER QUALITY			
PPP 3.9-1 Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an NPDES permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.	Engineering Department	Prior to the issuance of grading permits	
PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Engineering Department	Prior to the issuance of grading permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Engineering Department	During construction	
PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.	Engineering Department	Prior to the issuance of grading permits	
PDF 3.9-1 As required by the <i>Water Quality Management Plan</i> for MA 15099, on-site runoff will be collected in a network of catch basins and storm drain inlets and directed to underground infiltration systems before it is directed into the existing storm drain facilities. The underground infiltration systems will be provided below the open space areas of the project and be designed to meet Riverside County's Water Quality- Management Plan (WQMP) requirements.	Engineering Department	Prior to the issuance of grading permits	
NOISE			
<p>PPP 3.12-1 In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.02, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are 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) All construction activities shall comply with Chapter 11.02 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that 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</p>	Building & Safety Department	Prior to the issuance of a building permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>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> <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>			
MM-NOI-1: Acoustical Report. Prior to the issuance of a building permit for any residential dwelling unit, the project proponent shall provide an acoustical report to the City of Jurupa Valley demonstrating that the proposed dwelling units will achieve an exterior to interior noise level reduction of 23 dB for residential dwelling units located adjacent to Limonite Avenue.	Planning Department	Prior to the issuance of a building permit	
Mitigation Measure NOI-2 Delivery Restrictions. The operators of the commercial uses on the project site following restriction: Delivery trucks shall not access the site via 63rd Street or conduct loading and/or unloading activities at the proposed loading area near 63rd Street between the hours of 10:00 PM and 7:00 AM.	Planning Department	Prior to the issuance of an occupancy permit	
Mitigation Measure NOI-3. Fast-Food Speakers. Prior to the issuance of an occupancy permit, verification shall be provided to the Planning Department that the proposed fast-food restaurants shall only utilize automated volume control speakers. This type of speaker will adjust the speaker volume based to be readily audible over the ambient noise level.	Building & Safety Department	Prior to the issuance of an occupancy permit	
PUBLIC SERVICES			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.14-1 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.	Fire Department	Prior to issuance of a building permit or occupancy permit	
PPP 3.14-2 The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue 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. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.	Building & Safety Department	Per Ordinance No. 659	
PPP 3.14-3 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.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.14-4 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	
TRANSPORTATION/TRAFFIC			
PPP 3.16-1 Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).	Building & Safety Department	Prior to the issuance of building permits	
Mitigation Measure TR-1: I-15 Southbound Ramps/Limonite Avenue: Prior to the issuance of occupancy permits for any building, the Project shall contribute a fair-share payment to change on-ramp geometry to the partial clover leaf configuration.	Engineering Department	Prior to the issuance of an occupancy permit	
Mitigation Measure TR-2: I-15 Northbound Ramps/Limonite Avenue: Prior to the issuance of occupancy permits for any building, the Project shall	Engineering Department	Prior to the issuance of an occupancy permit	

City of Jurupa Valley

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STAFF REPORT

DATE: JULY 7, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: ANDREA G. HOFF, ASSOCIATE PLANNER
SUBJECT: AGENDA ITEM NO. 6.2

MASTER APPLICATION (MA) NO. MA20276: PROPOSED GENERAL PLAN AMENDMENT (GPA20004) TO CHANGE LAND USE DESIGNATION FROM COUNTRY NEIGHBORHOOD (LDR) TO HIGH DENSITY RESIDENTIAL (HDR), CHANGE ZONE (CZ20015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) TO GENERAL RESIDENTIAL (R-3), AND SITE DEVELOPMENT PERMIT (SDP20110) TO CONSTRUCT KINGSLEY TERRACES, A 176-UNIT MULTI-FAMILY APARTMENT PROJECT AT 10001 LIMONITE AVENUE (APN: 162-200-011)

APPLICANT: MIKE KOOPMAN

RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing and by motion, adopt Resolution No. 2021-07-07-02 recommending denial of the following entitlement applications to the City Council:

1. General Plan Amendment (GPA20004) changing the land use designation of the subject parcel from Country Neighborhood (LDR) to High Density Residential (HDR);
2. Change of Zone (CZ20015) from Controlled Development (W-2) to General Residential (R-3); and
3. Site Development Permit (SDP20110) to construct 176 multi-family housing units.

Reasons for recommending denial include findings of inconsistency with the General Plan and Zoning Ordinance.

BACKGROUND

On May 19, 2020 the applicant submitted a pre-application for this project (MA20082). The Planning Commission held a study session regarding this project July 22, 2020. Commissioners expressed concerns about the project, including increased traffic, impacts of high density at this location, maintenance of the surrounding rural land uses, limited site access, and public opposition. Nine members of the public made comments expressing their opposition to the project.

On December 12, 2020, the applicant submitted formal entitlement application for the project. On February 18, 2021, the Community Development Department sent out the 1st Interagency Review Letter for the project (Attachment 2). The letter provided review comments from different departments and agencies and requested modifications to the plans to meet requirements,

including technical studies needed to complete the environmental review process for the project. The applicant did not submit revised plans addressing the comments in the Review Letter. Staff is unable to recommend approval of these entitlements because the project has not addressed public and Commissioner comments from the study session, comments provided during interagency review, and is inconsistent with the General Plan, Municipal Code, and state environmental law.

PROJECT DESCRIPTION

The applicant proposes to develop Kingsley Terraces, a 176-unit apartment complex on 9.76 acres located at 10001 Limonite Avenue (APN: 162-200-011). The proposal consists of 13 two-story apartment buildings, community amenities, parking areas, landscaping, and street improvements. The site is surrounded by low density residential uses to the north, light industrial and public facility uses to the south, and the recently approved Paradise Knolls Specific Plan area to the southeast. Figure 1 shows the project location. Table 1 provides information about the project site.

FIGURE 1: PROJECT LOCATION

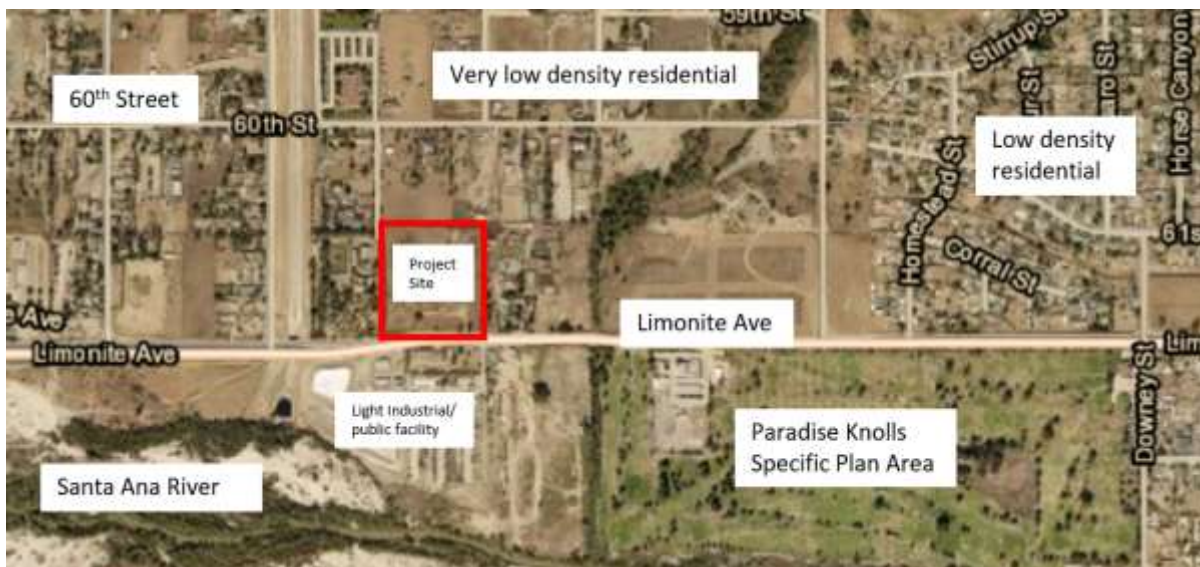


TABLE 1: PROJECT INFORMATION

Project Area	9.76 acres
General Plan Land Use Designation	Country Neighborhood (LDR)
General Plan Policy Area(s)	Equestrian Lifestyle Protection Overlay
Existing Zoning	Controlled Development Areas (W-2)
Existing Land Use	Vacant land

PROJECT ANALYSIS

The following entitlement requests are outlined below with an analysis of project compliance.

General Plan Amendment

This General Plan Amendment (GPA) would change the land use designation from Country Neighborhood (LDR) to High Density Residential (HDR). The proposal poses challenges for meeting goals of the General Plan that focus on residential development. For example, General Plan Policy LUE 2.1 states:

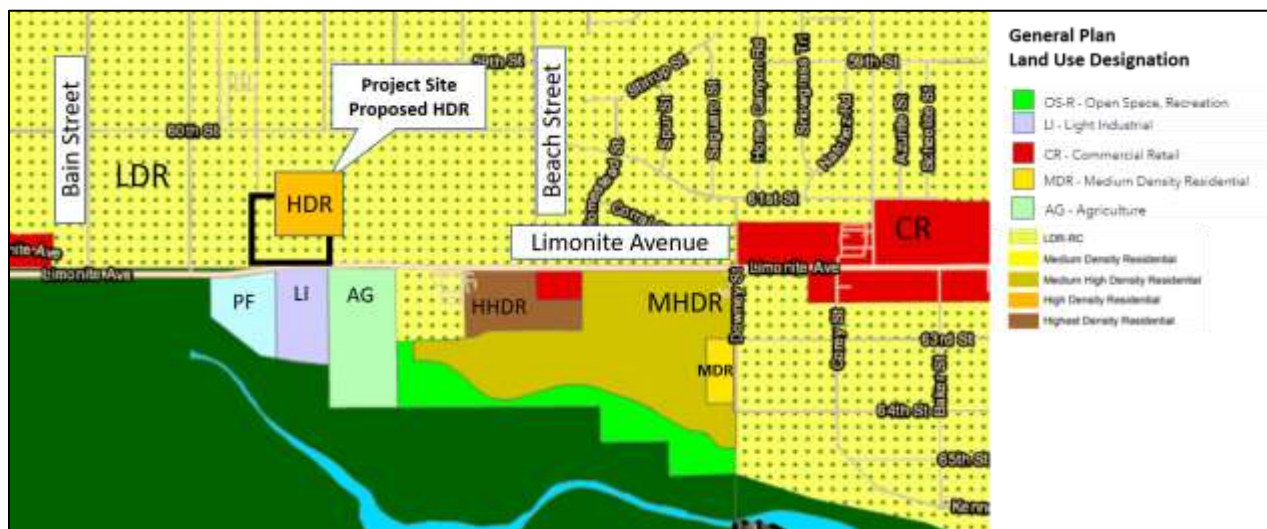
Accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.

In the case of Kingsley Terraces, the prevailing surrounding land uses are designated low density, rural residential. The project would drastically increase density for an isolated location in the middle of a large area designated to remain low density per the General Plan. Although there is a tendency toward more intense development further east, most development is planned for the south side of Limonite, where the Paradise knolls Master Plan effort has been approved.

General Plan Policy LUE 2.2 states: *accommodate higher density residential development in walkable, pedestrian-oriented areas near major transportation corridors, concentrated employment areas, and community and town centers, and promote the development of high-quality apartments and condominiums that will encourage local investment and pride of ownership.*

The project does not fully meet the above objective because there are not surrounding walkable areas nor concentrated employment. Limonite is a major transportation corridor, but there has been no comprehensive town center plan that includes the project site. Further, Figure 2 shows the General Plan land uses in a low-density residential area that is inconsistent with the General Plan goal for high-density residential land use to be located in a more active, walkable urban environment.

FIGURE 2: PROJECT SITE AND GENERAL PLAN LAND USE



Change of Zone

This would change the zoning classification from Controlled Development (W-2) to General Residential (R-3). This change would require compliance with required multi-family residential

development standards in Municipal Code Section 9.240.545. The applicant did not provide sufficient evidence that these standards have been met as summarized below in Table 2:

TABLE 2: DEVELOPMENT STANDARD COMPLIANCE

Section 9.240.545 Multi-Family Development Standard	Does the Project Comply?
Private open space	
One minimum private open space per unit	Yes
Size: at least 20% of unit floor area	Unclear – plans do not show square footage of open space compared to unit size
No dimension less than eight feet	Unclear – plans do not clearly show dimensions of open space
At ground level, separated by a 6' fence/wall	Unclear – plans do not show a 6' fence/wall at ground level
Screened if near vehicle access way	Unclear – plans do not clearly show how open space is screened at vehicle access ways
Common open space	
Minimum of 150 square feet per dwelling unit	Yes - Approx. 700 sf per unit
No dimension less than ten (10) feet	Yes
At least 40% common open space must be outside	Yes - Approximately 90% outside
Laundry facilities	
Completely enclosed washer/dryer hookups for each unit	Yes
One utility closet per unit >35 cubic feet	Unclear - plans do not clearly indicate utility closets or size of utility closets
One private lockable storage area per unit >60 cubic feet	Unclear - plans do not clearly show private lockable storage areas
Parking	
Parking spaces shall be provided as required by Section 9.240.120	Yes
20' minimum landscaped area adjacent to streets	Yes
Walls and Fences	
6' tall decorative concrete block wall required on the property line that abuts property zoned for, or used for, commercial business activities or structures	No – plans do not show 6' tall decorative block wall
Buffers	
50' setback from properties zoned for commercial, industrial, institutional uses with min. 10' foot wide landscape area in setback	No - Controlled Development Area (W-2) allows commercial uses; building setback <50'
Pedestrian Access	
5' Pedestrian paths between public sidewalk and on-site walkways	Yes
Impact Mitigation	
Traffic impact assessment required	Corrections required

Biological assessment required	Not provided
Noise impact assessment required	Corrections required
Air quality and health risk assessment required	Corrections required
Phase 1 Archeo/Paleo/Cultural Assessment required	Not provided
Phase 1 Environmental Site Assessment required	Not provided
Lighting	
Lighting shielded from abutting properties	Unclear – no photometric plan provided
Refuse	
Location/design of refuse bin enclosures shall conform to specifications of city's solid waste hauler franchisee	Corrections required

Site Development Permit

A Site Development Permit is required to construct multi-family units in the R-3 zone. Required findings for an SDP include but are not limited to conformance with the zoning ordinance and General Plan. All approvals shall be consistent with state law, including the California Environmental Quality Act (CEQA). Staff is unable to make the findings for an SDP because of the inconsistencies outlined above and because the required CEQA review was not completed.

ENVIRONMENTAL REVIEW

The project requires review in accordance with the California Environmental Quality Act (CEQA), including the preparation of an Initial Study. To complete the Initial Study, several technical studies are required that were not provided by the applicant. As a result, the project cannot be evaluated with regard to CEQA compliance and, therefore, staff cannot make the required findings for approval. Table 3 summarizes the status of submittal of required technical studies:

TABLE 3: STATUS OF CEQA TECHNICAL STUDIES

Required Study	Status of submittal
Air quality and Greenhouse Gas Emissions Analysis	Revisions required <i>Report reviewed: CalEEMod Air Quality, Greenhouse Gas, and Noise Study for a Multi Residential Building Development in Jurupa Valley, CA, Yorke Engineering, LLC, 10/20/20.</i>
Habitat Assessment	Not provided
Phase I Cultural Resources Assessment	Not provided
Energy Report	Not provided
Greenhouse Gas Emissions Analysis	Revisions required <i>Report reviewed: CalEEMod Air Quality, Greenhouse Gas, and Noise Study for a Multi Residential Building Development in Jurupa Valley, CA, Yorke Engineering, LLC, 10/20/20.</i>
Noise Impact Analysis	Revisions required <i>Report reviewed: CalEEMod Air Quality, Greenhouse Gas, and Noise Study for a Multi Residential Building</i>

	<i>Development in Jurupa Valley, CA, Yorke Engineering, LLC, 10/20/20.</i>
Phase I Environmental Site Assessment	Not provided
Vehicle Miles Traveled Analysis	Revisions required

Given these inadequacies, staff recommends that the Planning Commission find, determine and declare that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000 *et seq.*) and the State Guidelines (the "CEQA Guidelines") (14 Cal. Code Regs. § 15000 *et seq.*) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

CONCLUSION

Based on the information and analysis provided above, staff is unable to recommend findings for approval of the requested entitlements.

Prepared by:



Andrea G. Hoff
Associate Planner

Submitted by:

Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

Attachments:

1. Resolution No. 2021-07-07-02
2. Kingsley Terraces architectural Plan Set (14 pages)
3. 1ST Review Letter to applicant for MA20276 (2/18/21)

ATTACHMENT 1: RESOLUTION NO. 2021-07-07-02

RESOLUTION NO. 2021-07-07-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DENY GENERAL PLAN AMENDMENT NO. 20004, CHANGE OF ZONE NO. 20015, AND SITE DEVELOPMENT PERMIT NO. 20110 FOR A 176-UNIT MULTI-FAMILY APARTMENT PROJECT (KINGSLEY TERRACES) ON APPROXIMATELY 9.76 ACRES OF REAL PROPERTY LOCATED AT 10001 LIMONITE AVENUE (APN: 162-200-011) IN THE CONTROLLED DEVELOPMENT AREAS (W-2) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA

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

Section 1. **Project.** Mike Koopman (the “Applicant”) has applied for General Plan Amendment No. 20004, Change of Zone No. 20015, and Site Development Permit No. 20110 (collectively, Master Application No. 20276 or MA No. 20276) to permit the construction of a 176-unit multi-family apartment project (Kingsley Terraces) on approximately 9.76 acres of real property located 10001 Limonite Avenue (APN: 162-200-011) in the Controlled Development (W-2) Zone and designated Country Neighborhood (LDR) (the “Project”).

Section 2. **General Plan Amendment.**

(a) The Applicant is seeking approval of General Plan Amendment No. 20004 to change the General Plan land use designation of the subject parcel located at 10001 Limonite Avenue (APN: 162-200-011) from Country Neighborhood (LDR) to High Density Residential (HDR).

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Section 65300 *et seq.* of the Government Code, as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in Section 9.30.040. Instead, the owner of real property, or a person

authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Department and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(e) Section 9.30.100.(1) of the Jurupa Valley Municipal Code provides that proposals to amend any part of the Jurupa Valley General Plan shall be heard by the Planning Commission during a public hearing on the matter. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(f) Section 9.30.100.(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan, that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission, and that the planning commission shall send its recommendation to the legislative body.

(g) Section 9.30.100.(3) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation of the Planning Commission on an amendment of the General Plan, the City Clerk must set the matter for public hearing before the City Council at the earliest convenient day and give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

(h) Section 9.30.100.(4) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the City Council must render its decision within a reasonable time. A decision to amend the General Plan, or any part or element thereof, must be made by resolution, which resolution must be adopted by the affirmative vote of not less than the majority of the total membership of the City Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be referred to the Commission for its recommendation.

(i) Section 9.30.100.(5) of the Jurupa Valley Municipal Code provides that a proposal to amend any part or element of the General Plan may not be approved by the City Council until all procedures required by the Jurupa Valley EQA implementing procedures to approve a matter have been completed.

Section 3. Change of Zone.

(a) The Applicant is seeking approval of Change of Zone No. 20015 to rezone the subject parcel located at 10001 Limonite Avenue (APN: 162-200-011) from Controlled Development (W-2) Zone to General Residential (R-3) Zone.

(b) Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City's Zoning Ordinance that propose to change property from one zone to another.

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does not reach a decision due to a tie vote, that fact shall be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(d) Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and 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.

Section 4. Site Development Permit.

(a) The Applicant is seeking approval of Site Development Permit No. 20110 to permit the construction of 176 multi-family housing units.

(b) Section 9.80.020.A.(12) of the Jurupa Valley Municipal Code provides that multifamily dwellings are permitted in the R-3 Zone provided (i) the dwellings comply with the development standards set forth in Section 9.240.545 of the Jurupa Valley Municipal Code, and (ii) a site development permit has been approved pursuant to Section 9.240.330 of the Jurupa Valley Municipal Code.

(c) Section 9.240.330.(3) of the Jurupa Valley Municipal Code provides that no site development permit shall be approved unless it complies with the following standards:

1) The proposed use must conform to all the requirements of the City of Jurupa General Plan and with all applicable requirements of State law and the ordinances of the City of Jurupa Valley.

2) The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the

surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

3) All site development permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 of the Jurupa Valley Municipal Code in such a manner that each building is located on a separate legally divided parcel.

(d) Section 9.240.330.(4)(d)(i) of the Jurupa Valley Municipal Code provides that a site development permit application that requires the approval of a general plan amendment, a specific plan amendment, or a change of zone shall be heard in accordance with the provisions of Section 9.285.040, as discussed in Paragraphs (b)-(d) of Section 3 of this Resolution, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(e) Section 9.05.110 of the Jurupa Valley Municipal Code provides that notwithstanding any other provisions of this title, in the event that a project requires a general plan amendment, zone change, specific plan amendment, development agreement or other legislative action in addition to the tentative subdivision map, site development permit, conditional use permit, variance or other quasi-judicial land use applications for the project, the Planning Commission shall make a recommendation to the City Council to approve, modify or deny the applications for the legislative action for the project and a recommendation to the City Council to approve, conditionally approve or deny the quasi-judicial land use applications. The Council shall hear the applications for the legislative actions along with the applicable procedures of Section 9.05.100. The decision of the City Council shall be made by ordinance or resolution as required by law and shall require three (3) affirmative votes of the City Council. The purpose of this section is to enable the City Council to hear and decide all of the land use entitlements for a project in a comprehensive and coordinated manner.

Section 5. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 20276 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 July 7, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 20276, 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 6. California Environmental Quality Act Findings. The Planning Commission of the City of Jurupa Valley, based on its own independent judgment, does hereby find, determine and declare that the Project is exempt from the requirements of the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code, § 21000 *et seq.*) and the State Guidelines (the “CEQA Guidelines”) (14 Cal. Code Regs. § 15000 *et seq.*) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

Section 7. Findings for Recommendation of Denial of General Plan Amendment. The Planning Commission of the City of Jurupa Valley does hereby recommend that City Council of the City of Jurupa Valley find and determine that General Plan Amendment No. 20004 should be denied because:

(a) The proposed amendment would be detrimental to the 2017 Jurupa Valley General Plan due to the amendment’s inconsistency with the General Plan policies governing residential development, in that:

1) The Project is inconsistent with General Plan Policy LUE 2.1, which calls for “[a]ccommodat[ing] the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps”, in that the prevailing land uses surrounding the Project site are designated as low density and rural residential, and the Project would significantly increase density for an isolated parcel in the middle of a large area designated in the General Plan to remain low density.

2) This Project is inconsistent with General Plan Policy LUE 2.2, which calls for “[a]ccommodat[ing] higher density residential development in walkable, pedestrian-oriented areas near major transportation corridors, concentrated employment areas, and community and town centers, and promote the development of high-quality apartments and condominiums that will encourage local investment and pride of ownership”, in that the Project proposed a high density multifamily housing project at a location without any nearby walkable, pedestrian-oriented areas, concentrated employment areas, or community or town centers.

(b) The proposed amendment would be detrimental to the public interest, health, safety, convenience, or welfare of the City, in that the increased traffic and noise resulting from the development of a high density multifamily housing project on the subject parcel would likely prove disruptive to the “limited agriculture, intensive equestrian, and animal keeping” uses pursued by many surrounding property owners – and expressly encouraged by the General Plan – in this semi-rural area of the City.

(c) The proposed amendment would not maintain the appropriate balance of land uses within the City, in that the Project would reduce the amount of land designated for low density, rural residential uses by nearly 10 acres and instead develop the subject parcel as a large apartment complex at a significantly higher density compared to most surrounding properties in this semi-rural area of the City. Such development does not align with General Plan Policy LUE 11.1, which encourages development that would “[p]rotect and enhance Jurupa Valley’s small-town character.”

Section 8. **Findings for Recommendation of Denial of Change of Zone.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone No. 20015 should be denied because the proposed Change of Zone is inconsistent with the subject parcel's existing General Plan land use designation of Country Neighborhood (LDR) and the proposed amendment to the General Plan to change the land use designation to High Density Residential (HDR) is recommended by the Planning Commission for denial by the City Council.

Section 9. **Findings for Recommendation of Denial of Site Development Permit.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Site Development Permit No. 20110 should be denied because the Project will not conform to all the requirements of the City of Jurupa General Plan, in that the proposed 176-unit multi-family apartment development would be inconsistent with the subject parcel's existing General Plan land use designation of Country Neighborhood (LDR) and the proposed amendment to the General Plan to change the land use designation to High Density Residential (HDR) is recommended by the Planning Commission for denial by the City Council.

Section 10. **Recommendation of Denial of Master Application No. 20276.** Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley deny General Plan Amendment No. 20004, Change of Zone No. 20015, and Site Development Permit No. 20110 (collectively, Master Application No. 20276 or MA No. 20276) for a 176-unit multi-family apartment project (Kingsley Terraces) on approximately 9.76 acres of real property located 10001 Limonite Avenue (APN: 162-200-011) in the Controlled Development (W-2) Zone and designated Country Neighborhood (LDR).

Section 11. **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 7th day of July, 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. 2021-07-07-02 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 7th day of July, 2021, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT 2: KINGSLEY TERRACES PLAN SET (14 PAGES)

KINGSLEY TERRACES APARTMENTS

10001 LIMONITE AVE.

JURUPA VALLEY, CA 92509

APN: 162-200-011

GENERAL NOTES:

- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
- THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS, PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
- DIMENSIONS, AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS!! NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE ROUGH (U.O.N. ON PLANS).
- THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR AND/OR SUB-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE AFOREMENTIONED MATERIALS.
- GRADING & DRAINAGE: ALL PAVING, FLAT WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING.
- OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- CONTRACTOR SHALL HAVE ON-SITE THE APPROVED CONSTRUCTION DOCUMENTS AND BUILDING PERMIT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES.

GENERAL REQUIREMENTS:

- SCOPE: ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
- PERMITS: THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
- INTENTION: THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
- CHANGES: THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY.
- CUTTING & PATCHING: ALL TRADERS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
- CLEAN-UP: ALL TRADES SHALL AT ALL TIMES, KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
- GENERAL:
 - ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT EDITION OF THE C.B.C. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
 - THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT THE JOB SITE METHODS OF PERFORMANCE OR TIMELINESS IN THE PERFORMANCE OF THE CONTRACTOR OR SUB-CONTRACTORS WORK.
- SOILS REPORT:
 - PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER (IF REQUIRED) SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
 - THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT
 - THE UTILITY TRENCHES HAVE BEEN PROPERLY BACK FILLED AND COMPACTED
 - THE FOUNDATION EXCAVATION WAS MADE TO COMPLY WITH THE RECOMMENDATION FOR EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY.

SQUARE FOOTAGE BLDG 1:

FLOOR PLAN:	
LIVING:	6,004 SQ.FT.
ENTRY:	212 SQ.FT.
PORCH:	500 SQ.FT.
STORAGE:	116 SQ.FT.
LAUNDRY:	91 SQ.FT.
TOTAL BUILDING:	6,923 SQ.FT.

SQUARE FOOTAGE BLDG 2:

LOWER FLOOR PLAN:	
LIVING:	7,642 SQ.FT.
ENTRY:	288 SQ.FT.
PORCH:	676 SQ.FT.
STORAGE:	152 SQ.FT.
LAUNDRY:	120 SQ.FT.
TOTAL LOWER FLOOR:	8,928 SQ.FT.

UPPER FLOOR PLAN:	
LIVING:	7,642 SQ.FT.
ENTRY:	288 SQ.FT.
PORCH:	676 SQ.FT.
STORAGE:	152 SQ.FT.
LAUNDRY:	120 SQ.FT.
TOTAL UPPER FLOOR:	8,928 SQ.FT.

TOTAL LOWER FLOOR:	8,928 SQ.FT.
TOTAL UPPER FLOOR:	8,928 SQ.FT.
TOTAL BUILDING:	17,856 SQ.FT.

SQUARE FOOTAGE BLDG 3:

LOWER FLOOR PLAN:	
LIVING:	6,004 SQ.FT.
ENTRY:	212 SQ.FT.
PORCH:	500 SQ.FT.
STORAGE:	116 SQ.FT.
LAUNDRY:	91 SQ.FT.
TOTAL LOWER FLOOR:	6,923 SQ.FT.

UPPER FLOOR PLAN:	
LIVING:	6,004 SQ.FT.
ENTRY:	212 SQ.FT.
PORCH:	500 SQ.FT.
STORAGE:	116 SQ.FT.
LAUNDRY:	91 SQ.FT.
TOTAL LOWER FLOOR:	6,923 SQ.FT.

TOTAL LOWER FLOOR:	6,923 SQ.FT.
TOTAL UPPER FLOOR:	6,923 SQ.FT.
TOTAL BUILDING:	13,846 SQ.FT.

SQUARE FOOTAGE 1 BED-A:

FLOOR PLAN:	
LIVING:	844 SQ.FT.
ENTRY:	40 SQ.FT.
PORCH:	93 SQ.FT.
STORAGE:	19 SQ.FT.
LAUNDRY:	15 SQ.FT.
TOTAL LIVING:	844 SQ.FT.

SQUARE FOOTAGE 1 BED-B:

FLOOR PLAN:	
LIVING:	844 SQ.FT.
ENTRY:	44 SQ.FT.
PORCH:	103 SQ.FT.
STORAGE:	21 SQ.FT.
LAUNDRY:	16 SQ.FT.
TOTAL LIVING:	844 SQ.FT.

SQUARE FOOTAGE 2 BED:

FLOOR PLAN:	
LIVING:	919 SQ.FT.
ENTRY:	32 SQ.FT.
PORCH:	76 SQ.FT.
STORAGE:	19 SQ.FT.
LAUNDRY:	15 SQ.FT.
TOTAL LIVING:	919 SQ.FT.

SQUARE FOOTAGE 3 BED:

FLOOR PLAN:	
LIVING:	1,239 SQ.FT.
ENTRY:	32 SQ.FT.
PORCH:	76 SQ.FT.
STORAGE:	19 SQ.FT.
LAUNDRY:	15 SQ.FT.
TOTAL LIVING:	1,239 SQ.FT.

ARCHITECT:

DMA
41191 GOLDEN GATE CIRCLE
SUITE: 109
MURRIETA, CA 92562
TEL (951) 634-2712
CONTACT: DAVE MADDEN

CIVIL ENGINEER:

VENTURA ENGINEERING INLAND, INC.
27393 YNEZ RD.,
SUITE 159
TEMECULA, CA 92591
TEL: (951) 240-5252 OFFICE

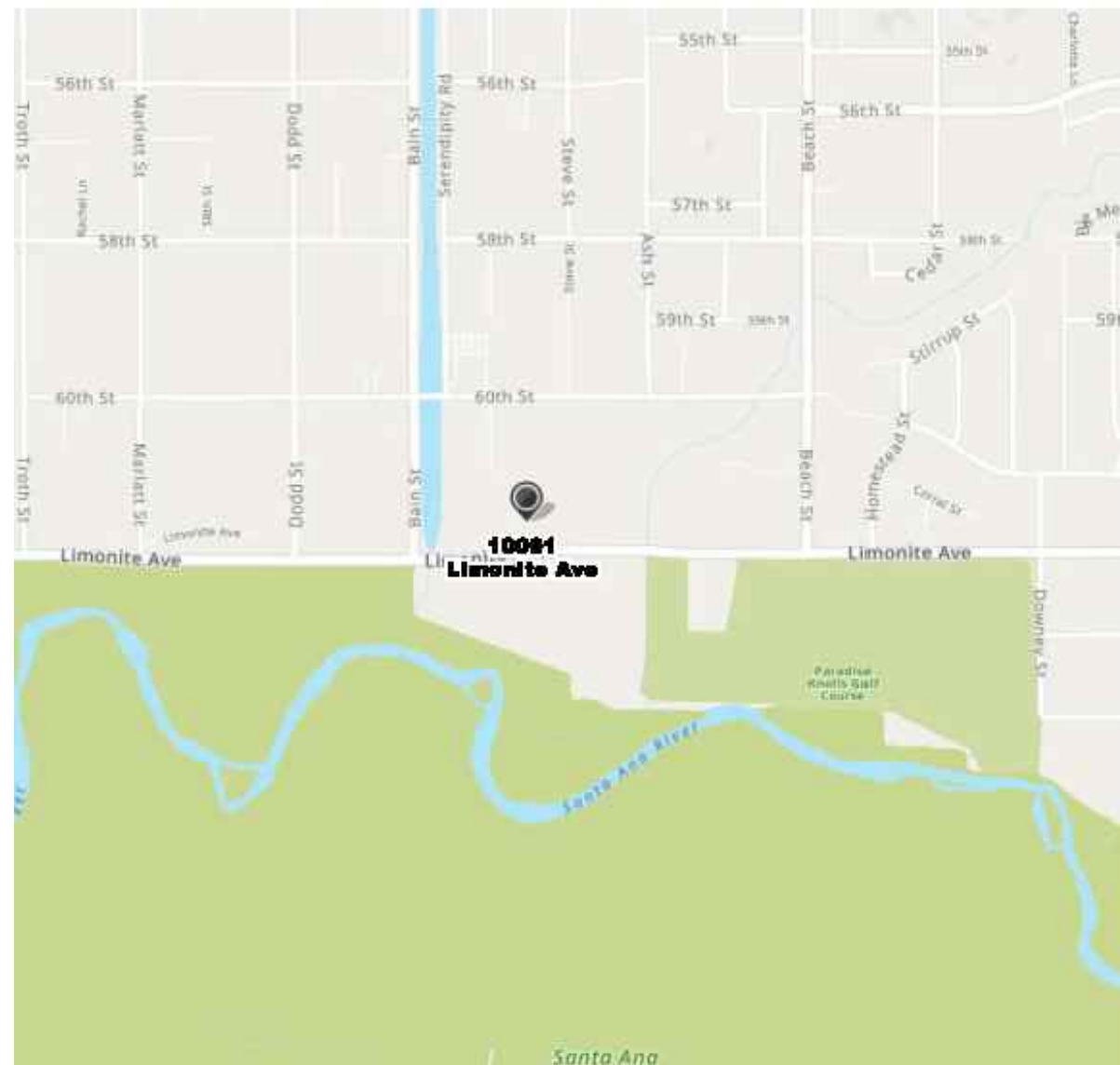
LANDSCAPE:

KAMI BISHOP
24556 TARAZONA
MISSION VIEJO, CA 92692
TEL (949) 878-0321

CONTACT INFORMATION

C	COVER SHEET
A-1	SITE PLAN
A-2	APARTMENT FLOOR PLAN
A-3.1	BUILDING 1 FLOOR PLAN
A-3.2	BUILDING 1 ELEVATIONS
A-3.3	BUILDING 1 ELEVATIONS
A-4.1	BUILDING 2 MAIN FLOOR PLAN
A-4.2	BUILDING 2 UPPER FLOOR PLAN
A-4.3	BUILDING 2 ELEVATIONS
A-4.4	BUILDING 2 ELEVATIONS
A-5.1	BUILDING 3 MAIN FLOOR PLAN
A-5.2	BUILDING 3 UPPER FLOOR PLAN
A-5.3	BUILDING 3 ELEVATIONS
A-5.4	BUILDING 3 ELEVATIONS

SHEET INDEX



THIS PROJECT SHALL COMPLY WITH THE LOCAL ORDINANCE AND THE 2019 CALIFORNIA BUILDING CODE, PART 2;
THE 2019 CALIFORNIA RESIDENTIAL CODE, PART 2.5;
THE 2019 CALIFORNIA ELECTRICAL CODE, PART 3
THE 2019 CALIFORNIA MECHANICAL CODE, PART 4
THE 2019 CALIFORNIA PLUMBING CODE, PART 5;
THE 2019 CALIFORNIA ENERGY CODE, PART 6.
THE 2019 CALIFORNIA FIRE CODE, PART 9
THE 2019 CALIFORNIA EXISTING BUILDING CODE, PART 10
THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART II;
THE 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12

CODE DATA

OWNER:

MICHAEL KOOPMAN

LEGAL DESCRIPTION:

APN: 162-200-011

PARKING CALCULATIONS:

APARTMENTS		# OF UNITS	PARKING REQ PER UNIT		PARKING REQ'D	
# OF BEDROOMS	UNIT DESIGNATION		PRK'G SPCS PER UNIT	AMT TO BE COVRD	PRK'G SPCS PER UNIT	AMT TO BE COVRD
1	A / B	80	1.25	1	100	80
2	C	48	2.25	2	108	48
3	D	48	2.75	1	132	48
TOTAL UNIT PARKING REQUIRED					340	176
TOTAL UNIT PARKING PROVIDED					341	186
(5%) ACCESSIBLE PARKING PROVIDED					18	
(10%) EV CHARGING PARKING PROVIDED					35	

- 2 - BUILDING TYPE 1 - 1-STORY 2c, 2d, 2 a/b.
8 - BUILDING TYPE 2 - 2-STORY 4c, 4d, 8a
3 - BUILDING TYPE 3 - 2-STORY 4c, 4d, 4 a/b.

BUILDING INFORMATION:

APN:	162-200-011
STREET ADDRESS:	10001 LIMONITE AVE, JURUPA VALLEY, CA 92509
EXISTING ZONING:	W-2 (CONTROLLED DEVELOPMENT AREAS)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
EXISTING GENERAL PLAN LAND USE:	LDR (COUNTRY NEIGHBORHOOD)
PROPOSED GENERAL PLAN LAND USE:	HHDR (HIGHEST DENSITY RESIDENTIAL)
TOTAL GROSS AREA:	425,145.6 SQ. FT.
TOTAL NET AREA:	425,145.6 SQ. FT.
TOTAL BUILDING AREA:	50 FT.
APARTMENT BUILDING AREA:	106,047 SQ. FT.
CLUB HOUSE BUILDING AREA:	4,124 SQ. FT.
COVERED PARKING AREA:	30,456 SQ. FT.
TOTAL:	140,627 SQ. FT.
LOT COVERAGE:	50 FT.
BUILDING AREA:	140,627
PARKING/HARDSCAPE AREA:	163,287.6
LANDSCAPING AREA:	121,231
FLOOR AREA RATIO:	33.1 %
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
# OF STORIES:	2
HEIGHT OF BUILDING:	31'-1"
DESCRIPTION OF USE:	APARTMENTS

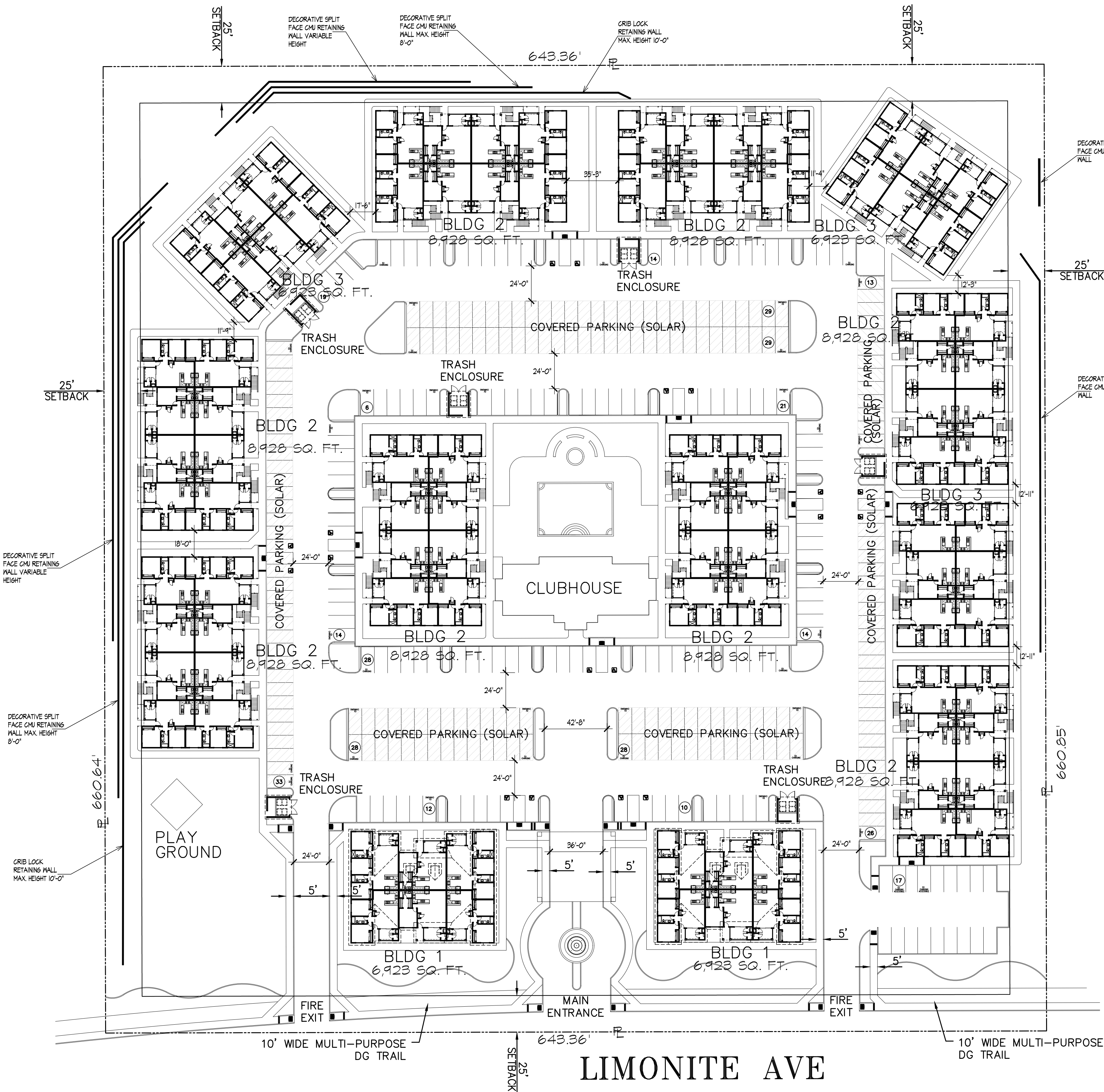
GENERAL NOTES

BUILDING SQUARE FOOTAGE

APARTMENT SQUARE FOOTAGE

VICINITY MAP

PROJECT DATA



PARKING CALCULATIONS:					
APARTMENTS	OF UNITS	PARKING REQ PER UNIT	PARKING REQ	PER UNIT	PARKING REQ
# OF BEDROOMS	UNIT DESIGNATION	PRK'G SPGS AMT TO PER UNIT BE COVERD	PRK'G SPGS AMT TO PER UNIT BE COVERD	PRK'G SPGS AMT TO PER UNIT BE COVERD	PRK'G SPGS AMT TO PER UNIT BE COVERD
1	A / B	80	125	1	100
2	C	48	225	2	108
3	D	48	275	1	182
TOTAL UNIT PARKING REQUIRED			340		176
(50% ACCESSIBLE PARKING PROVIDED)			165		88
(10% EV CHARGING PARKING PROVIDED)			35		17

2 - BUILDING TYPE 1 - 1-STORY 20, 24 2 a/b
8 - BUILDING TYPE 2 - 2-STORY 40, 48 8 a
9 - BUILDING TYPE 3 - 2-STORY 40, 48 8 a/b

BUILDING INFORMATION:

APN: 162-200-011
STREET ADDRESS: 10001 LIMONITE AVE, JURUPA VALLEY, CA 92509

EXISTING ZONING: M-2 (CONTROLLED DEVELOPMENT AREAS)
PROPOSED ZONING: R-3 (GENERAL RESIDENTIAL)
EXISTING GENERAL PLAN LAND USE: LDR (COUNTRY NEIGHBORHOOD)
PROPOSED GENERAL PLAN LAND USE: HHDR (HIGHEST DENSITY RESIDENTIAL)

TOTAL GROSS AREA: 425,145.6 SQ. FT. 9.76 ACRE
TOTAL NET AREA: 425,145.6 SQ. FT. 9.76 ACRE
TOTAL BUILDING AREA: 50,041 SQ. FT.
APARTMENT BUILDING AREA: 106,041 SQ. FT.
CLUBHOUSE BUILDING AREA: 4,124 SQ. FT.
COVERED PARKING AREA: 30,456 SQ. FT.

TOTAL: 140,621 SQ. FT. FAR=33.1%
LOT COVERAGE: 50. FT. PERCENTAGE
BUILDING AREA: 140,621 33.1 %
PARKING/HARDSCAPE AREA: 163,287.6 38.4 %
LANDSCAPING AREA: 121,231 28.5 %

FLOOR AREA RATIO: 33.1 %
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES
OF STORIES: 2
HEIGHT OF BUILDING: 31'-1"

DESCRIPTION OF USE: APARTMENTS

GENERAL NOTES:

- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
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- DIMENSIONS, AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE. DRAWINGS, NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE ROUGH, (U.O.N. ON PLANS).
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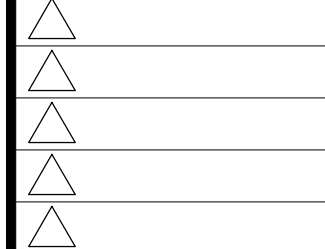
GENERAL REQUIREMENTS:

- SCOPE:** ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (APPLICABLE EDITION) AND LOCAL GOVERNING AGENCIES.
- PERMITS:** THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
- INTENTION:** THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
- CHANGES:** THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY.
- CUTTING & PATCHING:** ALL TRADERS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
- CLEANUP:** ALL TRADES SHALL, AT ALL TIMES, KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
- GENERAL:**
 - ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT CEC, CFC, CMC, CEC AND TITLE 24 AS NOTED ON COVER SHEET OF PLANS.
 - DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
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- SOILS:**

PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER (IF REQUIRED) SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:

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 - THE UTILITY TRENCHES HAVE BEEN PROPERLY BACK FILLED AND COMPACTED
 - THE FOUNDATION EXCAVATION WAS MADE TO COMPLY WITH THE RECOMMENDATION FOR EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY.

Revisions:
INITIAL SUBMITTAL
12/2/20 LM



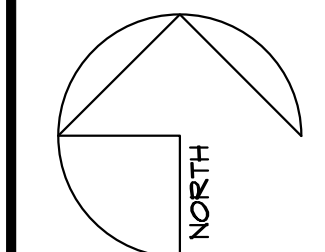
DMA
DAVE MADDEN ARCHITECT
Phone 45-664-2712 • E-Mail: dave@dmacarchitect.net
41191 Golden Gate Circle, Suite 109, Murrieta, Ca 92562

SITE PLAN

**KINGSLEY TERRACES
APARTMENTS
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92509**



Drawn by LM
Checked by
Date 12/18/20
Job No. 20-113

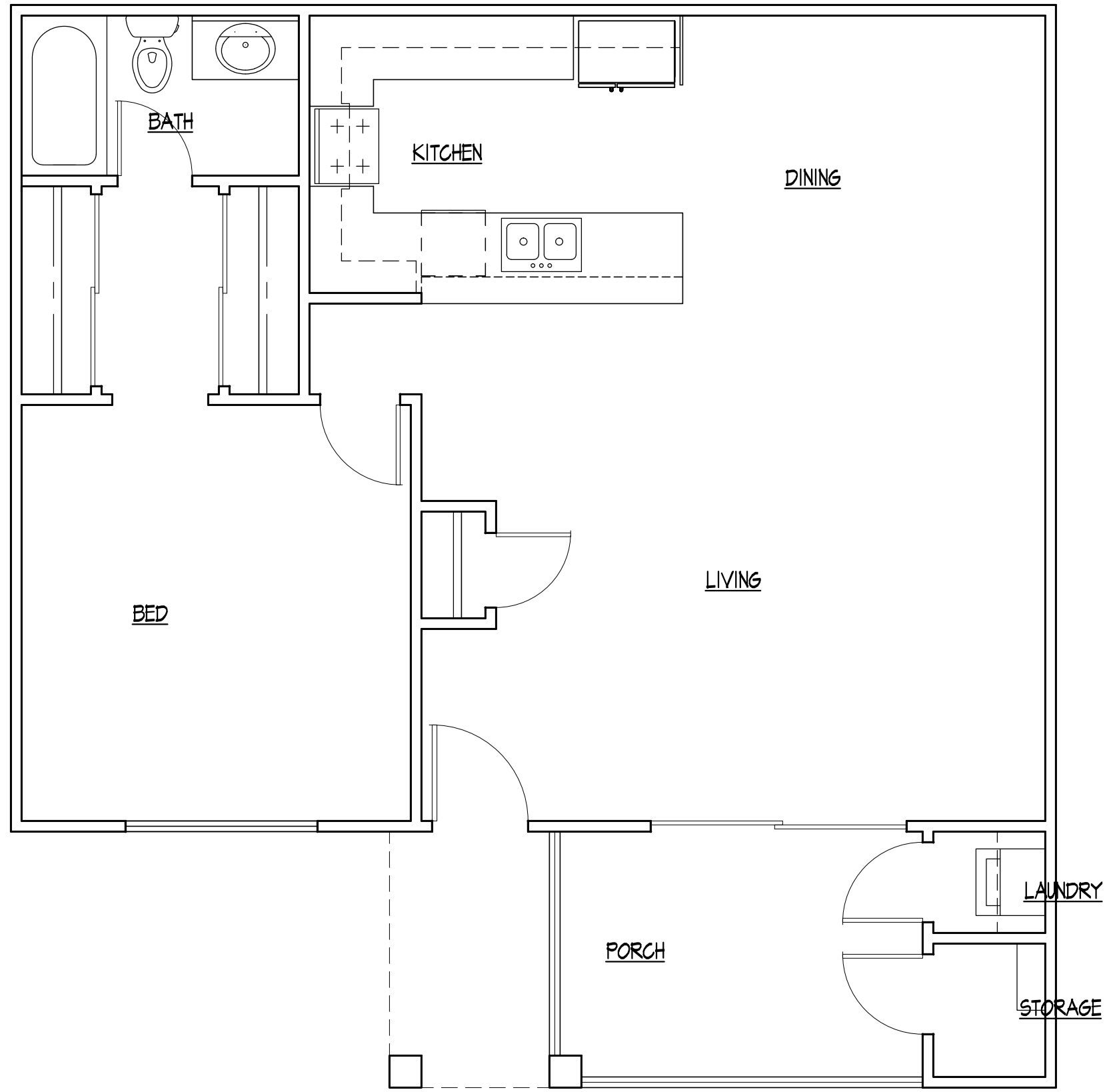


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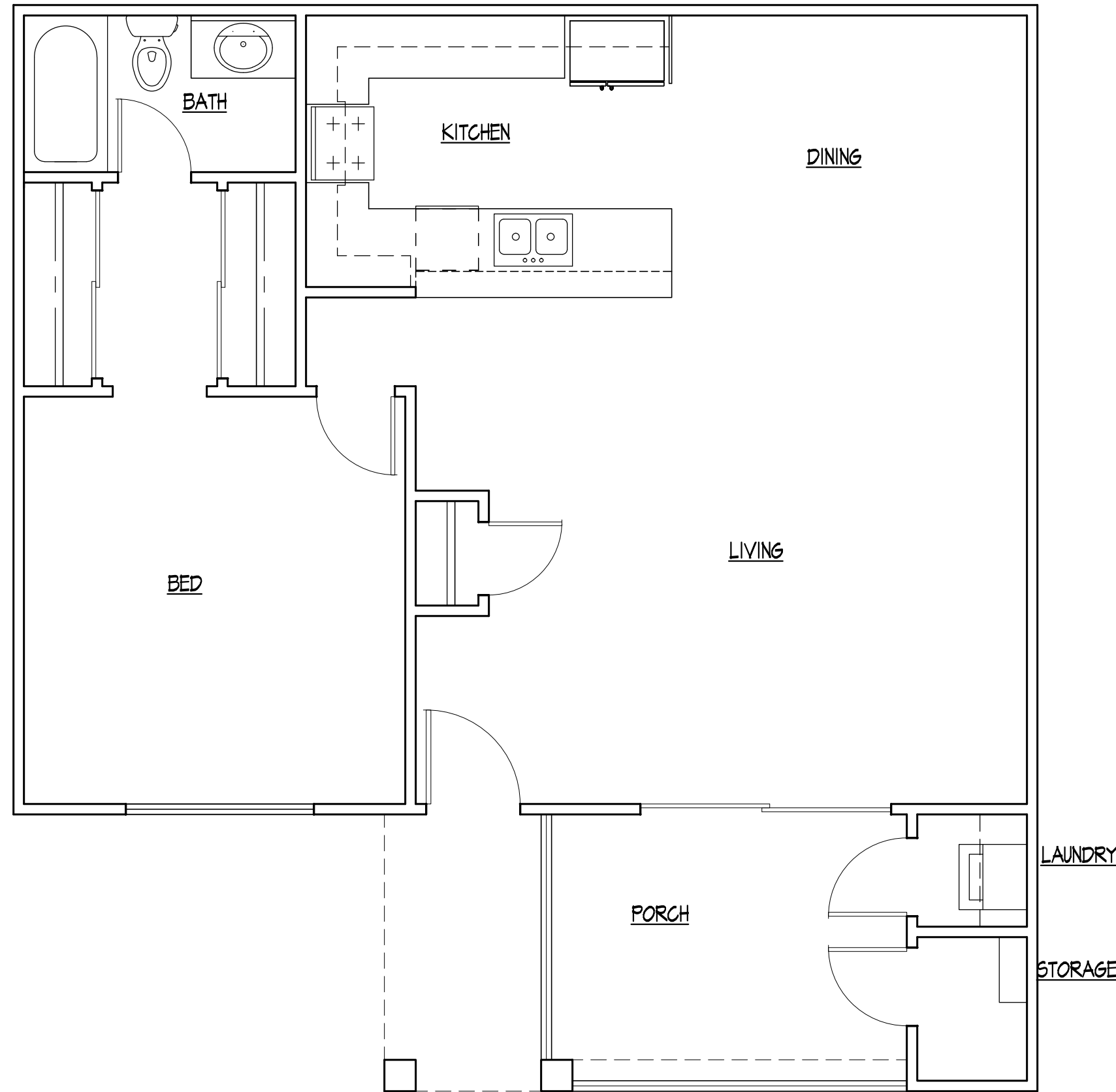
Sheet Number

A-1
Of Sheets

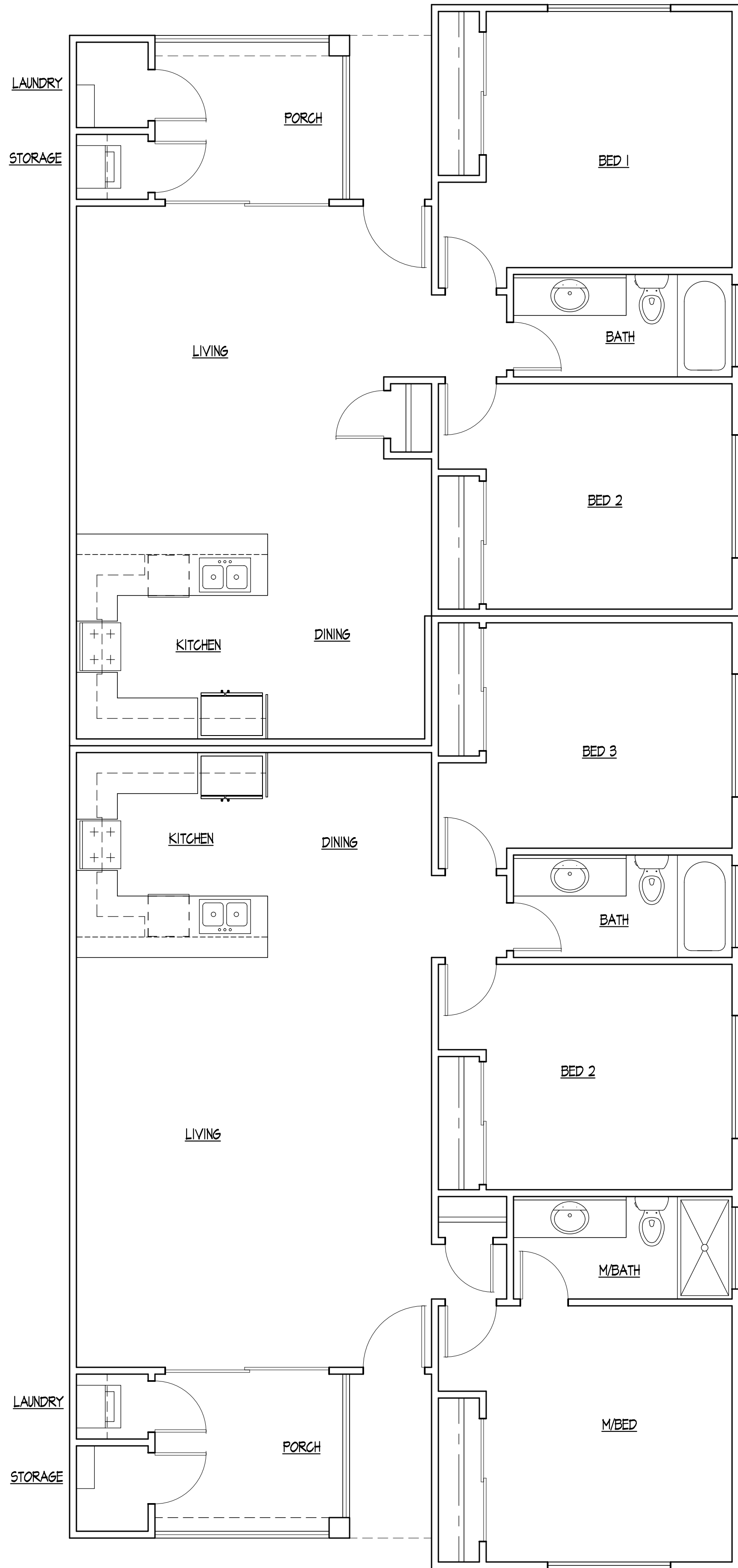
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1-BEDROOM APARTMENT VER. A



1-BEDROOM APARTMENT VER. B



2+3 - BEDROOM APARTMENT

SQUARE FOOTAGE 1 BED-A:

FLOOR PLAN:	
LIVING:	844 SQ.FT.
ENTRY:	40 SQ.FT.
PORCH:	49 SQ.FT.
STORAGE:	19 SQ.FT.
LAUNDRY:	15 SQ.FT.
TOTAL LIVING:	844 SQ.FT.

SQUARE FOOTAGE 1 BED-B:

FLOOR PLAN:	
LIVING:	844 SQ.FT.
ENTRY:	44 SQ.FT.
PORCH:	103 SQ.FT.
STORAGE:	21 SQ.FT.
LAUNDRY:	16 SQ.FT.
TOTAL LIVING:	844 SQ.FT.

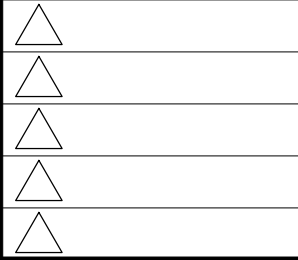
SQUARE FOOTAGE 2 BED:

FLOOR PLAN:	
LIVING:	414 SQ.FT.
ENTRY:	32 SQ.FT.
PORCH:	16 SQ.FT.
STORAGE:	19 SQ.FT.
LAUNDRY:	15 SQ.FT.
TOTAL LIVING:	414 SQ.FT.

SQUARE FOOTAGE 3 BED:

FLOOR PLAN:	
LIVING:	1291 SQ.FT.
ENTRY:	32 SQ.FT.
PORCH:	16 SQ.FT.
STORAGE:	19 SQ.FT.
LAUNDRY:	15 SQ.FT.
TOTAL LIVING:	1291 SQ.FT.

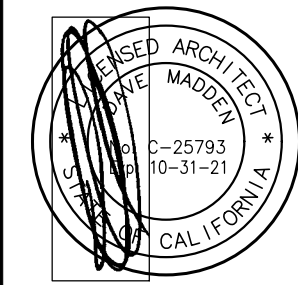
Revisions:
INITIAL SUBMITTAL
12/21/20 LM



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Project and Location
APARTMENT FLOOR PLAN

**KINGSLEY TERRACES
APARTMENTS**
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92504

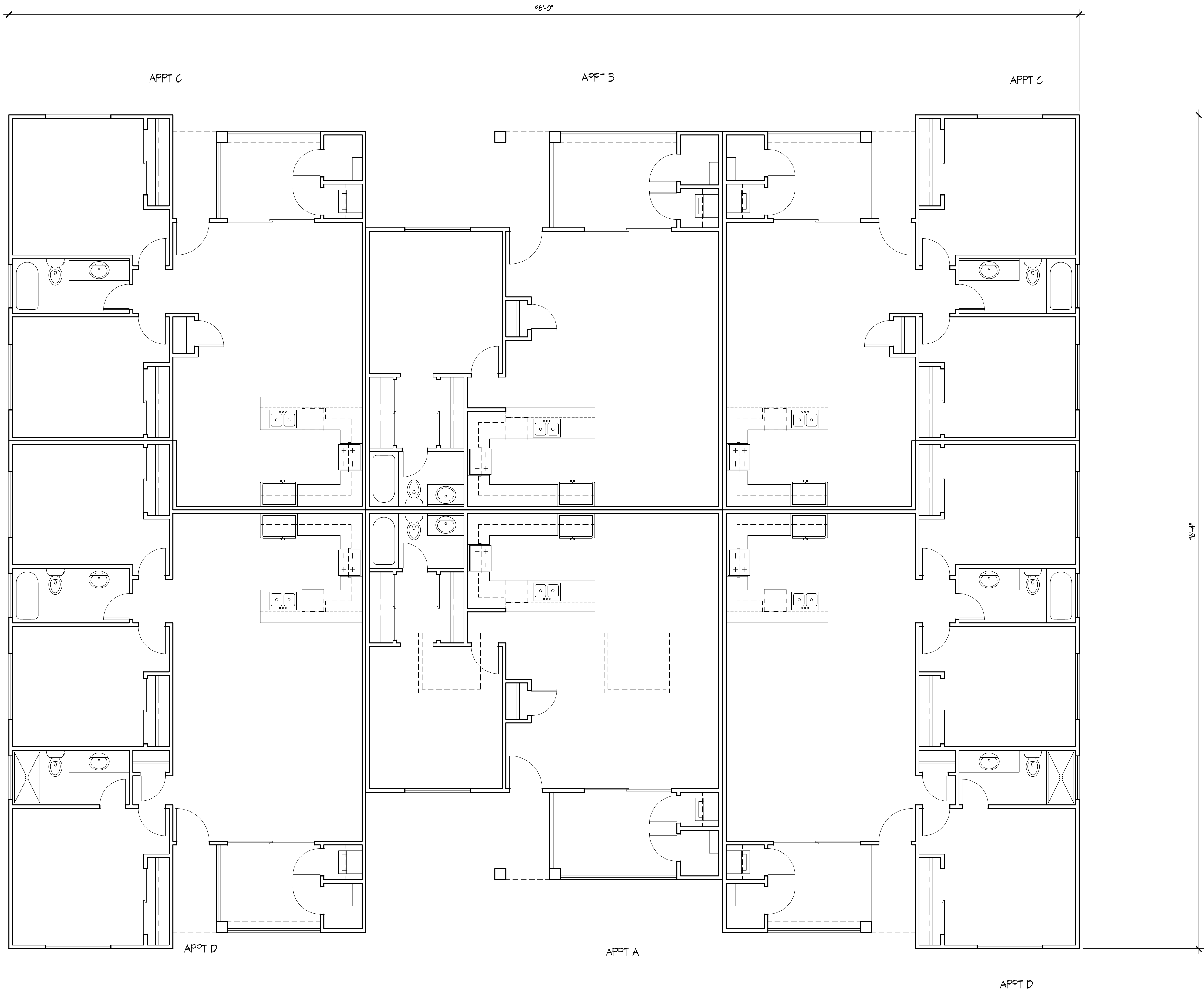


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Checked by
Date 12/18/20
Job No. 20-113

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1/4" = 1'-0"

Sheet Number
A-2
Of Sheets



SQUARE FOOTAGE:	
FLOOR PLAN:	
LIVING:	6'004 50 FT.
ENTRY:	212 50 FT.
PORCH:	500 50 FT.
STORAGE:	116 50 FT.
LAUNDRY:	4 50 FT.
TOTAL BUILDING:	6'425 50 FT.

Revisions:	
INITIAL	SUBMITTAL
12/21/20	LM
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DMA

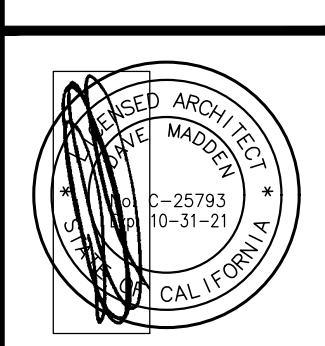
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Title:

**FLOOR PLAN
BUILDING
1-STORY BUILDING
6 UNITS**

Project and Location

**KINGSLEY TERRACES
APARTMENTS
10001 LIMONTE AVE.
JURUPA VALLEY, CA 92509**



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Date 12/18/20
Job No. 20-113

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3/16" = 1'-0"

Sheet Number

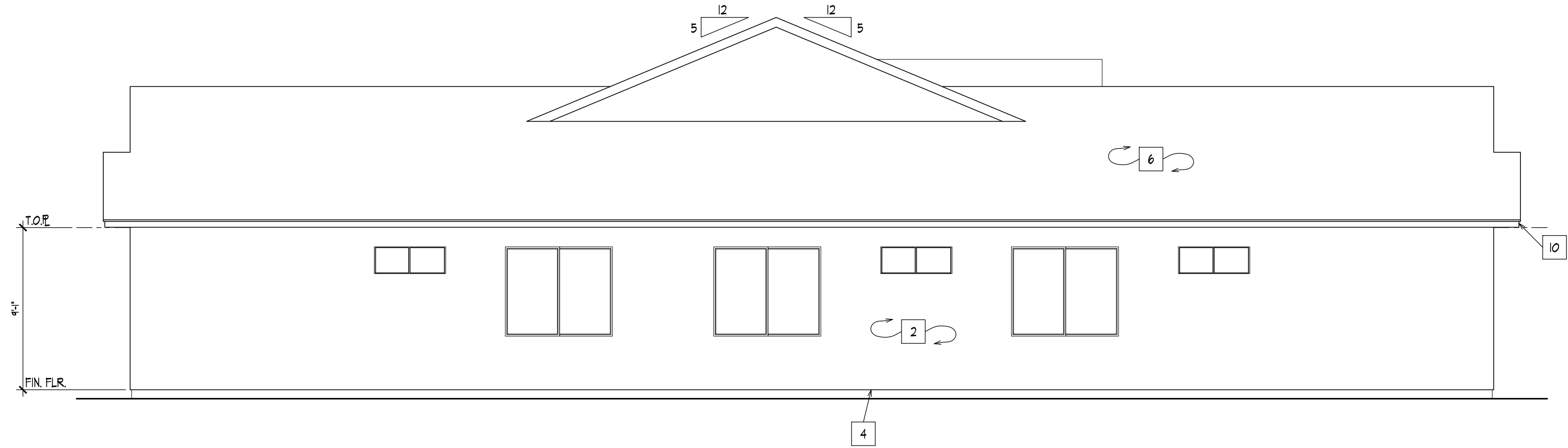
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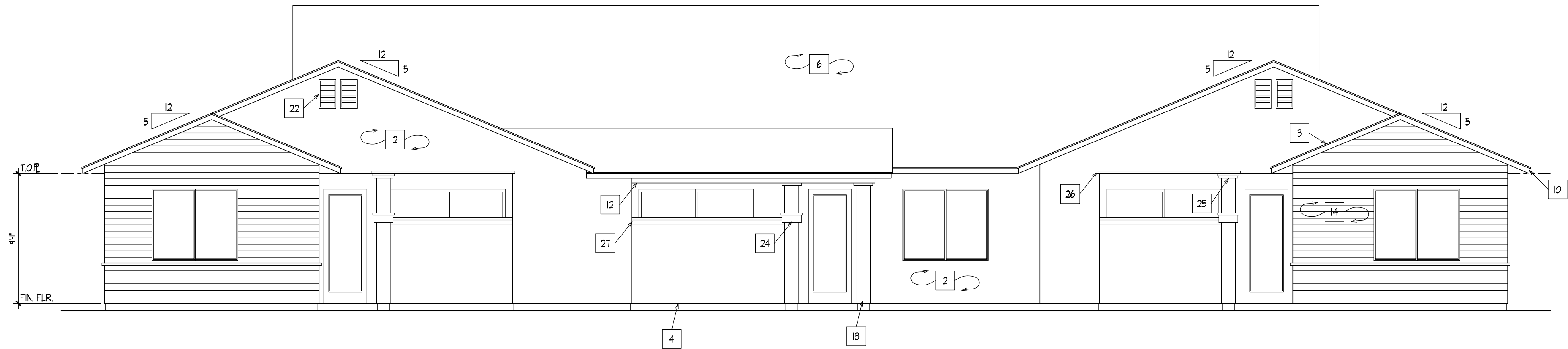
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FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

ELEVATION SCHEDULE

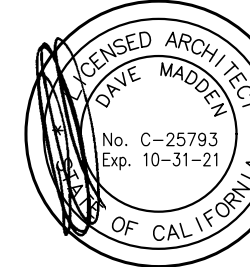
- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!
(UNO.) = UNLESS NOTED OTHERWISE.
REFER TO GENERAL NOTE SHEETS (GN-01) FOR ADDITIONAL INFORMATION.
- ALL EXPOSED TRIM, ROOF SHEATHING, BEAMS, ETC. WHERE INDICATED SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAP AND SPLITS AS POSSIBLE.
 - STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER 1/8" FELT, PAPER BACKED METAL LATH THAT WILL MEET THE REQUIREMENTS FOR SHEAR WHEN APPLICABLE. SEE FRAMING PLAN SHEAR NOTES. ALL VERTICAL AND HORIZ. OUTSIDE TYPE CORNERS SHALL BE SQUARE BULL NOSE BEAD (UNO.) ALL VERT. & HORIZ. INSIDE TYPE CORNERS SHALL BE SQUARE AND/OR SHARP. USE (2) LAYERS 15 # FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD.
 - 6ALV. IRON FLASHING & COUNTER-FLASHING WITH CAULKING AT INTERSECTION OF ROOF TO WALL.
 - 6ALV. IRON STUCCO KEEL SCREED W/KEEP HOLES.
 - FURRED WALL AS INDICATED.
 - ROOFING MATERIAL: "BORAL" CONC. TILE ROOFING CLASS "A" (ICC-ES# ESR-101) (OR APPROVED EQUAL) W/RIDGE, HIP, RAKE TRIM TIES AND EAVE TILE CLIPS. ROOF MATERIAL TO BE INSTALLED PER MFG. SPEC'S. PROVIDE 26 sq. G.I. FLASHING & COUNTER-FLASHING AS REQUIRED. USE (2) LAYERS 30# FELT UNDERLAYMENT WHEN ROOF MATERIAL IS APPLIED OVER PLYWOOD.
 - ENTRY DOOR W/RESAWN OR RAISED WOOD GRAIN TEXTURE FACE WITH 1-1/4" X 1-1/2" PANEL MOLD, MITERED CORNER FRAMES APPLIED AS SHOWN. ALTERNATE: RAISED PANEL NOOD TYPE TO BE SELECTED BY BUILDER.
 - LINE OF WALL BEYOND.
 - LINE OF CEILING BEYOND.
 - 2X FASCIA OR BARGE BOARD (SEE NOTE #1), APPLIED AS SHOWN.
 - 2X STUCCO/FOAM FASCIA O/ 1/8" FELT. VERIFY SIZE/SHAPE W/ OWNER.
 - BEAM (SEE NOTE #1), BANDSAWN OR CHAMFERED AS INDICATED SIZE AS SHOWN.
 - POST (SEE NOTE #1) PLAIN BANDSAWN, CHAMFERED OR TURNED AS INDICATED, SIZE AS SHOWN.
 - HARDBOARD SIDING SHALL BE LAP, 8" X 16" X 1/8" RESAWN TEXTURE, PRE PRIMED, OVER 1/8" FELT.
 - THIN SET BRICK VENEER WITH CHARCOAL GROUT AND RAKED JOINTS.
 - SYNTHETIC STONE VENEER WITH NATURAL GROUT.
 - PRE CAST LIGHT WEIGHT CONCRETE TRIM.
 - RETAINING WALL. SEE FOUNDATION PLAN FOR NOTES, DETAILS, ETC.
 - GUARDRAIL @ +42" A.F.F. W/ BALUSTERS @ 4' O.C. MAX. AT DECK.
 - CHIMNEY SHALL BE 24" HIGHER THAN ANY ROOF WITHIN 10'-0". PROVIDE 26 sq. G.I. SADDLE & FLASHING AT CHIMNEY/ROOF CONNECTION. PROVIDE AN APPROVED SPARK ARRESTER.
 - "SIMPSON" ROOF BRACING AS REQUIRED (ICC-ES# ESR-2608).
 - 6ALV. MTL. LOUVERED ATTIC VENT WITH SCREEN BACKING.
 - 2X4 STUCCO/FOAM SURROUND OVER 1/8" FELT.
 - 2X2 O/ 2X8 STUCCO/FOAM SURROUND OVER 1/8" FELT.
 - 2X2 O/ 2X4 STUCCO/FOAM SURROUND OVER 1/8" FELT.
 - 2X2 STUCCO/FOAM TRIM OVER 1/8" FELT.
 - 2X2 O/ 2X6 STUCCO/FOAM TRIM OVER 1/8" FELT.

Revisions:
INITIAL SUBMITTAL
12/21/20

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Title:
**ELEVATIONS
BUILDING
1-STORY BUILDING**

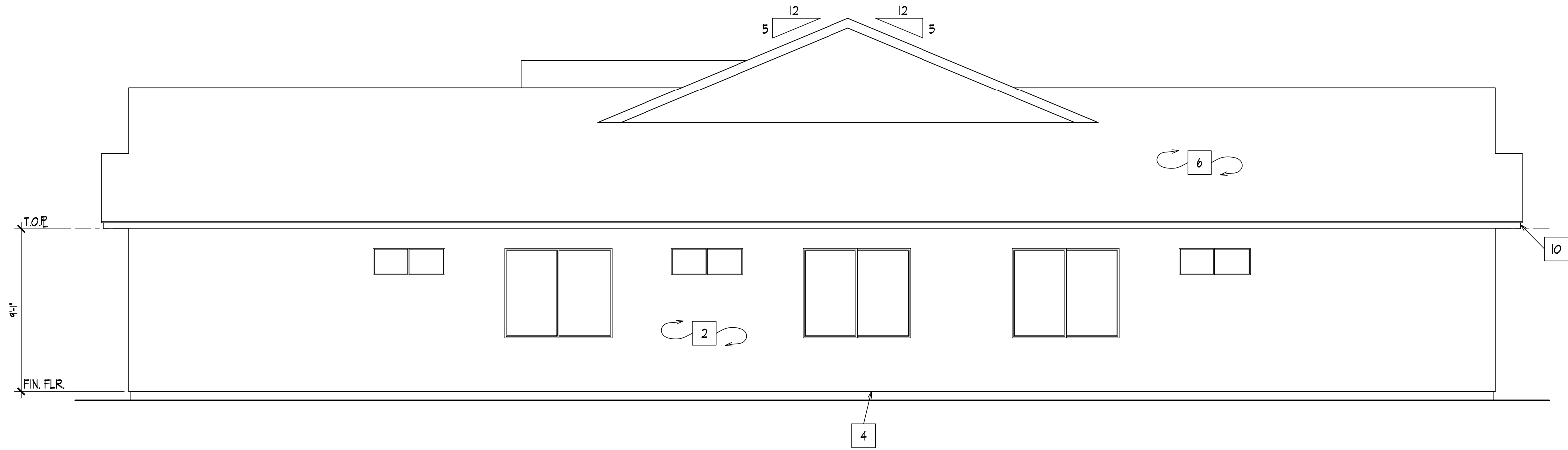
Project and Location
**KINGSLEY TERRACES
APARTMENTS
1000 LIMONITE AVE.
JURUPA VALLEY, CA 92509**



Drawn by **SF**
Checked by
Date **12/11/20**
Job No. **20-113**

3/16" = 1'-0"
Sheet Number
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RIGHT ELEVATION

ELEVATION SCHEDULE

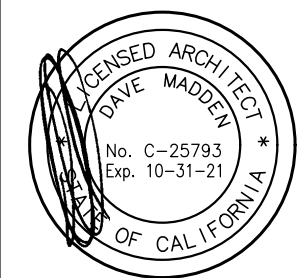
- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!
(N.O.) = UNLESS NOTED OTHERWISE.
REFER TO GENERAL NOTE SHEETS (GN-6N4) FOR ADDITIONAL INFORMATION.
- ALL EXPOSED TRIM, ROOF SHEATHING, BEAMS, ETC. WHERE INDICATED SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAP AND SPLITS AS POSSIBLE.
 - STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER 1/8" FELT, PAPER BACKED METAL LATH, THAT WILL MEET THE REQUIREMENTS FOR SHEAR WHEN APPLICABLE. SEE FRAMING PLAN SHEAR NOTES. ALL VERTICAL AND HORIZ. OUTSIDE TYPE CORNERS SHALL BE SQUARE BULL NOSE BEAD (N.O.) ALL VERT. & HORIZ. INSIDE TYPE CORNERS SHALL BE SQUARE AND/OR SHARP. USE (2) LAYERS 1/8" FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD.
 - GALV. IRON FLASHING & COUNTER-FLASHING WITH CAULKING AT INTERSECTION OF ROOF TO WALL.
 - GALV. IRON STUCCO KEEL SCORED IN/KEEP HOLES.
 - FURRED WALL AS INDICATED.
 - ROOFING MATERIAL: "BORAL" CONC. TILE ROOFING GLASS "A" 1/8" ESR-1017 (OR APPROVED EQUAL) IN/RIDGE, HIP, RAKE TRIM TIES AND EAVE TILE CLIPS. ROOF MATERIAL TO BE INSTALLED PER MFG. SPECS. PROVIDE 28 sq. ft. FLASHING & COUNTER-FLASHING AS REQUIRED. USE (2) LAYERS 3/8" FELT UNDERLAYMENT WHEN ROOF MATERIAL IS APPLIED OVER PLYWOOD.
 - ENTRY DOOR IN/RESAWN OR RAISED WOOD GRAIN TEXTURE FACE WITH 1-1/4" X 1-1/2" PANEL MOLD, MITERED CORNER FRAMES APPLIED AS SHOWN. ALTERNATE: RAISED PANEL WOOD TYPE TO BE SELECTED BY BUILDER.
 - LINE OF WALL BEYOND.
 - LINE OF CEILING BEYOND.
 - 2X FASCIA OR BARGE BOARD (SEE NOTE #1), APPLIED AS SHOWN.
 - 2X STUCCO/FOAM FASCIA O/ 1/8" FELT. VERIFY SIZE/SHAPE IN OWNER BEAM (SEE NOTE #1), BANDSAWN OR CHAMFERED AS INDICATED SIZE AS SHOWN.
 - POST (SEE NOTE #1) PLAIN, BANDSAWN, CHAMFERED OR TURNED AS INDICATED, SIZE AS SHOWN.
 - HARDBOARD SIDING SHALL BE LAP, 8' X 16' X 1/16" RESAWN TEXTURE, PRE PRIMED, OVER 1/8" FELT.
 - THIN SET BRICK VENEER WITH CHARCOAL GROUT AND RAKED JOINTS.
 - SYNTHETIC STONE VENEER WITH NATURAL GROUT.
 - PRE CAST LIGHT WEIGHT CONCRETE TRIM.
 - RETAINING WALL. SEE FOUNDATION PLAN FOR NOTES, DETAILS, ETC.
 - GUARDRAIL @ +42' A.F.F. IN/ BALUSTERS @ 4' O.C. MAX. AT DECK.
 - CHIMNEY SHALL BE 24" HIGHER THAN ANY ROOF, WITHIN 10'-0". PROVIDE 28 sq. ft. SADDLE & FLASHING AT CHIMNEY/ROOF CONNECTION. PROVIDE AN APPROVED SPARK ARRESTER.
 - "SIMPSON" ROOF BRACING AS REQUIRED (1/8" ESR-2608).
 - GALV. MTL. LOUVERED ATTIC VENT WITH SCREEN BACKING.
 - 2X4 STUCCO/FOAM SURROUND OVER 1/8" FELT.
 - 2X2 O/ 2X8 STUCCO/FOAM SURROUND OVER 1/8" FELT.
 - 2X2 O/ 2X4 STUCCO/FOAM SURROUND OVER 1/8" FELT.
 - 2X2 STUCCO/FOAM TRIM OVER 1/8" FELT.
 - 2X2 O/ 2X86 STUCCO/FOAM TRIM OVER 1/8" FELT.

Revisions:
INITIAL SUBMITTAL
XX/XX/XX

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Title:
**ELEVATIONS
BUILDING
1-STORY BUILDING**

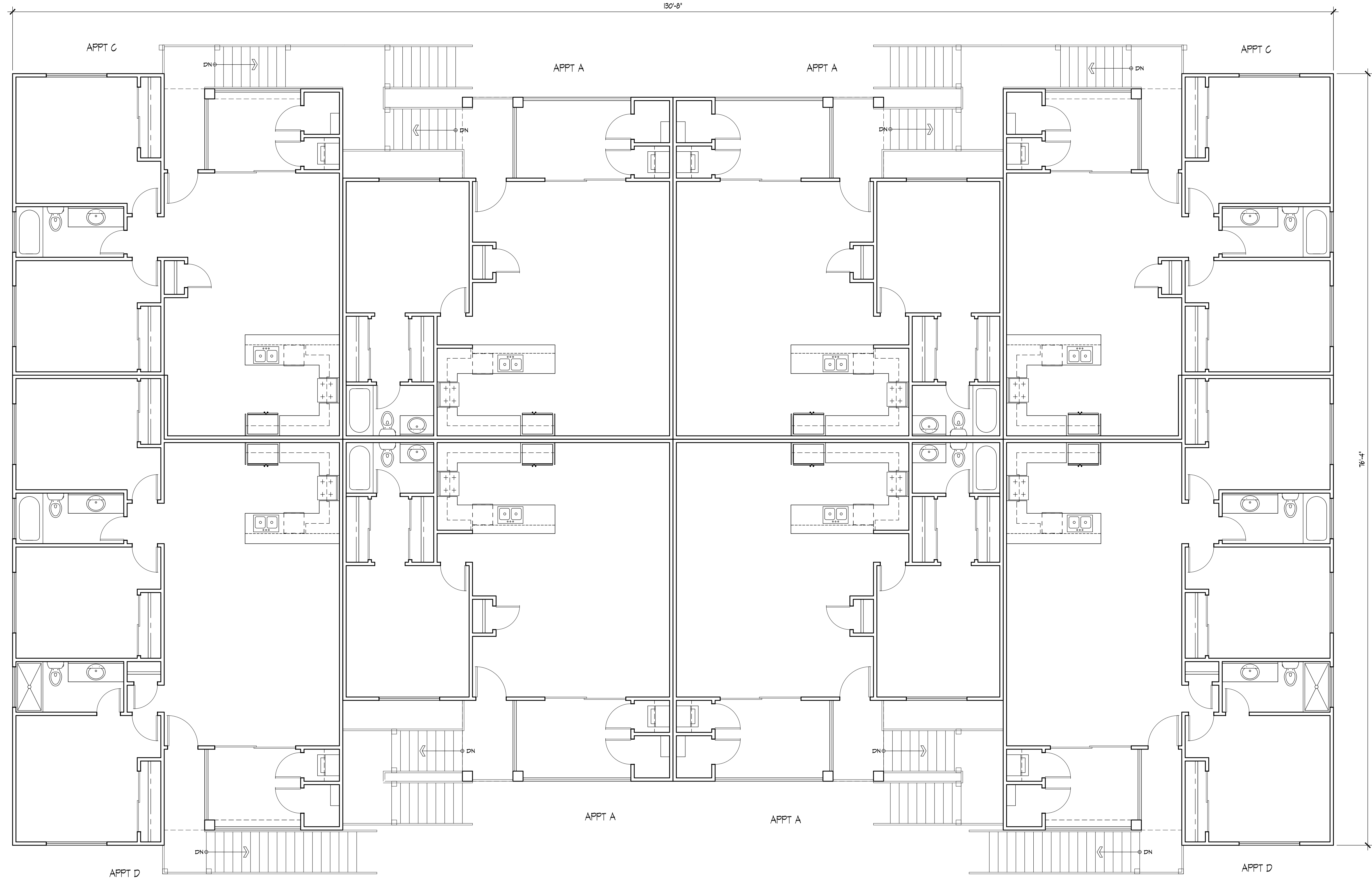
Project and Location
**KINGSLEY TERRACES
APARTMENTS
1000 LIMONITE AVE.
JURUPA VALLEY, CA 92504**



Drawn by **SF**
Checked by
Date **12/11/20**
Job No. **20-113**

3/16" = 1'-0"
Sheet Number
A-3.3
Of Sheets

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SQUARE FOOTAGE:	
LOWER FLOOR PLAN:	
LIVING:	1942 SQ. FT.
ENTRY:	286 SQ. FT.
KITCHEN:	676 SQ. FT.
STORAGE:	82 SQ. FT.
LAUNDRY:	200 SQ. FT.
TOTAL LOWER FLOOR:	8428 SQ. FT.
UPPER FLOOR PLAN:	
LIVING:	1942 SQ. FT.
ENTRY:	286 SQ. FT.
KITCHEN:	676 SQ. FT.
STORAGE:	82 SQ. FT.
LAUNDRY:	200 SQ. FT.
TOTAL UPPER FLOOR:	8428 SQ. FT.
TOTAL LOWER FLOOR:	8428 SQ. FT.
TOTAL UPPER FLOOR:	8428 SQ. FT.
TOTAL BUILDING:	17256 SQ. FT.

Revisions:
INITIAL SUBMITTAL
12/21/20
LM

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Project and Location

KINGSLEY TERRACES
APARTMENTS
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92504

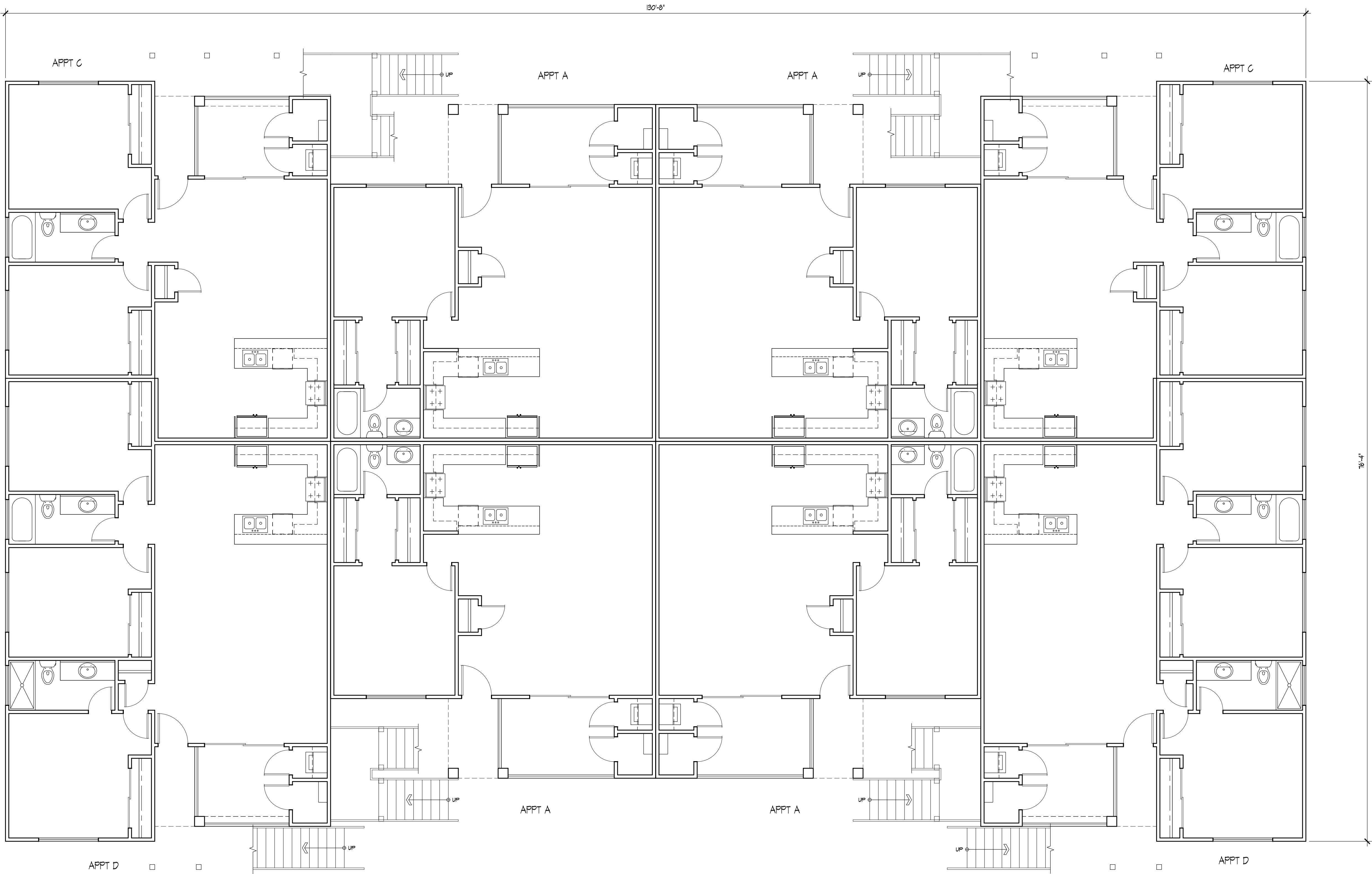
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3/16" = 1'-0"
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SQUARE FOOTAGE:

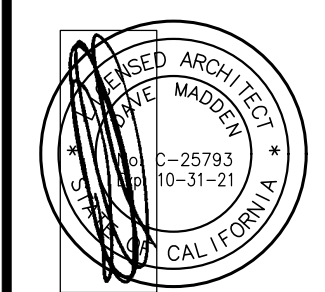
LOWER FLOOR PLAN:	
LIVING:	1642 SQ.FT.
ENTRY:	280 SQ.FT.
KITCHEN:	616 SQ.FT.
STORAGE:	52 SQ.FT.
LAUNDRY:	120 SQ.FT.
TOTAL LOWER FLOOR:	8428 SQ.FT.
UPPER FLOOR PLAN:	
LIVING:	1642 SQ.FT.
ENTRY:	280 SQ.FT.
KITCHEN:	616 SQ.FT.
STORAGE:	52 SQ.FT.
LAUNDRY:	120 SQ.FT.
TOTAL UPPER FLOOR:	8428 SQ.FT.
TOTAL LOWER FLOOR:	8428 SQ.FT.
TOTAL UPPER FLOOR:	8428 SQ.FT.
TOTAL BUILDING:	17256 SQ.FT.

Revisions:	
INITIAL	SUBMITTAL
12/21/20	LM

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Title:
**UPPER FLOOR PLAN
BUILDING 2
2-STORY BUILDING
16 UNITS**

Project and Location
**KINGSLEY TERRACES
APARTMENTS
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92504**

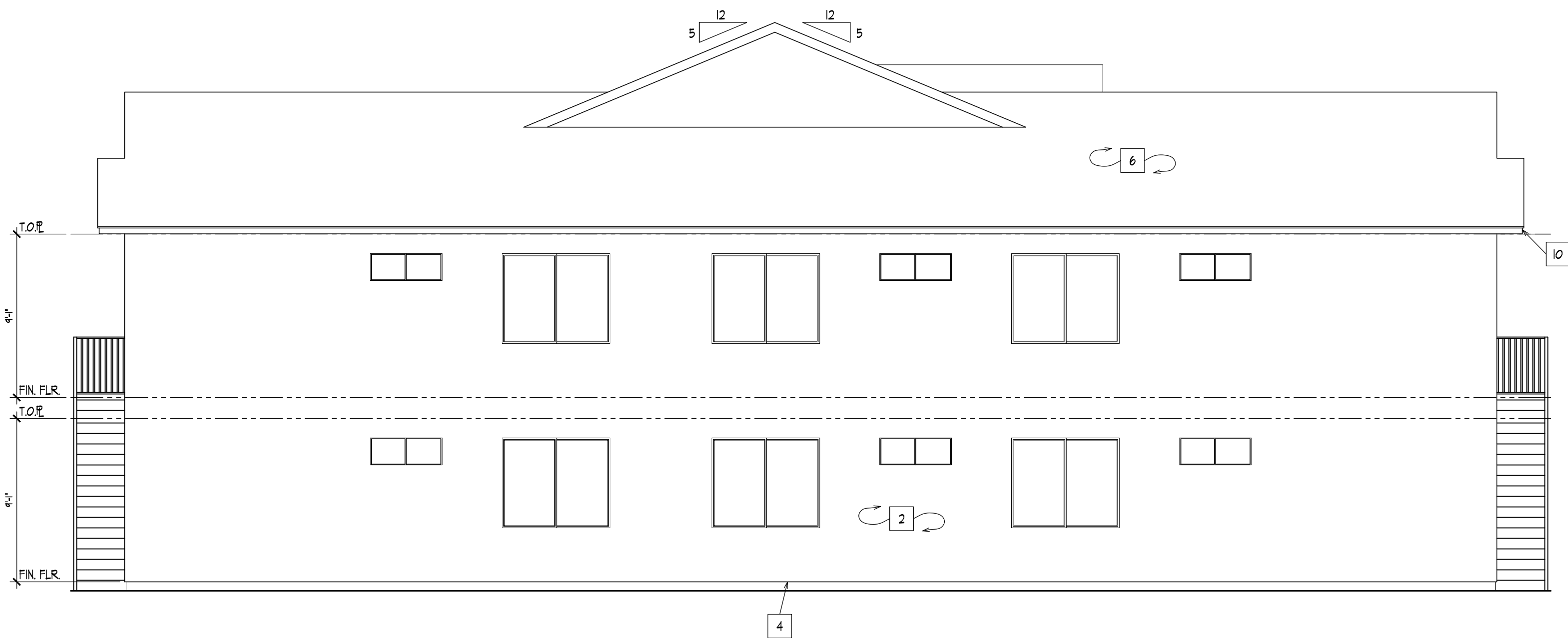


Drawn by LM
Checked by
Date 12/18/20
Job No. 20-113

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3/16" = 1'-0"
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Of Sheets



FRONT ELEVATION



LEFT ELEVATION

ELEVATION SCHEDULE

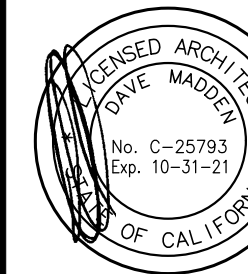
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(UNO.) = UNLESS NOTED OTHERWISE.
REFER TO GENERAL NOTE SHEETS (GN-GNH) FOR ADDITIONAL INFORMATION.
- ALL EXPOSED TRIM, ROOF SHEATHING, BEAMS, ETC. WHERE INDICATED SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAP AND SPLITS AS POSSIBLE.
 - STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER 1/4" FELT, PAPER BACKED METAL LATH, THAT WILL MEET THE REQUIREMENTS FOR SHEAR WHEN APPLICABLE. SEE FRAMING PLAN SHEAR NOTES. ALL VERTICAL AND HORIZ. OUTSIDE TYPE CORNERS SHALL BE SQUARE BULL NOSE BEAD (UNO.) ALL VERT. & HORIZ. INSIDE TYPE CORNERS SHALL BE SQUARE AND/OR SHARP. USE (2) LAYERS 5 # FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD.
 - GALV. IRON FLASHING & COUNTER-FLASHING WITH CAULKING AT INTERSECTION OF ROOF TO WALL.
 - GALV. IRON STUCCO KEEL SCREED W/KEEP HOLES.
 - FURRED WALL AS INDICATED.
 - ROOFING MATERIAL: "BORAL" CONC. TILE ROOFING CLASS "A" (CC-ESR ESR-1017 (OR APPROVED EQUAL) W/RIDGE, HIP, RAKE TRIM TIES AND EAVE TILE CLIPS. ROOF MATERIAL TO BE INSTALLED PER MFG. SPECS. PROVIDE 26 sq. G.I. FLASHING & COUNTER-FLASHING AS REQUIRED. USE (2) LAYERS 30# FELT UNDERLAYMENT WHEN ROOF MATERIAL IS APPLIED OVER PLYWOOD.
 - ENTRY DOOR W/RESAWN OR RAISED WOOD GRAIN TEXTURE FACE WITH 1-1/4" X 1-1/2" PANEL MOLD, MITERED CORNER FRAMES APPLIED AS SHOWN. ALTERNATE: RAISED PANEL WOOD TYPE TO BE SELECTED BY BUILDER.
 - LINE OF WALL BEYOND.
 - LINE OF CEILING BEYOND.
 - 2X FASCIA OR BARGE BOARD (SEE NOTE #1), APPLIED AS SHOWN.
 - 2X STUCCO/FOAM FASCIA 0/ 1/4" FELT. VERIFY SIZE/SHAPE W/ OWNER. BEAM (SEE NOTE #1), BANDSAWN OR CHAMFERED AS INDICATED SIZE AS SHOWN.
 - POST (SEE NOTE #1) FLAIN, BANDSAWN, CHAMFERED OR TURNED AS INDICATED, SIZE AS SHOWN.
 - HARDBOARD SIDING SHALL BE LAP, 8" X 16" X 1/16" RESAWN TEXTURE, PRE PRIMED OVER 1/4" FELT.
 - THIN SET BRICK VENEER WITH CHARCOAL GROUT AND RAKED JOINTS. SYNTHETIC STONE VENEER WITH NATURAL GROUT.
 - PRE CAST LIGHT WEIGHT CONCRETE TRIM.
 - RETAINING WALL: SEE FOUNDATION PLAN FOR NOTES, DETAILS, ETC.
 - GUARDRAIL @ +42" A.F.F. W/ BALUSTERS @ 4" O.C. MAX. AT DECK.
 - CHIMNEY SHALL BE 24" HIGHER THAN ANY ROOF WITHIN 10'-0". PROVIDE 26 sq. G.I. SADDLE & FLASHING AT CHIMNEY/ROOF CONNECTION. PROVIDE AN APPROVED SPARK ARRESTER.
 - "SIMPSON" ROOF BRACING AS REQUIRED (CC-ESR ESR-2608).
 - GALV. MTL. LOUVERED ATTIC VENT WITH SCREEN BACKING.
 - 2X4 STUCCO/FOAM SURROUND OVER 1/4" FELT.
 - 2X2 0/ 2X8 STUCCO/FOAM SURROUND OVER 1/4" FELT.
 - 2X2 0/ 2X4 STUCCO/FOAM SURROUND OVER 1/4" FELT.
 - 2X2 STUCCO/FOAM TRIM OVER 1/4" FELT.
 - 2X2 0/ 2X6 STUCCO/FOAM TRIM OVER 1/4" FELT.

Revisions:
INITIAL SUBMITTAL
12/21/20
CM

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Title:
**ELEVATIONS
BUILDING 2
2-STORY BUILDING**

Project and Location
**KINGSLEY TERRACES
APARTMENTS
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92509**



Drawn by **SF**
Checked by
Date **12/11/20**
Job No. **20-11B**

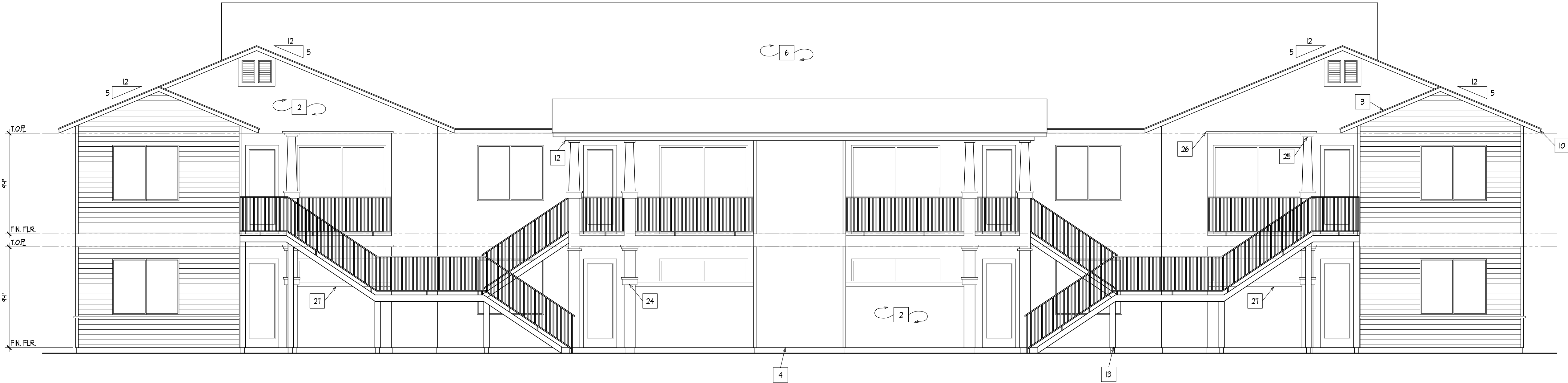
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Sheet Number

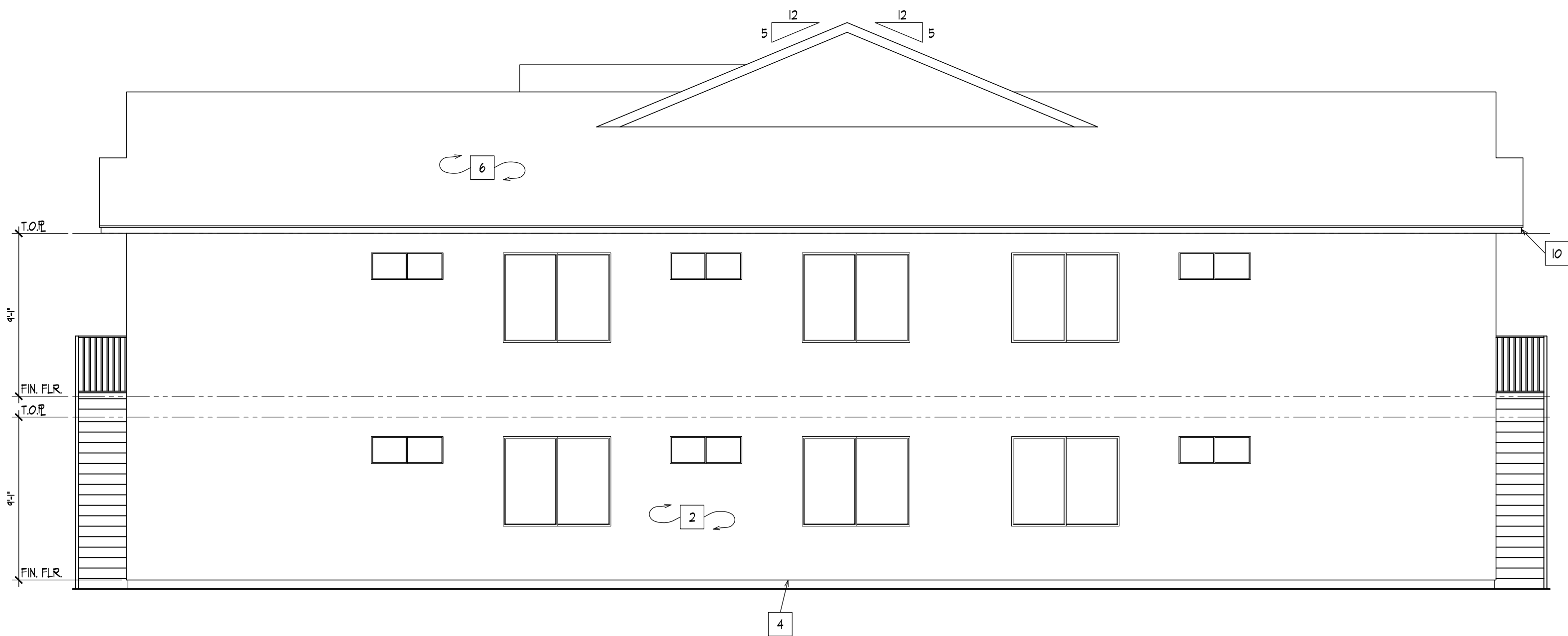
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Of Sheets

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REAR ELEVATION



RIGHT ELEVATION

ELEVATION SCHEDULE

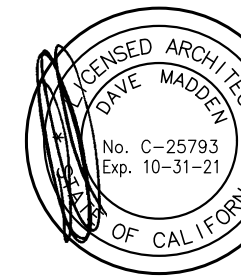
- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!
(UNLESS NOTED OTHERWISE, REFER TO GENERAL NOTE SHEETS (GN-04H) FOR ADDITIONAL INFORMATION.)
- ALL EXPOSED TRIM, ROOF SHEATHING, BEAMS, ETC. WHERE INDICATED SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAP AND SPLITS AS POSSIBLE.
 - STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER 1/4" FELT, PAPER BACKED METAL LATH THAT WILL MEET THE REQUIREMENTS FOR SHEAR WHEN APPLICABLE. SEE FRAMING PLAN SHEAR NOTES. ALL VERTICAL AND HORIZ. OUTSIDE TYPE CORNERS SHALL BE SQUARE BULL NOSE BEAD (UNLESS NOTED OTHERWISE). INSIDE TYPE CORNERS SHALL BE SQUARE AND/OR SHARP. USE (2) LAYERS 1/2" FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD.
 - GALV. IRON FLASHING & COUNTER-FLASHING WITH CAULKING AT INTERSECTION OF ROOF TO WALL.
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Revisions:
INITIAL SUBMITTAL
12/21/20
LM

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Title:
**ELEVATIONS
BUILDING 2
2-STORY BUILDING**

Project and Location
**KINGSLEY TERRACES
APARTMENTS
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92509**



Drawn by **SF**
Checked by
Date **12/11/20**
Job No. **20-113**

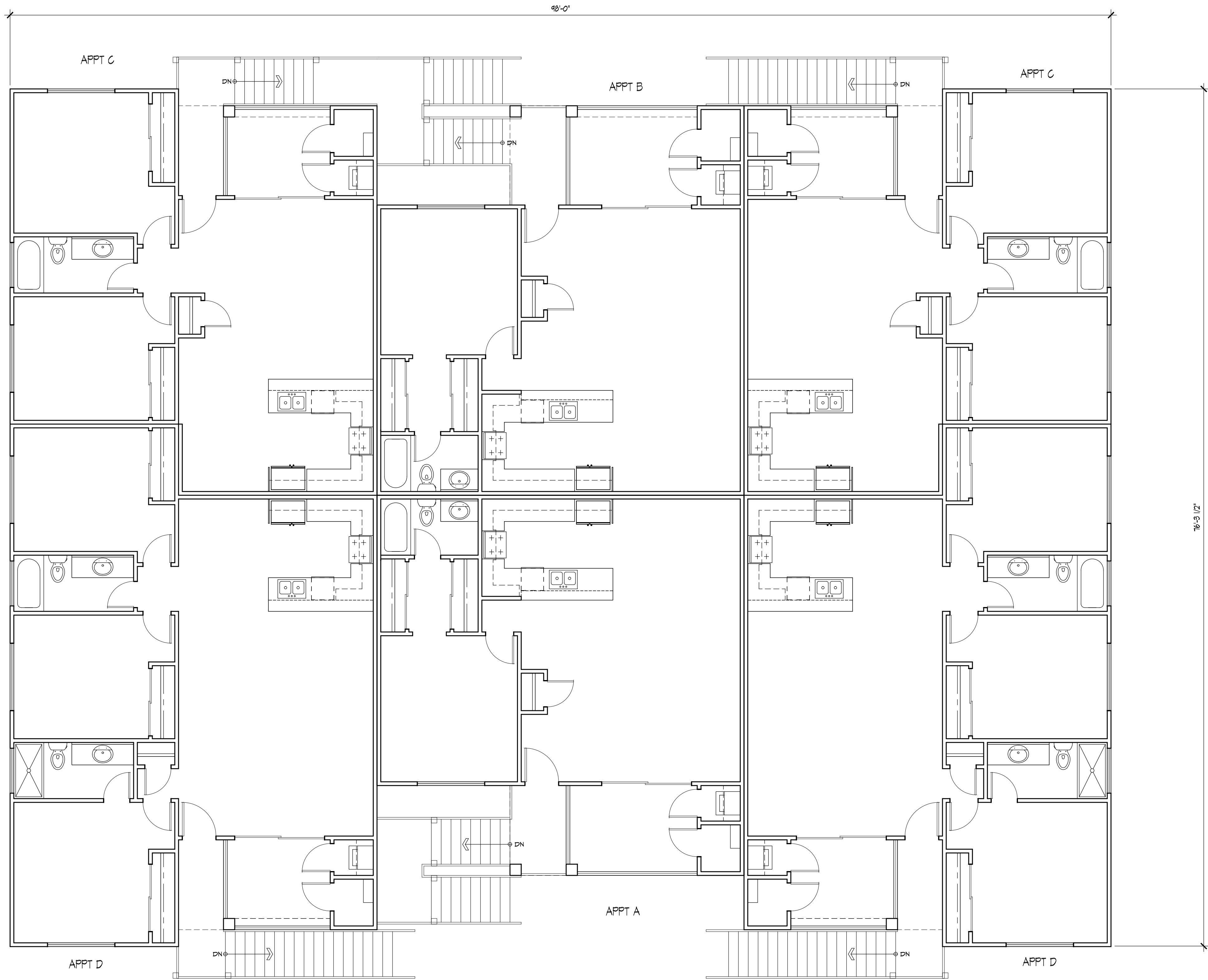
3/16" = 1'-0"

Sheet Number

A-4.4

Of Sheets

2013-ELEV-BLD2-01-00.dwg



SQUARE FOOTAGE:	
LOWER FLOOR PLAN:	
LIVING:	6,004 SQ. FT.
ENTRY:	312 SQ. FT.
PORCH:	500 SQ. FT.
STORAGE:	18 SQ. FT.
LAUNDRY:	41 SQ. FT.
TOTAL LOWER FLOOR:	6,423 SQ. FT.
UPPER FLOOR PLAN:	
LIVING:	6,004 SQ. FT.
ENTRY:	312 SQ. FT.
PORCH:	500 SQ. FT.
STORAGE:	18 SQ. FT.
LAUNDRY:	41 SQ. FT.
TOTAL UPPER FLOOR:	6,423 SQ. FT.
TOTAL LOWER FLOOR:	6,423 SQ. FT.
TOTAL UPPER FLOOR:	6,423 SQ. FT.
TOTAL BUILDING:	12,846 SQ. FT.

Revisions:	
INITIAL	SUBMITTAL
12/21/20	LM

DMA

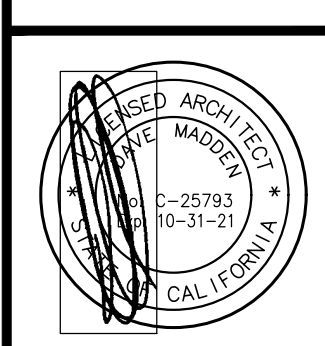
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41197 Golden Gate Circle, Suite 109, Murrieta, Ca 92562

Title:

MAIN FLOOR PLAN
BUILDING 3
2-STORY BUILDING
12 UNITS

Project and Location

KINGSLEY TERRACES
APARTMENTS
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92504



Drawn by LM
Checked by
Date 12/18/20
Job No. 20-113

3/16" = 1'-0"

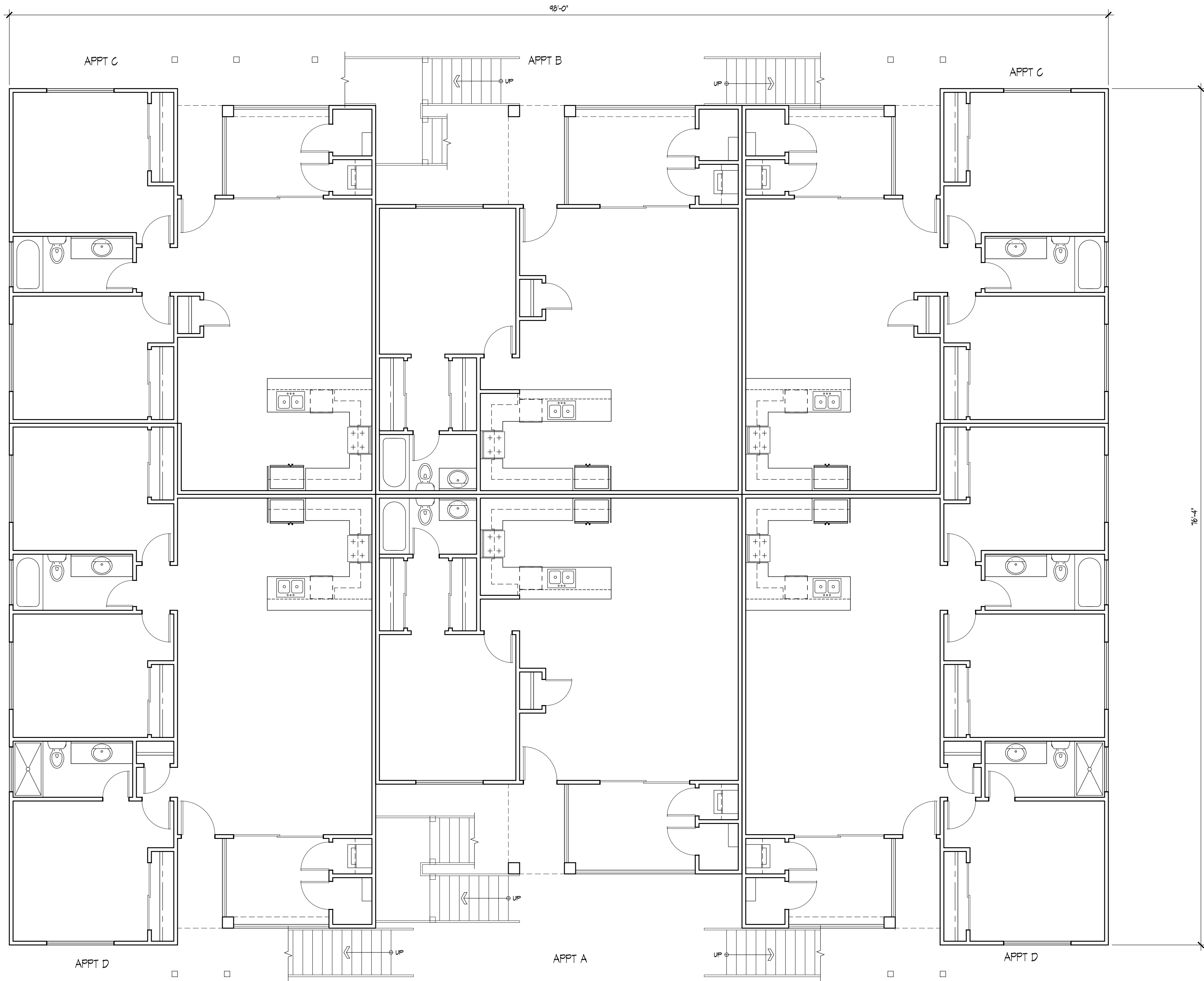
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SQUARE FOOTAGE:	
LOWER FLOOR PLAN:	
LIVING:	6,004 SQ. FT.
ENTRY:	22 SQ. FT.
PORCH:	500 SQ. FT.
STORAGE:	16 SQ. FT.
LAUNDRY:	4 SQ. FT.
TOTAL LOWER FLOOR:	6,923 SQ. FT.
UPPER FLOOR PLAN:	
LIVING:	6,004 SQ. FT.
ENTRY:	22 SQ. FT.
PORCH:	500 SQ. FT.
STORAGE:	16 SQ. FT.
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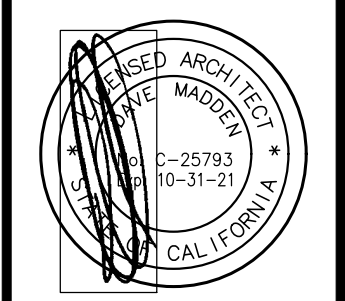
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Title: UPPER FLOOR PLAN
BUILDING 3
2-STORY BUILDING
12 UNITS

Project and Location
KINGSLEY TERRACES
APARTMENTS
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92504



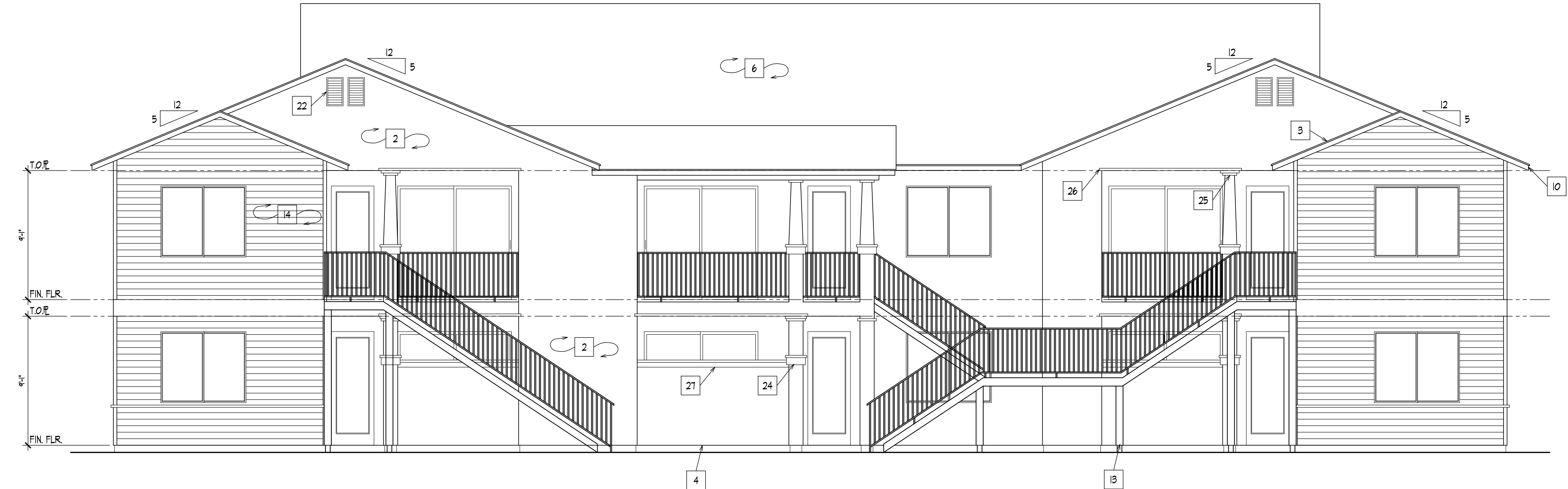
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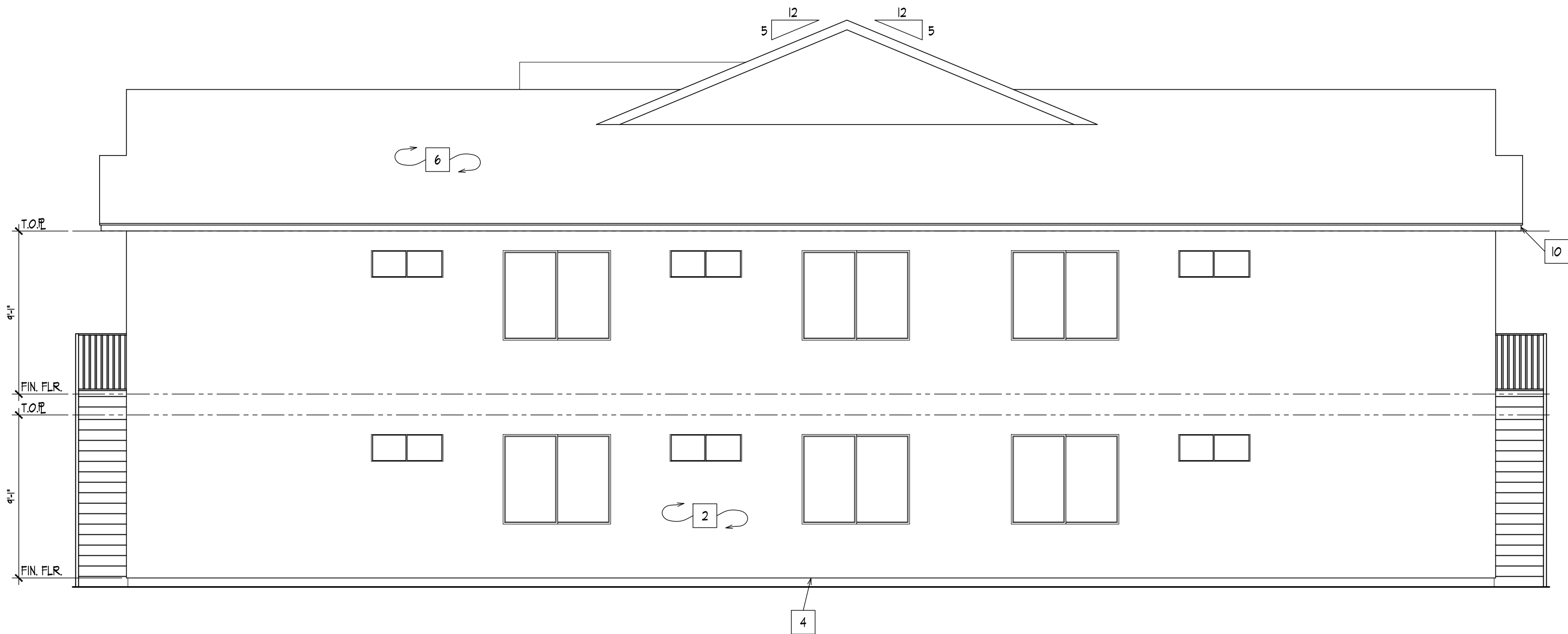
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REAR ELEVATION



RIGHT ELEVATION

ELEVATION SCHEDULE

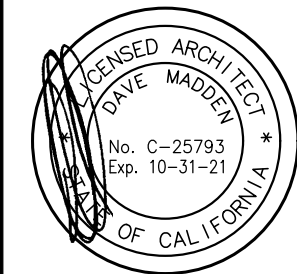
- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!
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Title:
**ELEVATIONS
BUILDING 3
2-STORY BUILDING**

Project and Location
**KINGSLEY TERRACES
APARTMENTS
1000 LIMONITE AVE.
JURUPA VALLEY, CA 92504**



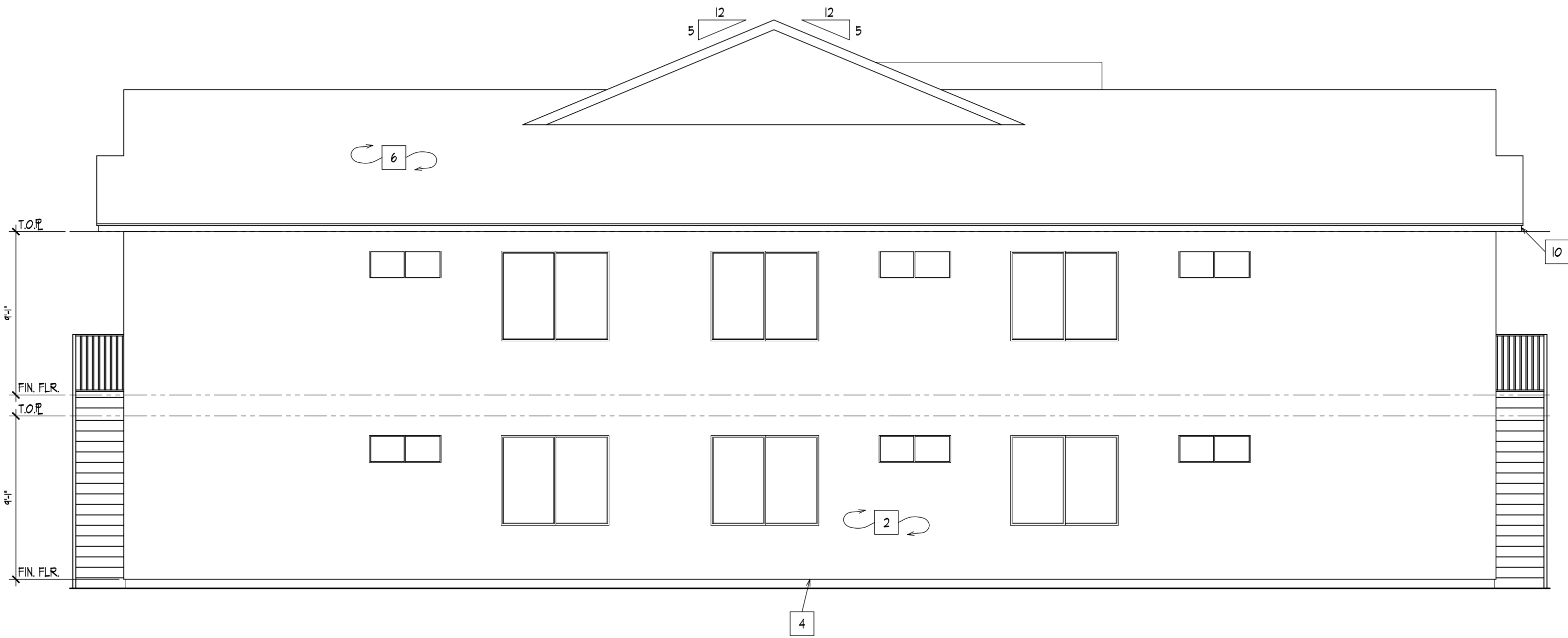
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3/16" = 1'-0"
Sheet Number
A-5.3
Of Sheets



FRONT ELEVATION



LEFT ELEVATION

ELEVATION SCHEDULE

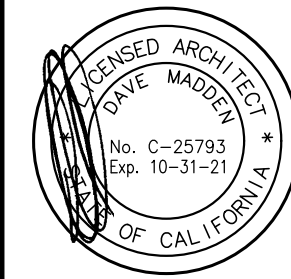
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INITIAL SUBMITTAL
12/21/20 LM

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Title:
**ELEVATIONS
BUILDING 3
2-STORY BUILDING**

Project and Location
**KINGSLEY TERRACES
APARTMENTS
10001 LIMONITE AVE.
JURUPA VALLEY, CA 92509**



Drawn by **SF**
Checked by
Date **12/11/20**
Job No. **20-113**

3/16" = 1'-0"
Sheet Number
A-5.4
Of Sheets

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ATTACHMENT 3: MA20276 FIRST REVIEW LETTER

City of Jurupa Valley

Lorena Barajas Mayor, Chris Barajas Mayor Pro Tem,
Leslie Altamirano, Council Member, Brian Berkson, Council Member, Guillermo Silva, Council Member

PLANNING DEPARTMENT

February 18, 2021

Applicant/Property Owner:

Mike Koopman
3100 Altura Ct., #103
Corona, CA 92882

SUBJECT: MA20276 (GPA20004, CZ20015, & SDP20110) – 1ST REVIEW LETTER
10001 LIMONITE AVENUE (APN: 162-200-011)

PROJECT DESCRIPTION: PROPOSED 176-UNIT APARTMENT PROJECT ON 9.76 ACRES OF VACANT LAND (“KINGSLEY TERRACES”)

Dear Mr. Koopman:

The City of Jurupa Valley Planning Department is providing all received comments from the first interagency review of the application(s) in this letter. Please review the comments included in this letter and submit the required information and plans.

TABLE 1: INFORMATION OF PROJECT SITE

GENERAL PLAN LAND USE DESIGNATION	EXISTING SPECIFIC PLANS, POLICY OVERLAYS &/OR AREAS	EXISTING ZONING	PROPOSAL	REQUIRED ENTITLEMENT(S)
LDR (Country Neighborhood): 1 to 2 dwelling units per acre	Equestrian Lifestyle Protection Overlay	W-2 (Controlled Development Areas)	Develop 176 apartment units (18 du/ac) on 9.76 acres of land	General Plan Amendment to HHDR (Highest Density Residential), Change of Zone to R-3 (General Residential), & Site Development Permit

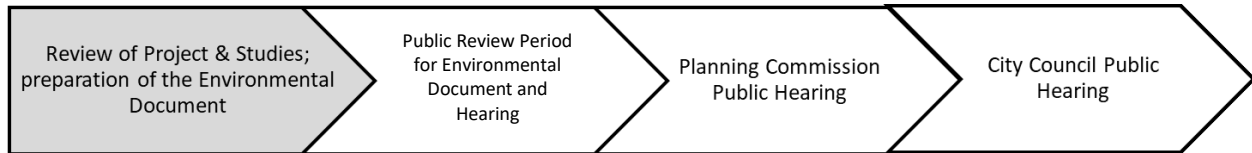
PLANNING DEPARTMENT’S COMMENTS

- a. **PROJECT.** The applicant (property owner) is proposing a 176-unit apartment project on a vacant 9.76-acre site. The proposed density is approximately 18 dwelling units per acre. Other improvements include a community center, parking area, and landscaping.

8930 Limonite Ave., Jurupa Valley, CA 92509-5183
Phone: (951) 332-6464, FAX (951) 332-6995
www.jurupavalley.org

- b. **ENTITLEMENT PROCESS.** Chart 1 summarizes the general process for these entitlements, with the process taking approximately 9 to 12 months.

CHART 1: GENERAL ENTITLEMENT PROCESS



- c. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).** Please see the attached memorandum from the CEQA Administrator, Ernest Perea. The memorandum describes the CEQA process and required studies for the required CEQA document. In order for the City to complete the environmental document in accordance with CEQA, all of the studies must be submitted by the applicant and approved by the City.
- d. **GENERAL PLAN.** As proposed through a General Plan Amendment, the land use designation would change from LDR (Country Neighborhood) to HHDR (Highest Density Residential), as the proposed density is approximately 18 dwelling units per acre.

In order to meet one of the Site Development Permit findings, the project must be consistent with all the applicable policies in the General Plan, including, but not limited to, the Residential Land Use policies, Project Design policies in LUE 11, and Housing Element policies (all included as attachments).

e. **TITLE 9 ZONING ORDINANCE**

- a. **Chapter 9.80 R-3 (General Residential) Zone.** Multiple-family dwellings are permitted with an approved Site Development Permit. No site development permit shall be approved unless it complies with the following standards (findings):
- a) The proposed use must conform to all the requirements of the Jurupa Valley General Plan and with all applicable requirements of state law and the ordinances of the city.
 - b) The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
 - c) All site development permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any

existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 in such a manner that each building is located on a separate legally divided parcel.

Multiple-family dwellings must also be consistent with Sec. 9.240.545 “Development Standards – Multiple family dwellings” (attached) and the development standards of the R-3 Zone. An analysis of this section is provided as an Attachment. Generally, the applicant must provide additional information to demonstrate that the project meets all standards.

Development Standards – R-3 Zone. Table 2 presents the projects compliance with the applicable R-3 standards. Staff does not have enough information to determine if it meets the maximum lot coverage standard.

TABLE 2. R-3 DEVELOPMENT STANDARDS	
Development Standard	Does the Project Comply?
Minimum Lot Area: 7,200 square-feet	Yes.
Minimum Average Lot Width: 60 feet	Yes.
Minimum Average Lot Depth: 100 feet	Yes.
Setbacks – Front & Rear: 10 feet for buildings under 35 feet* (*Additional 2 feet setback for each foot by which the height of building exceeds 35 feet)	Yes. Buildings are setback at 25 feet as shown on the plans (if it is proposed as one lot)
Setbacks – Side: 5 feet for buildings under 35 feet* (*Additional 2 feet setback for each foot by which the height of building exceeds 35 feet)	Yes – Buildings are setback at 25 feet as shown on the plans (proposed as one lot)
Lot Coverage: Maximum 50%	Yes. Lot coverage is proposed at 33.1%.
Maximum Building Height: 50 feet	Unknown. Buildings 1 and 2 currently meet this requirement. However, the proposed elevations for Building C do not indicate the overall height, from grade to the highest point of the roof (Sheet A-5.3). Provide information on the next submittal.

Section 9.240.545 - Development Standards – Multiple family dwellings. An analysis of the project’s compliance with the required development standards for multiple-family dwellings, is included as an attachment to this letter. Compliance with this section is also required to meet one of the findings for a Site Development Permit.

b. **Section 9.240.120 “Off-Street Vehicle Parking.”** The project must be designed to meet all the applicable requirements in Section 9.240.120. Only some of the requirements are identified in this section. Please review the full Section 9.240.120 “Off-Street Vehicle Parking” on Municode.com and prepare a site plan that demonstrates compliance with the code including parking area design layout and landscaping for the parking area.

- i. **Lighting for Parking Area.** No specifications or details of outdoor lighting were submitted. Please indicate the location of any proposed lighting fixtures for entitlement application. Any proposed exterior lighting fixtures must direct light to shine onto project site and prevent light from shining onto adjacent property or street.
- ii. **Curbs, bumpers, wheel stops or similar devices.** Public parking areas are to be equipped with permanent curbs, bumpers, wheel stops or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.

1. If the method used is designed to stop the wheel rather than the bumper of the vehicle, the stopping edge has to be placed no closer than two (2) feet from the edge of any required walkway, or from any building. If it is from the edge of a landscape curb, the two (2) feet must be planted with drought tolerant low ground cover. The Site plan and landscape plan must indicate that the 2 feet has drought tolerant low ground cover to demonstrate compliance.
2. The innermost two (2) feet of each parking space, between the wheel stop or other barrier, and any required planter or walkway, may either:
 - a. Be paved; or,
 - b. Be planted with low ground cover.

This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement(s). The Site plan and landscape plan must be drawn to demonstrate compliance.

- iii. **Tree Shading Plan and Interior Parking Lot Landscaping.** No tree shading plan was submitted that meets the requirements in both Section 9.240.120 and Chapter 9.283 Water Efficient Landscape Design Requirements.

In addition, based on the proposed amount of 341 spaces, per Section 9.240.120(7)(f), the project must propose a minimum of 10 percent of landscaping for the on-site parking areas. This can also be shown in conjunction with the tree shading plan, if feasible.

For more information on the comments for the landscape plan, comments from the City’s Landscape Consultant (RHA Landscape Architects) has been attached to this letter.

- iv. **All other requirements for Off-Street Parking.** Please refer to the entire section in the Municipal Code (Section 9.240.120) for all applicable requirements and

submit plans that demonstrate compliance in your formal entitlement submittal.

c. **GENERAL COMMENTS.**

- a. ***Affordable Housing.*** Planning Department is interested in discussing affordable housing opportunity with the applicant in the future.
- b. ***Site Layout. These items must be shown on the Site Plan in the formal submittal application:***
 - i. Unless the County of Riverside Fire Department and Engineering Department both have specific regulations for dedicated fire entry/exit driveways, all driveways proposed with this project must have a minimum width of 34 feet.
 - 1. Concrete, asphaltic concrete, brick or equivalent driveways with an inverted section shall be constructed with a concrete ribbon gutter.
 - ii. Parking and landscaping calculation tables that demonstrate compliance with Municipal Code Section 9.240.120 (Off-Street Parking).
 - iii. On-site pedestrian circulation (walkways, sidewalks, etc.) is identified on the landscape plans but it is still more difficult to determine the location of pedestrian circulation on the Site Plan. Please make it clearer on the site plan.
 - iv. Include a cross-section detail showing the grade separation relationship of the proposed buildings, with adjacent properties. An example is included as an Attachment.
- c. ***Carports/Garages.*** The design of the carports and/or garages should be complementary to the design of the residential buildings and be located in compliance with the requirements the standards for multiple family dwelling projects.
- d. ***Formal Submittal.*** Prior to your resubmittal, please contact me for the total required number of hard copies, formats, and types of plans. All PDFs are required to be in size 8.5" x 11" without layers or notes. PDFs cannot be locked as well. The first submittal did not meet this requirement.

INTERAGENCY COMMENTS

The inter-agency comments we received are included in this letter. If I receive additional comments from other agencies or departments, I will provide them to you separately. If you have questions or concerns regarding any comment in this letter, please contact me and I will assist you in the process. I may be reached at (951) 332-6464 or via email at cmallec@jurupavalley.org.

Sincerely,

CITY OF JURUPA VALLEY PLANNING DEPARTMENT



Chris Mallec, Associate Planner

ATTACHMENTS

- Interagency Comments
 - Planning Department
 - General Plan Policies
 - Residential Land Uses
 - Project Design (LUE 11)
 - Housing Element
 - Analysis of Section 9.240.545 Development Standards for Multiple Dwellings
 - Cross-section/line of sight example
 - CEQA Administrator (dated: 1-31-21)
 - City's Landscape Consultant (RHA Landscape Architects) (dated: 1-26-21)
 - Engineering Department (dated: 2-16-21)
 - Jurupa Community Services District (JCSD) (dated: 1-29-21, from 6-11-20)
 - County of Riverside Fire Department (dated: 2-11-21)
 - County of Riverside Department of Environmental Health (DEH) (dated: 1-27-21)
 - Burrtec (dated: 2-16-21)

- LUE 1.10 **Adequacy of Services.** Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity, and storm drainage exist to meet the demands of the proposed land use.
- LUE 1.11 **Rural Character.** Ensure that development does not adversely impact the open space, rural character, and environmental sustainability of the surrounding area.
- LUE 1.12 **Parcel Consolidation.** Encourage parcel consolidation using incentives and other measures.

The following policies apply only to properties designated as Open Space-Mineral Resources.

- LUE 1.13 **SMARA Compliance.** Require that surface mining activities and lands containing mineral deposits of statewide or regional significance comply with City ordinances and the SMARA.
- LUE 1.14 **Encroachment.** Protect lands designated as Open Space-Mineral Resources from encroachment of incompatible land uses through buffer zones or visual screening.
- LUE 1.15 **Road Access.** Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.
- LUE 1.16 **Reclamation.** Require the recycling and reclamation of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.
- LUE 1.17 **Reuse Plan.** Require an approved reclamation and reuse plan prior to issuing a permit to operate an extraction operation.

Programs

- LUE 1.1.1 **Parkland Requirements.** In coordination with community service districts, special districts, schools, residents, and the development community, consider amending the City's parkland requirements, including park area dedication and in-lieu fee requirements, to help address underserved parkland needs.
- LUE 1.1.2 **Incentives.** Provide programs and incentives that encourage Open Space-Rural areas to be maintained in a manner that enhances their existing and desired visual character.
- LUE 1.1.3 **Mineral Extraction Controls.** Establish a zoning overlay zone to designate open space areas in the OS-RUR designation that are appropriate for mineral extraction

such that scenic resources such as prominent ridgelines, rivers, and forests are not adversely affected.

LUE 2 – Residential

Residential land uses in Jurupa Valley are the single largest land use in terms of acreage, and can be found in areas ranging from rugged hillside areas to large lot, level terrain adjacent to the Santa Ana River. Because of the importance of housing to residents' quality of life, it is the City's overarching housing goal to create the highest quality residential neighborhoods in the Inland Empire.

Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, daycare centers, libraries, and other cultural and civic uses that support healthy neighborhoods and communities, and help establish neighborhood character and quality of life. The intent of these policies is to help meet housing needs, accommodate a range of housing styles, types, densities and affordability, and enhance the quality of neighborhoods through appropriate housing design and site planning, property maintenance, and public improvements. Housing choices range from rural retreat to suburban neighborhood and from higher cost executive homes to modest yet sound starter housing for young families. Increasingly, homebuyers are attracted to Jurupa Valley not only because of the range of housing types available but also because of its relative affordability for a wide range of household incomes.

Housing Opportunities

As further discussed in the Housing Element, this General Plan identifies areas suitable for a range of high-quality new housing types at a variety of densities, tenure, and prices. Areas designated for Highest Density Residential allow up to 25 dwellings per acre and are deemed appropriate to accommodate affordable housing, consistent with the City's assigned regional housing needs. Potential housing sites in 2017 are shown in *Figure 2-13* below.



Figure 2-12: New housing in Mira Loma

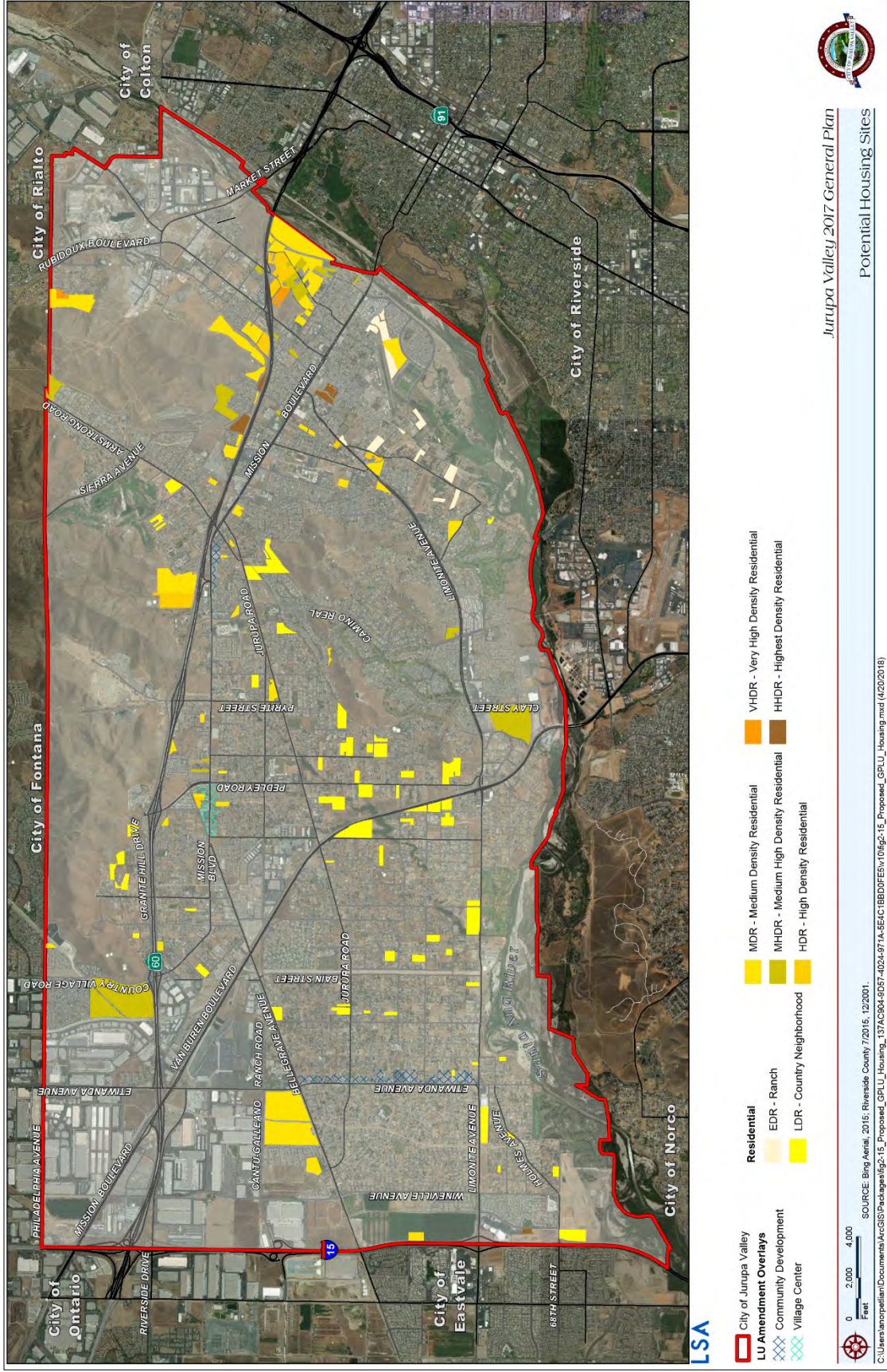


Figure 2-13: Potential housing sites

Residential land uses are divided into nine land use designations:

- Small Farm (RR) (formerly designated “Rural Residential”)
- Ranch (EDR) (formerly “Estate Density Residential”)
- Rural Neighborhood (VLDR) (formerly “Very Low Density Residential”)
- Country Neighborhood (LDR) (formerly “Rural Community - Low Density Residential”)
- Medium Density (MDR)
- Medium-High Density (MHDR)
- High Density (HDR)
- Very High Density (VHDR)
- Highest Density (HHDR)

Small Farm (RR)

Small Farm allows one single-family dwelling per 5 acres, plus ancillary structures, as well as limited animal keeping and agricultural activities. For clustered, multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation.

Ranch (EDR)

The Ranch land use designation allows development of detached single-family residential dwellings and ancillary structures on parcels of at least 2 acres. In this designation, animal keeping is allowed, but regulated to ensure compatibility between the EDR designation and other, more intense residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per 5 acres up to 1 dwelling unit per 2 acres.

Rural Neighborhood (VLDR)

Rural Neighborhood provides for the development of detached single-family residential dwellings and ancillary structures on parcels of at least 1 acre. Intensive animal keeping uses are discouraged or are limited to ensure compatibility between the VLDR designation and other uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per 2 acres up to 1 dwelling unit per acre.

Country Neighborhood (LDR)

The Country Neighborhood designation provides for the development of detached single-family residential dwellings and ancillary structures on parcels of at least 0.5 acre. Intensive animal keeping

uses are discouraged or are limited to ensure compatibility between the LDR designation and other uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre up to 2 dwelling units per acre.

Medium Density Residential (MDR)

The Medium Density Residential land use designation provides for the development of detached single-family dwellings on parcels typically ranging from 5,500 to 20,000 square feet. Limited agriculture and animal-keeping uses, including horses, are also allowed within this category. The density ranges from 2 to 5 dwelling units per acre, with a minimum lot size of 5,500 square feet to encourage clustering.

Medium-High Density Residential (MHDR)

The Medium-High Density Residential land use designation provides for the development of smaller lot, single-family dwellings. Typical allowable uses in this category include detached, small-lot single-family homes, attached single-family patio homes, courtyard development, and townhouses. Clustered development is encouraged in this category. The density range is from 5 to 8 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

High Density Residential (HDR)

The High Density Residential land use designation allows detached and attached small lot single-family dwellings, homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is also provided for in this land use category. The density range is from 8 to 14 dwelling units per acre.

Very High Density Residential (VHDR)

The Very High Density Residential land use designation allows for the development of multi-family apartments, duplexes, and condominiums, with a density range of from 14 to 20 dwelling units per acre.

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 of between 21 and 25 dwellings per acre.

Policies

The following policies apply to residentially designated properties within the designations described above and as depicted on the Land Use Element Map (also see *Section 5 – Housing Element*).

- LUE 2.1 **Residential Development.** Accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.
- LUE 2.2 **Higher Density Residential.** Accommodate higher density residential development in walkable, pedestrian-oriented areas near major transportation corridors, concentrated employment areas, and community and town centers, and promote the development of high quality apartments and condominiums that will encourage local investment and pride of ownership.
- LUE 2.3 **Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses.
- LUE 2.4 **Housing Quality and Variety.** Accommodate the development of a variety of highest quality housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.
- LUE 2.5 **Connectivity.** Integrate residential development with a continuous network of parks, open space, public areas, bicycle trails, equestrian trails, public transit routes, and pedestrian paths to connect neighborhoods and communities with key nodes. Key nodes include parks and recreation facilities, schools, town and neighborhood centers, and other in-city communities and surrounding cities and points of interest.
- LUE 2.6 **Buffering.** Require setbacks and other design elements to buffer residential units from the impacts of abutting agricultural, roadway, commercial, and industrial uses, to the maximum extent possible.
- LUE 2.7 **Reduced Street Widths.** Allow for reduced widths for local streets, where appropriate, to minimize impacts of traffic on neighborhood safety and character, in accordance with CAL FIRE standards.

- LUE 2.8 **Supportive Uses.** Accommodate activity centers or nodes within or near residential neighborhoods that allow such services as child or adult care, recreation, public meeting rooms, convenience commercial uses, and similar facilities, where appropriate.
- LUE 2.9 **Design Compatibility.** Ensure that new residential developments are designed to be compatible with their surroundings and to enhance visually the appearance of neighborhoods and adjacent structures.
- LUE 2.10 **Special Needs Housing.** Require that special needs housing, such as transitional or group housing, is designed to enhance and be compatible with adjacent uses, structures, and neighborhoods.

Programs

- LUE 2.1.1 **Regional Housing Needs.** Within 1 year of adoption of the 2017 General Plan, amend the General Plan Land Use Map and Zoning Ordinance density standards for the R-6 zone to allow a base density up to 25 dwelling units per acre, and amend the Zoning Map to show the locations of at least 34 acres of additional R-6 zoning to help meet Regional Housing Needs Assessment (RHNA).

LUE 3 – Commercial, Industrial and Business Park

Commercial Land Use Designations



Figure 2-14: Newer office development, Riverside County

Commercial land uses are critical to the long-term economic and fiscal stability of the City. They provide jobs for local residents, provide necessary goods and services, and generate much of the tax base necessary to fund essential public facilities and services such as police and fire. However, underutilized and unmaintained commercial buildings and storefronts can result in visual blight that detracts from the communities they occupy and discourages private investment. The City intends to accommodate retail commercial and office space demand, stimulate focused commercial centers, encourage a variety and range of commercial uses needed by residents, and ensure that new or rehabilitated commercial structures and centers enhance the visual character of the area and are integrated into the community they are intended to serve. The Commercial land use designations are:

- Commercial Retail (CR)
- Commercial Neighborhood (CN)
- Commercial Tourist (CT)
- Commercial Office (CO)

- LUE 10.6 **Complete Streets.** Promote compact growth and complete streets, where appropriate, that promote pedestrian, equestrian and bike trails, and that takes advantage of public transit routes and facilities.
- LUE 10.7 **Community Linkages.** Create opportunities to link communities through access to multimodal transportation systems.
- LUE 10.8 **City Buffer Areas.** Use open space, hills, greenways, agricultural lands, parks, and riparian areas to help define the City's character and views and to serve as land use buffers from adjacent cities.
- LUE 10.9 **Promote Unique Community Character.** Use community plans to promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design.
- LUE 10.10 **Development Incentives.** Allow techniques such as development incentives, density transfer programs, or other mechanisms to achieve broad community or preservation goals.

Program

- LUE 10.1.1 **Distinctive Communities Map.** Prepare a Distinctive Communities Map that reflects the intent of the General Plan and its residents that the unique qualities and characteristics of each of the City's distinctive communities will be maintained and not be absorbed into continuous suburban development. The map should be a "bubble" diagram rather than attempting to delineate precise community boundaries. Topographic features such as hills, watercourses, floodplains, and manmade features, such as streets and landmarks, should constitute the community definers or approximate boundaries.
- 10.1.2 **Cultural Arts.** Explore the establishment of a non-profit foundation and funding mechanism to promote and finance public art in the City.

LUE 11 – Project Design

New developments shall be located and designed to visually enhance and not degrade the character of the surrounding community. Development projects shall consider and where appropriate, address the following.

Policies and Programs

HE 1 – Encourage Development of Quality Housing That Meets the City’s Affordable Housing Needs

Policies

- HE 1.1 **Regional Housing Needs Allocation.** Changes to the General Plan and the Zoning Ordinance and Map shall provide and/or maintain sufficient land at appropriate densities to meet the City’s Regional Housing Needs Allocation for the 2014-2021 Planning Period.

- HE 1.2 **Affordable Housing.** To encourage affordable residential development on sites zoned to allow multi-family residential uses and identified in the vacant land inventory, the City will adopt development incentives and standards to encourage lot consolidation, and to allow residential development at a density of up to 25 dwelling units per acre in the Highest Density Residential (HHDR) designation, where appropriate.

- HE 1.3 **Preservation of Affordable Housing.** All residential development projects that receive City financial incentives shall be required to remain affordable, in compliance with the specific requirements of the program in which they participate.

- HE 1.4 **Availability of Suitable Sites.** Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including special needs populations.

- HE 1.5 **Housing for Mentally Disabled.** Encourage the development of additional housing for the mentally disabled.

- HE 1.6 **Housing for Homeless Persons.** In cooperation with other cities and/or the County of Riverside, assist in the development of emergency, transitional, and permanent supportive housing for homeless persons and families.

- HE 1.7 **Self-Help Housing.** City will promote self-help housing programs (e.g., Habitat for Humanity) and, as budget allows, provide financial assistance

- HE 1.8 **Innovative Housing.** Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing, improve energy efficiency, and reduce housing costs.

- HE 1.9 **Starter Housing.** Consider allowing construction of high quality “starter housing” (single-family units up to 1,600 square feet) on smaller lots in Medium-High Density and High Density zones, and consider providing incentives such as flexible development standards, permit fast tracking, and City fee reductions.

Programs

- HE 1.1.1 **General Plan and Zoning Amendments.** Amend General Plan and Zoning Ordinance and Map to designate at least 16 acres for residential use at HHDR density (up to 25 du/acre) to help meet Lower Income RHNA needs. The Land Use Map will be amended concurrently with the 2017 General Plan. Zoning Ordinance amendments shall be initiated within 1 year of adopting the new General Plan.
- HE 1.1.2 **Housing Authority Coordination.** Coordinate with the Riverside County Housing Authority to pursue grant funding and other incentives to promote and assist the non-profit and/or private production of housing affordable to lower income households. Utilize public financing tools when available, including revenue bonds, Community Development Block Grant (CDBG), HOME, and Low-Income Housing Tax Credit (LIHTC) program funds.
- HE 1.1.3 **Tax Exempt Bonds.** Consider using tax-exempt revenue bonds to help finance new multi-family construction.
- HE 1.1.4 **Mobile Homeowner Assistance.** As resources allow, use federal and state grant funds, when available, to assist seniors, veterans and other lower income households purchase and/or improve mobile homes.
- HE 1.1.5 **Affordable Housing Incentives.** Consider establishing incentives for developers of new housing that is affordable to lower income households and special needs groups, such as: fast track/priority application and permit processing, density bonuses and/or fee waivers, assist affordable housing developers with right-of-way acquisition, off-site infrastructure improvements and other development costs, and assist in securing federal or state housing financing resources. Incentives should be considered for new housing developments of 100 or more units in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).

- HE 1.1.6 **Density Provisions.** Update the Jurupa Valley Municipal Code and General Plan density provisions to ensure consistency with state law, including minimum density requirements and density bonuses, as required by state law, to encourage production of smaller, affordable housing, particularly in Town Centers and in higher density, mixed-use and other areas where appropriate and compatible with adjacent development.
- HE 1.1.7 **City Development Fees.** Develop a sliding scale Fee Assistance program where the amount and type of City development fees may be waived by the City Council based on the number of affordable units proposed (i.e., as the number of affordable units increases, the amount of fee waiver increases).
- HE 1.1.8 **CDBG and HOME Funds.** When available, use CDBG; HOME and other grant or housing trust funds to write down costs of acquiring sites and to offset infrastructure and construction costs for residential developments in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).
- HE 1.1.9 **Site Identification.** Work with public, private and non-profit housing entities to identify candidate sites for new construction of rental housing for seniors and other special housing needs, and take all actions necessary to expedite processing and approval of such projects.
- HE 1.1.10 **Residential Incentive Zone (R-6).** Update and continue to encourage development of affordable housing in the R-6 zone, and other multi-family residential zones, where appropriate. Utilize incentives for development as established in Ordinance 348, or in the 2017 General Plan and subsequent Zoning Ordinance amendments.
- HE 1.1.11 **Updated Land Use Inventory and Map.** Establish and maintain a Land Use Inventory and a map that provide a mechanism to monitor a) acreage and location by General Plan designation, b) vacant and underutilized land, and c) build-out of approved projects utilizing the City's GIS system and supported by mapping. Maintain the Land Use Inventory on a regular basis, as frequently as budget allows.
- HE 1.1.12 **Candidate Sites.** Encourage developers to identify vacant and underutilized properties as candidate sites for affordable or mixed market rate/affordable housing development and identify them in the Land Use Inventory.

- HE 1.1.13 **Homeless Shelter.** In cooperation with non-profit organizations, adjacent cities, and with Riverside County, encourage the development of a homeless shelter to meet Jurupa Valley's and adjacent communities' homeless shelter needs. Consider tax incentives and other financial incentives to encourage homeless shelter development.
- HE 1.1.14 **Homelessness Strategy.** Until a permanent shelter or shelters can be established, the City shall work with Riverside County and local housing agencies to help prepare a homelessness strategy to address immediate needs dealing with safety, health and sanitation, environmental health, temporary housing, and access to homeless services.
- HE 1.1.15 **Creative Housing Solutions.** Provide incentives to encourage development of a range of creative and affordable housing types to accommodate homeless persons, seniors, disabled persons, and other low and extremely low-income populations, such as single room occupancy dwellings (SROs), pre-fabricated housing, so-called "tiny houses," and other emerging housing products. Potential incentives include priority permit processing, fee waivers or deferrals, flexible development standards, supporting or assisting with funding applications, and coordinating with housing developers.
- HE 1.1.16 **Coordination with Non-Profit Housing Providers.** Continue to work with non-profit organizations, such as National Community Renaissance, Mary Erickson Housing, and Habitat for Humanity, in the production of affordable and self-help housing for moderate and lower income households.
- HE 1.1.17 **Flexible Standards.** Continue to provide for flexibility in the design of residential development through the processing of planned unit developments (PUDs), area and specific plans, and town center plans, and through the application of Zoning Ordinance provisions allowing flexible lot sizes and development standards.
- HE 1.1.18 **Accessory or Second Dwelling Units.** Update the Municipal Code to allow "Accessory Dwelling Units" in compliance with state law within 1 year of Housing Element adoption.
- HE 1.1.19 **Mobile and Manufactured Homes.** Continue to allow mobile homes, modular and manufactured homes in single-family residential zones "by right," and mobile home parks subject to a CUP, and encourage

construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units, where appropriate.

- HE 1.1.20 **Mixed Housing Types and Densities.** Encourage residential development proposals to provide a range of housing types and densities for all income levels, including market rate housing, using creative planning concepts such as traditional neighborhood design, planned unit developments, area and specific plans, and mixed-use development.
- HE 1.1.21 **Accessible Housing for Disabled Persons.** Encourage single- and multi-family housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.
- HE 1.1.22 **Universal Design.** Encourage “universal design” features in new dwellings, such as level entries, wider paths of travel, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.
- HE 1.1.23 **Affordable Housing for Disabled Persons.** Encourage, and as budget allows, help support programs providing increased opportunities for disabled persons in affordable residential units rehabilitated or constructed through City or County programs.

HE 2 – Conserve and Improve the Housing Stock, Particularly Housing Affordable to Lower Income and Special Housing Needs Households

Policies

- HE 2.1 **Retain Housing.** Where feasible and appropriate, older, sound housing should be retained, rehabilitated, and maintained as a significant part of the City’s affordable housing stock, rather than demolishing it. Demolition of non-historic housing may be permitted where conservation of existing housing would preclude the achievement of other housing objectives or adopted City goals.
- HE 2.2 **Removal of Affordable Housing.** Discourage the removal or replacement of sound housing that is affordable to extremely low, very-low, low- and moderate income households, and avoid discretionary approvals or other municipal actions that remove or adversely impact such housing unless: 1) it can be demonstrated that rehabilitation of lower-cost units at risk of replacement

is financially or physically infeasible, or 2) an equivalent number of new units comparable or better in affordability and amenities to those being replaced is provided, or 3) the project will remove substandard, blighted, or unsafe housing.

- HE 2.3 **Public Housing.** Encourage the Riverside County Housing Authority to pursue federal and state funds to modernize public housing affordable to very low and low-income households.
- HE 2.4 **Tax-Exempt Bonds.** Consider using tax-exempt private activity bonds for the financing of multi-family housing rehabilitation.
- HE 2.5 **Historic Residential Properties.** Consider adopting incentives for the preservation of historic residential structures, such as the Mills Act Program, which provides property tax relief for rehabilitation of historic properties, as well as grants for the identification of historic structures.
- HE 2.6 **Housing Rehabilitation Funding.** Pursue all available federal, state, and local funds to assist housing rehabilitation.
- HE 2.7 **Neighborhood Quality.** The condition and quality of residential neighborhoods is a key measure of a community's housing health. The City will consider and promote the safety, appearance, and quality of residential neighborhoods by preserving the fabric, amenities, spacing (i.e., building heights and setbacks), and overall character and quality of life in established neighborhoods.
- HE 2.8 **At-Risk Housing Preservation.** Work with Riverside County Housing Authority and other housing agencies to preserve the affordability of assisted housing and other affordable housing resources at risk of conversion to market rate housing utilizing federal, state, and local financing and subsidies, as City resources allow.

Programs

- HE 2.1.1 **Infrastructure.** As budget allows, City shall include sufficient resources for adequate maintenance of public facilities such as streets, sidewalks, and drainage in the City's capital improvement program and encourage community services districts to do likewise.
- HE 2.1.2 **Adaptive Housing Strategies.** Support creative strategies for the rehabilitation and adaptive reuse of residential,

commercial, and industrial structures for housing, if appropriate.

- HE 2.1.3 **Code Enforcement.** Ensure that housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate unsafe, illegal, and substandard conditions in residential neighborhoods and residential properties.
- HE 2.1.4 **Affordable Mobile Homes Conservation.** Conserve affordable mobile home housing stock and help bring such housing up to code through mobile home loan and improvement grants funded by CDBG and other funds, as available.
- HE 2.1.5 **Bilingual Outreach.** As resources allow, provide bilingual outreach materials and activities to educate and inform the community about available housing rehabilitation programs and resources.
- HE 2.1.6 **Monitor Assisted Units.** Help ensure that affordable housing assisted with public funds remains affordable for the required time through maintenance of an inventory of assisted units which is monitored for expiration of assisted housing.
- HE 2.1.7 **Preserve At-Risk Housing Units.** Preserve grant-assisted, bond-financed, density bonus or other types of affordable units at risk of conversion to market rate during the planning period by 1) working with the Riverside County Housing Authority or other nonprofit housing entities to 1) purchase the units using state, federal or local financing and/or subsidies, 2) assist with low or no interest loans for rehabilitation, as budget allows, 3) support bond refinancing, and 4) refer the project sponsor to other federal or local sources of below-market financing. The City shall also ensure compliance with state noticing and tenant education requirements.
- HE 2.1.8 **Affordability Covenants.** As a condition of project approval, require new affordable housing projects to remain affordable for a specific time, consistent with and as required by the funding program(s) in which they participate, through covenants with the project proponent, Housing Authority or other housing agency.
- HE 2.1.9 **Remove Government Constraints.** Evaluate the zoning ordinance, subdivision requirements, and other City regulations to remove governmental constraints to the maintenance, improvement, and development of housing, where appropriate and legally possible. Evaluate and revise as appropriate the City's density requirements for the Highest Density Residential land use designation (HHDR) to address constraints for

housing development including impacts on feasibility of proposals.

HE 3 – Promote Equal Housing Opportunities for All Persons

Policies

- HE 3.1 **Fair Housing Program.** Continue to support fair housing laws and organizations that provide fair housing information and enforcement.
- HE 3.2 **Housing Information.** Provide referrals to low-income households and households with special housing needs on how to obtain housing counseling, financing, and other housing information.
- HE 3.3 **Housing Opportunities for Seniors, Disabled Persons and Veterans.** Encourage and, as budget allows, help support programs and activities that promote affordable housing opportunities for seniors, disabled persons, and veterans.

Programs

- HE 3.1.1 **Fair Housing Council.** Utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1) audits of lending institutions and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources.
- HE 3.1.2 **Education and Outreach.** Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (*also see HE 3.1.1 above*).
- HE 3.1.3 **Public Housing and Rental Assistance.** Encourage Riverside County to continue to maintain 300+ public housing units and continue to assist very low-income recipients in Jurupa Valley with Section 8 rental assistance vouchers.
- HE 3.1.4 **First-Time Homebuyers Assistance.** Explore the feasibility of developing a new First Time Home Buyer Down Payment Assistance Program, utilizing tax-exempt mortgage revenue bonds to finance mortgages and down payment assistance for single-family homes for very low and low income first time homebuyers.
- HE 3.1.5 **Lease/Purchase Home Ownership Program.** Encourage the Housing Authority to continue the Lease/Purchase Home Ownership Assistance Program, which assists potential homeowners in leasing a property while moving towards ownership at the end of 3 years.

- HE 3.1.6 **Housing Variety.** Facilitate new market rate residential projects that provide a variety of housing types and densities.
- HE 3.1.7 **Neighborhood Connectivity.** Require new residential neighborhoods to interconnect with existing neighborhoods to provide for social interaction, assure pedestrian-friendly connectivity and minimize vehicle trips.
- HE 3.1.8 **Multi-Family Dwellings Standards.** Establish standards for multiple-family dwellings that will achieve comparable recreation and open space opportunities, protection from sources of noise and degraded air quality, adequate access to public services and facilities and parking that apply to single-family housing.
- HE 3.1.9 **Amend the Zoning Ordinance.** Amend the Zoning Ordinance to expand housing opportunities, as required by state and federal law, including but not limited to: amending the definition of “Family” to comply with state and federal law, removing the minimum distance requirement between emergency shelters, permitting multi-family development without discretionary land use approval, providing reasonable accommodation for persons with disabilities, and encouraging development of a variety of housing for all income levels, such as manufactured housing, rental housing, mobile homes, single-room occupancy housing, employee housing and transitional and supportive housing.

HE 4 – Maintain and Enhance Residential Neighborhoods and Remove Blight

Policies

- HE 4.1 **Removal of Blight.** As part of development approvals, City budget and Capital Improvement Plan (CIP) program and other municipal actions, give high priority to removing and reversing the effects of blight, particularly in residential neighborhoods and highly visible locations along major street and highway corridors. Within established neighborhoods, new residential development shall be of a character, scale, and quality that preserve the neighborhood character and maintain the quality of life for existing and future residents.
- HE 4.2 **Design Compatibility.** Higher density housing should maintain high quality standards for unit design, privacy, security, on-site amenities, and public and private open space. Such standards should be flexible enough to allow innovative and affordable design solutions and shall be designed to enhance prevailing neighborhood architectural and site character.

- HE 4.3 **Neighborhood Integration.** New neighborhoods should be an integral part of an existing neighborhood or should establish pedestrian, bicycle, and, where appropriate, equestrian linkages that provide direct, convenient, and safe access to adjacent neighborhoods, schools, parks and shopping.

Programs

- HE 4.1.1 **Neighborhood Participation.** Implement varied strategies to ensure residents are aware of and able to participate in planning decisions affecting their neighborhoods early in the planning process, such as neighborhood meetings, City Council member visits, and town hall meetings.
- HE 4.1.2 **Neighborhood Needs.** Identify specific neighborhood needs, problems, trends, and opportunities for improvements. Work directly with neighborhood groups and individuals to address concerns.
- HE 4.1.3 **Neighborhood Improvements.** As budget allows, help fund neighborhood improvements, such as street paving or repairs, sidewalks, pedestrian and equestrian trails, crosswalks, parkways, street trees and other public facilities to improve aesthetics, safety, and accessibility.
- HE 4.1.4 **Neighborhood Pride.** Working with Riverside County, CSDs and non-profit housing entities, develop and promote a Neighborhood Pride Program including cooperative projects with Code Enforcement staff, and Public Works projects in target areas, as funding allows.

HE 5 – Reduce Residential Energy and Water Use

Policies

- HE 5.1 **New Construction.** Encourage the development of dwellings with energy-efficient designs, utilizing passive and active solar features and energy-saving features that exceed minimum requirements in state law.
- HE 5.2 **Sustainable Design.** Residential developments should promote sustainability in their design, placement, and use. Sustainability can be promoted through a variety of housing strategies, including the following:
1. Maximize use of renewable, recycled-content and recycled materials, and minimize use of building materials that require high levels of energy to produce or that cause significant, adverse environmental impacts.

2. Incorporate renewable energy features into new homes, including passive solar design, solar hot water, solar power, and natural ventilation and cooling.
3. Minimize thermal island effects through reduction of heat-absorbing pavement and increased tree shading.
4. Avoid building materials that may contribute to health problems through the release of gases or glass fibers into indoor air.
5. Design dwellings for quiet, indoors and out, including appropriate noise mitigation for residential uses near noise sources such as highways, major streets, railroad tracks, and industrial uses.
6. Design dwellings to be economical to live in due to reduced energy or resource use, ease of maintenance, floor area, or durability of materials.
7. Help inform residents, staff, and builders of the advantages and methods of sustainable design, and thereby develop consumer demand for sustainable housing.
8. Consider adopting a sustainable development rating system, such as the LEED® or Green Globes program.

HE 5.3 **Site and Neighborhood Design.** Residential site, subdivision, and neighborhood designs should consider sustainability. Some ways to do this include:

1. Design subdivisions to maximize solar access for each dwelling and site.
2. Design sites so residents have usable outdoor space with access to sun and shade.
3. Streets and access ways should minimize pavement devoted to vehicular use.
4. Use multi-purpose neighborhood “pocket parks”/ retention basins to purify street runoff prior to its entering creeks. Retention basins shall be designed to be visually attractive as well as functional. Fenced-off retention basins should be avoided.
5. Encourage cluster developments with dwellings grouped around significantly sized, shared open space in return for City approval of smaller individual lots.
6. Treat public streets as landscaped parkways, using continuous plantings at least 6 feet wide and, where feasible, median planters to enhance, define, and buffer residential neighborhoods of all densities from the effects of vehicle traffic.

Programs

- HE 5.1.1 **Incentives.** Consider establishing incentives for energy conservation above and beyond the requirements of Title 24, such as priority permit processing or reduced permit fees on a sliding scale Fee Assistance Program, as budget allows.
- HE 5.1.2 **Energy Programs for Lower Income Households.** Encourage and participate in Riverside County's and utility providers' programs to reduce maintenance and energy costs for households with low incomes, and increase efforts to inform the public about available cost-saving, energy conservation programs.
- HE 5.1.3 **Energy Conservation Grants.** Pursue grant funds for energy rehab costs and consumer education.
- HE 5.1.4 **City Requests for Proposals.** City RFPs, contracts, and bidding procedures capital projects and programs shall incorporate energy conservation and sustainability measures.
- HE 5.1.5 **City Facilities.** Utilize energy/water saving measures in City-owned buildings and facilities, including landscaping, to meet industry sustainable design standards.
- HE 5.1.6 **Sustainable Design.** Adopt sustainable design policies, standards and codes that result in attractive, energy efficient, neighborhoods.

G. COMMUNITY PROFILE

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing in the City of Jurupa Valley. These analyses form a foundation for community-based housing programs.

Data and Methodology

The 2013-2021 Housing Element is the first Housing Element prepared for the City of Jurupa Valley since its incorporation. Preparation of this Housing Element requires the assemblage and presentation of relevant demographic and housing data for Jurupa Valley as an individual jurisdiction. The following key data sources were used to complete this Housing Element. Sources of specific information are identified in the text, tables, and figures.

- Census data (2000-2010) and American Community Surveys
- California Department of Finance (2015)

Policies

- LUE 11.1 **Small-Town Character.** Protect and enhance Jurupa Valley's small-town character, maintain or improve walkability, provide bike and equestrian trails, and social connectivity and "sense of place."
- LUE 11.2 **Design Standards.** Comply with the design standards of the appropriate General Plan and community plan land use category.
- LUE 11.3 **Construction.** 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.
- LUE 11.4 **Landscape and Irrigation Plans.** Require landscape and irrigation plans to be submitted and implemented for development projects subject to discretionary review, as required by City Landscape Standards.
- LUE 11.5 **Water Conservation Techniques.** Require water conservation techniques, such as groundwater recharge basins, use of porous pavement, cisterns for non-potable water uses, drought-tolerant landscaping, drought-conscious irrigation systems, water recycling, and other water conservation methods to be included in new public and private development, as appropriate.
- LUE 11.6 **Energy Efficiency.** Require development projects to use energy efficient design features in their site planning, building design and orientation, and landscape design that meet or exceed state energy standards.
- LUE 11.7 **Public Art.** Encourage property owners, developers, and designers to incorporate innovative and creative design and development concepts into new development, including provisions for public art.
- LUE 11.8 **Signage.** Require development projects to use high quality, well-designed signage that is architecturally integrated with and complementary to the proposed building(s) and adjacent development.
- LUE 11.9 **Commercial Vehicle Access.** Use safe and convenient vehicular access and reciprocal access between adjacent commercial uses and properties.
- LUE 11.10 **Residential Compatibility.** Require non-residential uses to be designed so that site and building entries, drive-ways, parking and loading areas, trash and recycling areas, drive-through uses, and storage bays are located and designed to minimize conflicts with adjacent residential neighborhoods due to traffic, noise, vibration,

odor, lighting, and other impacts on surrounding properties. Any potential impacts shall be mitigated to a level of non-significance, to the approval of the City.

- LUE 11.11 **Landscape Maintenance.** Require development projects to include landscaping in all site areas, including street trees, parking lots, setback areas, open spaces, and other exterior use areas. Landscaping shall include trees, shrubs and ground covers, and an automatic, water-conserving irrigation system, and shall be designed and maintained in accordance with City Landscape Standards. In addition, a priority should be placed on preserving mature trees in place wherever possible. Where mature trees must be removed, they shall be replaced with an equivalent number of large trees of the same or compatible species.
- LUE 11.12 **Natural Features.** Require development projects, including public projects, utilities, and earthworks/grading, to protect and preserve natural features, such as unique natural terrain, rocky outcrops, ridgelines, drainage ways, mature trees, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.
- LUE 11.13 **Connectivity.** Require development projects to be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other amenities.
- LUE 11.14 **Parking Lots.** Design parking lots and structures to be functionally and visually integrated and connected, with parking adequately screened from public streets by a 3-foot-tall landscape planting, earth berm or wall, and located behind or on the side of the building(s) served. Wherever possible, consideration will be given to the option of permeable surfaces in parking lots.
- LUE 11.15 **Accessibility.** Require building entries to be accessible from the public sidewalk, parking and pedestrian areas, and equestrian and bicycle routes where appropriate, and include amenities that encourage accessibility, such as low-scale entry signage, bicycle parking, equestrian hitching posts, down lighting, and waiting areas, where appropriate.
- LUE 11.16 **Street Crossings.** Require new development to provide safe and frequent pedestrian, bicycle and, where appropriate, equestrian street crossings, including over- or underpasses where necessary.

LUE 11.17 Screened Trash and Recycling Areas. Require new development to provide clean, safe, secure, visually screened trash and recycling enclosures that are architecturally compatible with the development. Existing development and uses are encouraged to provide safe, secure, and visually screened trash and recycling enclosures.

LUE 11.18 Crime Prevention. Require that development projects consider public safety and “defensible space” in their design through the appropriate use of building windows, entries, landscaping, and site lighting that is designed for efficiency and to reduce glare and “light spillage” across property lines.

LUE 11.19 Property Maintenance. Property owners shall maintain their sites, structures and landscaping in a safe, healthy, and attractive condition through the following:

1. Provide proactive code enforcement activities.
2. Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods.
3. Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites.
4. Promptly clean up and remove graffiti, trash, animal waste, toxic materials, or other materials or substances that have the potential to detract from residential and neighborhood safety, health or environmental quality. Inoperable appliances and vehicles, and abandoned or unsafe structures should be removed, repaired, or properly stored and visually screened.
5. Promote the use of E-Citizen or other smartphone digital application to report non-emergency issues such as graffiti and code violations.

Programs

LUE 11.1.1 Architectural Guidelines. Within 18 months of adopting the 2017 General Plan, adopt Architectural Guidelines addressing site planning, building and landscape design, and signage. The Guidelines shall update and, where appropriate, merge and integrate community design standards developed by the County of Riverside and applied to various areas within Jurupa Valley.

LUE 11.1.2 **Landmark and Historic Trees.** Within 18 months following adoption of the 2017 General Plan, the City Council shall consider an ordinance to maintain and protect landmark and historic trees throughout the City.

LUE 12 – Infrastructure, Public Facilities, and Services

Policies

- LUE 12.1 **Service Capacity.** Ensure that development does not exceed the City’s or the community services districts’ or special districts’ ability to adequately provide supporting infrastructure and services, such as water, wastewater treatment, energy, solid waste and public services such as police/ fire/emergency medical services, recreational facilities, and transportation systems.
- LUE 12.2 **Monitoring.** Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that housing and population growth does not reduce levels of service below acceptable levels.
- LUE 12.3 **Urban Water Management Plans.** Review all projects for consistency with the appropriate community services district’s urban water management plans.

LUE 13 – Fiscal Impacts

- LUE 13.1 **Fair Share Infrastructure Funding.** Require that new development contribute its fair share to fund infrastructure and public facilities, such as police and fire facilities, parks, streets, and trail improvements.
- LUE 13.2 **Fiscal Analysis.** Require a fiscal impact analysis for specific plans and major development proposals to reduce or prevent fiscal impacts to the City.

###

PROJECT CONSISTENCY WITH MUNICIPAL CODE SECTION 9.240.545 – DEVELOPMENT STANDARDS FOR MULTIPLE FAMILY DWELLINGS	
Development Standard	Does the Project Comply?
<p>(1) <i>Private open space.</i></p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>No. Private open space, balconies and/or patio areas for each unit is provided. However, the dimensions of these areas are not provided on the floor plans, only general square footages on the cover page.</p> <p>Additionally, compliance with letters “b” thru “d” is unknown for this submittal. This is not enough information was provided on the plans to come to a determination for these specific requirements.</p>
<p>(2) <i>Common open space.</i></p> <p>(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).</p> <p>(b) Common open space shall be designed for its intended use and shall not have a dimension less than ten (10) feet.</p> <p>(c) Common open space shall have a</p>	<p>No. Both a clubhouse area and playground are proposed as on-site amenities for this project. However, compliance with most of the items is unknown, because no dimensions are provided on the plans.</p>

<p>minimum of one hundred fifty (150) square feet per dwelling unit.</p> <p>(d) Up to a maximum of sixty (60) percent of common open space may be provided in a building.</p> <p>(e) Recreation facility examples that satisfy the common open space requirements include one (1) or more of the following:</p> <p>(i) Recreation center within a building;</p> <p>(ii) Swimming or wading pool;</p> <p>(iii) Athletic court such as basketball court;</p> <p>(iv) Athletic field;</p> <p>(v) Par course.</p>	
<p>(3) <i>Laundry facilities.</i></p> <p>(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).</p> <p>(b) The laundry facility shall not encroach into any minimum required garage parking area.</p> <p>(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.</p> <p>(d) Laundry facilities must be provided for within a completely enclosed structure and are not permitted outdoors or beneath patio or balcony covers.</p>	<p>No. Based on the floor plans, only one proposed plan includes labels for each space (Building 1), which does show a laundry area within the unit. However, more information is needed to specifically address items letters “c” and “d.”</p>
<p>(4) <i>Accessory storage.</i></p> <p>(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</p>	<p>No. Based on the floor plans, only one proposed plan includes labels for each space (Building 1), which does show a small storage area in the patio area. More information is needed to satisfy letter “a.”</p>

<p>laundry facility areas shall not be used to meet this requirement.</p> <p>(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.</p>	<p>No storage areas are shown within the parking areas and/or separate storage areas.</p>
<p>Parking.</p> <p>(a) Parking spaces shall be provided as required by Section 9.240.120.</p>	<p>No. While there is a parking calculation table that sufficiently calculates the number of spaces required for each bedroom unit, the table forgets to include parking based on the amount of employees that will serve the site. The ratio is 1 space per employee, based on the number of three (3) bedroom units that are provided.</p> <p>Dimensions also need to be provided for the spaces on the Site Plan. Standard space sizes are 9 feet wide by 18 feet in depth. End stalls are 11 feet wide by 18 feet in depth.</p>
<p>(6) Landscape area.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>No. More information needs to be provided on the landscape plan to satisfy the requirements of letters “a” and “b.” For example, no dimensions are shown for the landscaped area directly adjacent to the Limonite Avenue frontage.</p>
<p>(7) Walls and fences.</p> <p>(a) Walls located on property lines or project boundaries shall be constructed of decorative concrete block that includes</p>	<p>No. Referencing the Site and Landscape Plans, a 6-foot high decorative, freestanding block walls shall be constructed on the west, north, and eastern property lines, in</p>

<p>split-face or slump stone walls.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>order to secure the site from any potential crime and vandalism from the surrounding area. Currently, retaining walls are proposed sporadically on those same property line locations.</p>
<p><i>(8) Buffers from adjacent commercial, industrial, or institutional uses.</i></p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>No. The proposed buildings located adjacent to the north, west, and east property lines are located approximately 25 feet from their respective property lines. The zoning designations of the adjacent properties allow for commercial activities. More information shall be provided to demonstrate compliance with letters "a" thru "c."</p>

<p>(d) Nothing in this subsection shall prevent the construction of an accessory dwelling unit consistent with applicable state and local laws.</p>	
<p>(9) <i>Pedestrian access.</i></p> <p>(a) Pedestrian access shall be provided for between the public sidewalk and the on-site walkways that provide access to the dwelling units.</p> <p>(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.</p> <p>(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.</p>	<p>No. Not enough information was provided on the plans to demonstrate compliance with letters “b” and “c.”</p>
<p>(10) <i>Project design (setbacks, height, roof materials, equipment screening, etc.).</i></p> <p>(a) Multiple family dwelling projects shall be subject to the setback and height requirements applicable to the zone in which the property is located.</p> <p>(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.</p> <p>(c) All pad mounted mechanical equipment shall be sound attenuated with baffles or</p>	<p>No. While the project meets the setbacks of the proposed R-3 zoning designation, it does not meet the buffer requirements listed under number 8 (buffers from adjacent commercial, industrial, or institutional uses) within this table.</p>

<p>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.</p>	
<p>(11) <i>Project design.</i></p> <p>(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.</p> <p>(b) Parking structures, such as garages or carports, shall not be located adjacent to the front of dwelling unit front entrances.</p> <p>(c) Composition shingle roofs are prohibited.</p> <p>(d) The architectural style of the multiple family dwelling project shall be Spanish Colonial, Craftsman, Victorian, California Bungalow, American Farmhouse, or California Ranch.</p>	<p>No. The project proposes some of the solar carport-covered areas adjacent to the front of the dwelling unit entrances (see Site Plan). In regards to letter “d,” no colorized version, nor a color sample/materials board, was provided, in order to fully determine consistency.</p>
<p>(12) <i>Impact mitigation.</i></p> <p>(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:</p> <p>(i) Traffic impact assessment;</p> <p>(ii) Biological assessment as required by the Multiple Species Habitat Conservation Plan (MSHCP);</p> <p>(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;</p> <p>(iv) Air quality and health risk assessment on the project if within five hundred (500) feet of a freeway or within one thousand</p>	<p>No. Comments from our CEQA Administrator are attached to this letter, which requires both additional and revised reports and studies to be submitted to make a determination for the appropriate CEQA review process.</p>

<p>(1,000) feet of property in use or zoned for industrial activities;</p> <p>(v) Phase 1 assessment for archaeological, paleontological, and cultural resources; and</p> <p>(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.</p> <p>(b) The recommended mitigations for all impacts identified in the above studies shall be incorporated into the project design.</p>	
<p>(13) Lighting.</p> <p>(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.</p>	<p>No. No lighting details are shown for the on-site parking areas (see Site Plan).</p>
<p>(14) Refuse.</p> <p>(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.</p>	<p>No. Comments from Burrtec, the City's solid waste hauler for this property, are attached to this letter for further revisions to the locations of the proposed trash enclosures.</p>



⑤ View from west end of bridge



④ View west toward Site from middle of bridge



③ View west toward Site from middle of bridge



② View west toward Site from east end

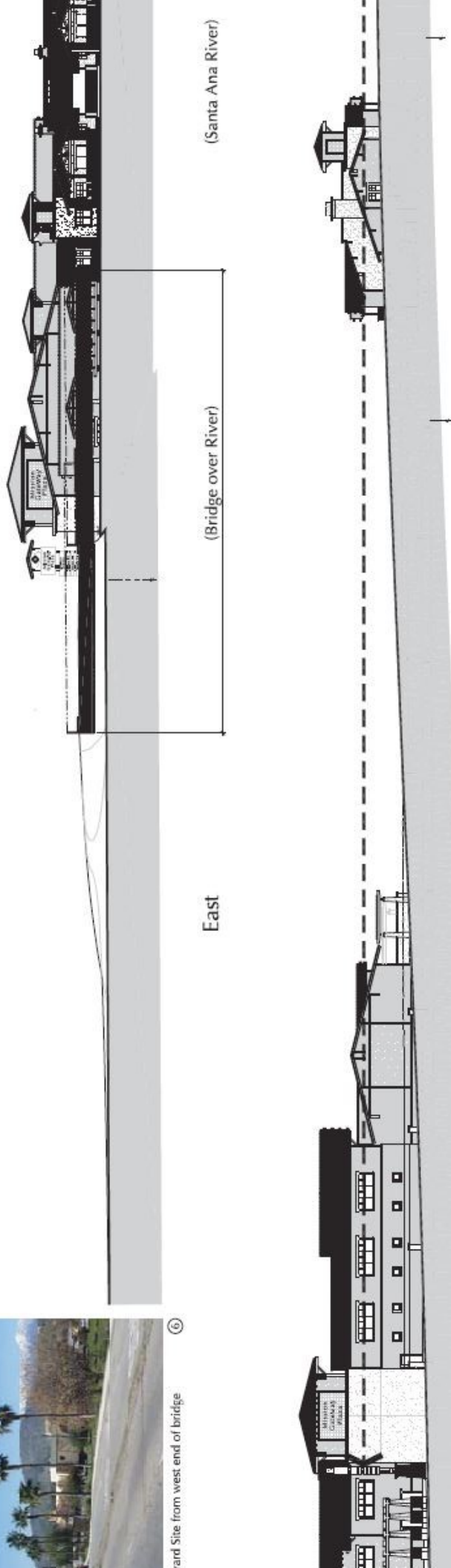


① View west toward Site from east end

Approach



⑥ View east toward Site from west end of bridge



East

(Bridge over River)

(Santa Ana River)

South (Mission Boulevard)

Approach from
Rubidoux Village



West (Crestmore Road)

(Mission Boulevard)

by Drive)



View east toward Site from Mission Blvd



View east to Site from intersection of Mission & Crestmore

Pylon Sign Street Views

City of Jurupa Valley

MEMORANDUM

TO: Chris Mallec, Associate Planner
FROM: Ernest Perea, CEQA Administrator
SUBJECT: MA 20276 1st Review CEQA Comments
DATE: January 31, 2021

Project Description

Construction of a new 176-unit apartment complex, on a 9.76-acre vacant piece of land located at 10001 Limonite Ave. The development will also include a community club house/pool area, landscaping, parking, and street improvements.

Project Location

10001 Limonite Avenue (APN: 162-200-011).

CEQA Initial Study Required

The preparation of an Initial Study is required and will be prepared by City staff. No presumptions regarding the appropriate CEQA determination for the proposed Project can be made until the Initial Study is completed. However, given the Project characteristics, a Mitigated Negative Declaration may be the likely outcome.

1. Air Quality and Greenhouse Gas (Applicant to Submit).

The following report was reviewed:

CalEEMod Air Quality, Greenhouse Gas, and Noise Study for a Multi Residential Building Development in Jurupa Valley, CA, Yorke Engineering, LLC, October 20, 2020.

In order to complete the review, please provide the following information:

- ☐ Copy of CalEEMod outputs for the Annual scenario.

2. Biological Resources Reports (Applicant to Submit)

A current copy (less than 1 year old) of a Habitat Assessment is required. The Habitat Assessment must address the following:

1) Substantial adverse effects, 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.

2) Substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.

3) 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.

4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

In addition an MSHCP Habitat Assessment and Consistency Analysis shall be included in the Habitat Assessment.

3. Cultural Resources Report (Applicant to Submit)

A Phase I Cultural Resources Assessment (including paleontological resources) is required. The assessment must be prepared by a qualified cultural resource professional that is on the Cultural Resource Consultant List maintained by the County of Riverside and relied upon by the City of Jurupa Valley. The list can be found at the following link:

<http://planning.rctlma.org/DevelopmentProcess.aspx>

The report must address the following:

a) Substantial adverse change in the significance of a historical resource pursuant to §15064.5.

b) Substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.

4. Energy Report (Applicant to Submit)

CEQA requires that a project's energy use be analyzed to address the

a) Potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

The analysis must provide quantitative data for the following:

- Estimated Construction Electricity Usage.
- Estimated Construction Fuel Consumption.
- Estimated Construction Worker Fuel Consumption.
- Estimated Construction Vendor Fuel Consumption.
- Estimated Construction Hauling Fuel Consumption
- Estimated Annual Operational Automobile Fuel Consumption.
- Estimated Annual Natural Gas and Electricity Consumption.
- A discussion why the project will/will not result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

5. Greenhouse Gas Emissions Analysis (Applicant to Submit)

The following report was reviewed:

CalEEMod Air Quality, Greenhouse Gas, and Noise Study for a Multi Residential Building Development in Jurupa Valley, CA, Yorke Engineering, LLC, October 20, 2020.

In order to complete the review, please provide the following information:

- ☐ Copy of CalEEMod outputs for the Annual scenario.

6. Noise Impact Analysis (Applicant to Submit)

The following report was reviewed:

CalEEMod Air Quality, Greenhouse Gas, and Noise Study for a Multi Residential Building Development in Jurupa Valley, CA, Yorke Engineering, LLC, October 20, 2020.

The following revisions are required:

- ☐ The City's CEQA noise thresholds are based on the increase in ambient noise levels. Please include field measurements of ambient noise in the vicinity of the Project site.
- ☐ The report states " Noise impacts were evaluated against community noise standards contained in the City or County General Plan or other state or federal agency as applicable to the vicinity of the Project site. For this Project, the City of Jurupa Valley, Title 11, Noise Regulation, Chapter 11.05 contains the applicable evaluation criteria."

Please note that Chapter 11.05.010. – Intent states that “...*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.*” **Please revise the report using the City’s CEQA noise thresholds which are described as follows:**

Construction:

The project may have a significant impact if:

- 1) The project is inconsistent with General Plan Policy NE 3.5: Construction Noise. Limit commercial construction activities adjacent to or within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and limit high-noise-generating construction activities (e.g., grading, demolition, pile driving) near sensitive receptors to weekdays between 9:00 a.m. and 3:00 p.m.; 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.

Operational Noise (Stationary):

The project may have a significant impact if it:

- 1) The project is inconsistent with General Plan Policy NE 1.3 New or Modified Stationary Noise Sources. Noise created by new stationary noise sources, or by existing stationary noise sources that undergo modifications that may increase noise levels, shall be mitigated so as not exceed the noise level standards of General Plan Figure 7-3. This policy does not apply to noise levels associated with agricultural operations existing in 2017. If the existing ambient noise levels in the project vicinity (as described in a noise study approved by the City), exceed the noise levels in General Plan Figure 7-3, the impact is significant and requires mitigation,

Operational Noise (Transportation)

- 1) A project may have a significant impact if traffic generated by the project would result in a noticeable increase in roadway noise 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.

Groundborne Vibration or Groundborne Noise

The project may have a significant impact if it:

- 1) Creates construction or operational vibration in excess of 0.20 PPV inch/second adjacent to or within one-quarter mile of sensitive receptors.

- **Please include an analysis of off-site traffic noise based on the Operational Noise (Transportation) Threshold described above.**

7. Phase I Environmental Site Assessment (Applicant to Submit)

A Phase I Environmental Site Assessment (that meets ASTM E1527-13 and All Appropriate Inquiry (AAI) standards, prepared by qualified Environmental Professionals) is required.

8. Vehicle Miles Traveled (VMT) Analysis

Projects that cannot be screened out through the steps outlined in the City of Jurupa Valley Traffic Impact Guidelines as specified in the CEQA Assessment – VMT Analysis Section will require additional analysis in order to determine if a project exceeds the following thresholds of significance:

- a) **Project VMT Impacts:** A project would result in a significant project-generated VMT impact if the project-generated VMT exceeds the City's average VMT per service population (population plus employment). The City's average VMT per service population shall be the metric that is in effect at the time the Notice of Preparation is published, or if no Notice of Preparation is required, at the time the environmental analysis is commenced.
- b) **Cumulative VMT Impacts:** A project would result in a significant project-generated VMT impact if the project generated cumulative VMT per service population exceeds the City's baseline VMT per service population for Horizon Year 2040.

The WRCOG Screening Tool located at the following link:

<https://www.fehrandpeers.com/wrcog-sb743/>

Please provide a copy of the results of the screening tool for the project. The Engineering Department will review the results of the screening tool and determine if a VMT Analysis is required.

4. Tribal Cultural Resources Consultation with California Native American Tribes (City of Jurupa Valley to Conduct)

AB52 and SB 18 are applicable. The City will notify the appropriate tribes/bands and the tribe to determine if consultation is required. **The tribal consultation process is underway and must be completed prior to the completion of the CEQA documentation for the project.**

9. Engineering Studies (Applicant to Submit)

Please provide digital copies of the following studies/reports if required by the Engineering Department:

- Preliminary Geotechnical Study.
- Project Specific Preliminary WQMP for the applicable watershed.
- Preliminary Hydrology/Drainage Report. **(Report submitted and will be reviewed by the Engineering Department).**

10. Additional Studies (Applicant to Submit)

At this time it does not appear that any other additional information is required than what is listed above. However, during the preparation of the Initial Study, the City may require the applicant to submit additional information needed for environmental evaluation of the Project. Requiring such additional information after the application is complete does not change the status of the application.

11. Inter-Agency Project Review Comments (City Project Manager to Provide)

Please provide a copy of the Inter-Agency Project Review Comments when available.

12. CEQA Schedule

Based on the above comments, the Initial Study cannot be completed until:

- 1) All technical studies listed above are submitted and approved by the City.
- 2) The Native American Tribal Consultation required by SB18 and AB52 are concluded.

END OF COMMENTS



January 26, 2021

Landscape Review Comments / 1st Interagency Review

176 Unit Apartment Complex – 10001 Limonite Ave. – MA20276

A review of the proposed Landscape Plants dated 12/21/2020 was completed. Comments from the review are as follows; submit the revised plans and a conceptual landscape plan for planning department review/approval:

With the revised plans, also return a copy of the plan check review comments and corresponding “Response to comments” memo identifying where/how the comments have been addressed on the plans to bring the project into compliance with City requirements.

1. Jurupa is spelled wrong on the landscape notes. Please correct.
2. Check the shrubs and groundcovers for compliance with the Riverside County Guide to California Friendly Landscaping plant list.
3. Provide a planting legend with the botanical names, common names, size, quantities, and WUCOLS ratings of all proposed trees, shrubs and groundcovers.
4. The off-site portion of the landscape plans within the public ROW will also need to be submitted in a separate plan set for review by the Engineering Department and the project needs to be designed per applicable Engineering Department guidelines, standards and details. City of Jurupa Valley Submittal Guidelines applicable to landscape development within the public ROW are available from the Engineering Department.

Continue to indicate the proposed parkway landscape on the overall on-site landscape plan for coordination of on-site and off-site designs.

5. Provide a planting area with landscape adjacent to the all, walled sides of the trash enclosures. Planting areas are to be a minimum of 4 feet wide from the inside of the curb to the wall. Include at least 1 self-clinging vine trained to each wall face. No vines are shown on the plans.
6. In addition to an anti-graffiti wall coating, provide self-clinging vines to both sides of the walls at 15' +/- o/c; 1 gal. vines or larger such as Boston Ivy or Creeping Fig. This to deter graffiti.
7. Provide 12" wide concrete step outs adjacent to parking stall/planting area interfaces.

8. Provide accent paving at the complex entrances.
9. Provide large 48" box accent trees at the complex entrances.
10. Provide more trees in the parking lot to meet the 50% shade requirements and to soften the building elevations.
11. Provide a parking lot shade exhibits to confirm that the parking lot tree shading requirements exceeds 50% min. Covered park is not included in the shade calculations, only the spaces that are uncovered and shaded by trees should be included the shade calculation. Provide additional shade trees to reduce parking lot paved area heat gain as necessary to meet the minimum requirements. For purposes of parking lot shade calculations indicate a 15-year tree canopy.
12. Provide the applicant's wet signature and date with the following statement, "I agree to comply with the criteria of the City of Jurupa Valley Water Use Efficiency Ordinance".
13. After approval of the conceptual plans and upon project entitlement, submit construction documents prepared and wet signed by a licensed landscape architect for review approval. Submit complete construction documents including construction plans, planting plans, irrigation plans and details for final review approval. Plans to be in conformance with the City of Jurupa Valley Standards for Landscape Development and water efficient ordinance 2015-17 and the Water Efficient Ordinance. The City has adopted the Riverside County Guide to California Friendly Landscaping.
14. Include the following elements on the landscape plans:
 - a. Applicant's wet signature and date with statement, "I agree to comply with the criteria of the City of Jurupa Valley Water Use Efficiency Ordinance".
 - b. Water budget calculations; MAWA and EAWU.
 - c. Hydrozone information table.
 - d. Weather based smart controller with rain sensor and main line master valve
 - e. Two Irrigation run time schedules; one for a six- month establishment period and a second for the established landscape. Coordinate with JCSD maximum allowable run-times and watering days by project address.
 - f. Include a 1-year landscape maintenance period and 1-year guarantee.
 - g. Provide a copy of the preliminary horticultural soil report/recommendations upon which initial soil preparation specifications are based.
15. Include the following general notes on the construction documents:
16. The project landscape architect shall conduct a field inspection at substantial completion of the project to verify that the landscape and irrigation installation is in

compliance with the approved design plans; this prior to beginning the contractors 1-year maintenance period. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Jurupa Valley and request a final City Inspection of the landscape and irrigation installation. The Certificate shall include a list of any deficiencies or necessary changes for approval by the Department of Development Services. At the time of the City final landscape inspection an irrigation system coverage review will be conducted; the landscape contractor may be required to be in attendance to operate the irrigation system to facilitate the review.

17. The project landscape architect shall conduct a field inspection at completion of the project 1-year maintenance period to verify that the landscape and irrigation installation is in compliance with the approved design plans and is healthy and flourishing. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Jurupa Valley and request a final City Inspection of the maintained
18. Provide a detailed opinion of probable construction cost, this for determination of bonding [hardscape & softscape, quantity & unit prices, include 1-yr. maintenance period]. *See attached exhibit as to format*

INTEROFFICE MEMORANDUM

TO: CHRIS MALLEC, ASSOCIATE PLANNER

FROM: LILLYANNA DIAZ, ASSISTANT ENGINEER

SUBJECT: MA 20276 – 1ST REVIEW

DATE: FEBRUARY 16, 2021

REVIEWED: Conceptual Grading Plan for Kingsley Terraces Apartments; Prepared by Venture Engineering Inland, Inc.; Dated December 18, 2020

Preliminary Hydrology Report; Prepared by Venture Engineering Inland; Dated December 15, 2020

Preliminary Title Report; Not Dated

Quitclaim Deed

CC: STEVE LORISO; CAROLINA FERNANDEZ

Engineering has reviewed the documents submitted to the Engineering Department, for the proposed development at 10001 Limonite Avenue and has the following comments:

General:

1. Conceptual grading plan has multiple bearings and distances for each property line. Revise plan to show appropriate bearings and distance.
2. Grading permit will be required.
3. Applicant shall submit a geotechnical soils report, for review and approval of the Engineering Department.
4. Applicant shall submit a preliminary Water Quality Management Plan (PWQMP) for review and approval of the Engineering Department. Applicant must use the Santa Ana Watershed Region template and guidelines for the WQMP development.
5. A preliminary hydrology report/drainage study was received and required mitigations to address stormwater runoff will be required.
6. Connections to the public sewer system will be required and any existing on-site waste systems shall be properly abandoned. If any existing systems, please show on site-plan or note that there are none.
7. "Will Serve" letters from the utility purveyors, for sewer and water service, will be required for entitlement review.
8. All work within the public right-of-way shall be designed and constructed in accordance with the City of Jurupa Valley standards; any non-standard encroachments must be approved by the Public Works/Engineering Department. Work within the public right-of-way will require an encroachment permit from the Public Works/Engineering Department.
9. All utilities serving, within, and along the project frontage shall be placed underground.
10. Streetlights will be required along the project frontage on Limonite Avenue. Existing streetlights (if any) at the frontage and immediately adjacent to the project limits that don't meet current standards (LED) may be required to be modified to LED.
11. The applicant will be required to annex into Jurupa Valley Landscape and Lighting Maintenance District for parkway landscape maintenance and street light O&M as applicable. If this project is within any assessment/ benefit district, the Owner shall make application for

- any reapportionment of the assessments or pay the unit fees in the assessment/benefit district as appropriately caused by approval of the project.
12. The applicant will be required for form, or annex into if one exists, a CFD for Public Safety.
 13. Right-of-way Landscape plans (streetscape plans) will be required **after** the entitlement; plans shall be submitted to the Engineering Department for review and approval of the Public Works Director and shall be in compliance with City guidelines – package available upon request cfernandez@jurupavalley.org.
 14. A hauling permit might be required for this project; please contact Lori Yenulonis, Engineering Technician, for more information LYenulonis@JurupaValley.Org.
 15. Any work (if any) required within or encroaching into RCFC&WCD right-of-way requires approval from easement holder; proof of approval will be required by the City.

Street Improvements:

16. Clearly identify property lines (existing and proposed) and location of public right-of-way.
 - a. Show existing public roads, clearly identified and include proposed future on description of project (proposed vacation, realignment, etc.).
17. Limonite Avenue Street improvements will be required (including but not limited to):
 - a. Dedication of public right-of-way along the project frontage will be required to provide for a 76-ft wide right-of-way measured from construction CL to PL. Additional right-of-way may be required to provide adequate grading within the public right-of-way and appropriate transition to private improvements, the preliminary/conceptual grading plan should provide details on grade transitions to identify any additional right-of-way required.
 - b. Street improvements shall include pavement work at project's frontage as deemed adequate by the City Engineer (CL to PL) and to provide ultimate road width.
 - c. The City's Circulation Master Plan identifies a Class I bike lane along Limonite on this area, the bike trail will be located on the south side of Limonite Avenue.
 - d. This site is within the Equestrian Lifestyle Protection Overlay area with Limonite Avenue, along the project site, identified as a Primary Equestrian Route by the City's General Plan. An equestrian trail is required on the north side of Limonite Avenue along the project frontage. Trail shall be 10-ft and per the City's current standards for fencing – available from Public Works upon request – but generally provides PVC posts and rails and two rail fencing;
 - e. Curb & gutter;
 - f. Existing driveways (if any) shall be replaced by full height curb and gutter.
 - g. Improvements shall transition and tie into existing improvements.
 - h. **Important:** please note that this information is based on the available information and that additional comments may arise upon review of submitted reports and preliminary plans (i.e. grading)
18. Utility poles undergrounding and/or relocation required in order to provide any conditioned improvement will be the sole responsibility of the developer.

Grading and Drainage:

19. Developer will be required to protect any downstream/upstream properties from damages caused by alteration of the natural drainage pattern.
20. All grading shall be per the current California Building Code and the City's Municipal Code (Title 8).
21. If connection or discharge to RCFC&WCD's facilities or infrastructure is proposed, review of the project by the District will be required and conceptual approval shall be required prior to entitlement.

Conceptual Grading Plan:

22. Provide cross sections to show how the proposed development and improvements will

transition to adjacent existing properties and right-of-way. Current cross sections do not show how proposed development will transition to adjacent properties. Provide, at least, a N-S section through the southern property line to the centerline of Limonite Avenue including information on existing road improvements versus proposed, a N-S section through the northerly property line, a E-W section through the Westerly property line, and a E-W section through the easterly property line. Include offsets and call outs.

23. Plans must show improvements 150-ft beyond the property line, including sidewalk, streetlights, and poles, trees, etc.
24. Plans shall show full road width on Limonite Avenue and include dimensions and offsets (CL to PL, lanes, curb face, etc.)
25. Provide total area of impervious/pervious surface on grading plan
26. Legal description on conceptual grading plan does not match legal description in vesting deed or preliminary title report. Revise legal description.
27. Provide documents that describe easements 6, 7, and 8 in the preliminary title report.
28. Show all existing and proposed easements plotted on the conceptual grading plan and clearly identify. Applicant will be required to obtain letter of consent from easement holders for work withing the easement(s) boundaries; identify if any easements are proposed to be abandoned.
29. Trash enclosures are required to be per City requirements – Burrtec (trash hauler) standards for sizing and accessibility.
 - a. Consider location of trash enclosures along northerly parking aisles, trash enclosures appear to provide sight line difficulties for vehicles exiting adjacent parking stalls. Additional information showing movements in and out of those stalls shall be shown (i.e. sight line and clearance).
30. Clearly identify proposed gate on plan. Proposed gate at site entrance shall be set back at least 60 feet from the right-of-way line, or as determined by the Traffic Impact Analysis.
31. Main entrance improvements shall lay within private property, proposed median nose and improvements shall not encroach onto public right-of-way.
32. Show dimensions at project's main entrance and identify call box. Proper spacing to accommodate vehicles passing vehicles waiting at call box should be provided.
33. Note that current main entrance design does not allow for vehicles' use of roundabout. Revise design to allow vehicles' use of roundabout.
34. Proposed driveways and access points shall be per Riverside County standards – please reference standards 208, 803, 821, and 820 for the general design. Main entrance has a width greater than the maximum width of 40-ft. Revise driveway design.
35. Applicant is identifying a concrete crib wall onsite along the westerly and northerly sides of the development. Conceptual plans shall identify drainage and run-on/off impacts.

Traffic, Transportation, and Circulation:

36. Show dimensions for curb radii for islands around the parking stalls to show safe and appropriate vehicle movement on the site and minimum standards are achievable
37. Plans shall show truck turning templates for waste management, fire, and delivery trucks. Templates shall demonstrate adequacy of aisle space, curb's radii at islands and driveways, so for. Turning templates shall show onsite circulation as well as circulation onto and from the site (at both proposed access points).
38. No on street parking will be allowed on Limonite Avenue.
39. Show sight lines on plans at driveways (onsite) and access points to the site.
40. **Important:** Traffic Impact Analysis is currently under review and comments shall be provided separately from the comments listed above. Please note that the comments prepared are based on the available information and addition comments may arise upon the findings determined by the TIA.

Additional Comments:

34. Applicant shall consider future project(s) on the area that would directly impact this

development. In particular, the City's CIP project for Limonite widening. Please note that this project is currently on the design stage but that the design is to a modify section for road improvements and doesn't include the ultimate right-of-way improvements that the City has for this area of Limonite Avenue per the General Plan, Bicycle and Pedestrian Master Plan, and local and regional trail plans.

Thank you.



W.O. No.: 2020-1008

Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office

74967 Sheryl Avenue
Palm Desert, CA 92260
951.686.1070

Murrieta Office

41870 Kalmia Street #160
Murrieta, CA 92562
T: 951.686.1070

June 11, 2020

Chris Mallec
Associate Planner
CITY OF JURUPA VALLEY, PLANNING DEPARTMENT
8930 Limonite Avenue
Jurupa Valley, CA 92509

RE: Inter-Agency Review for City of Jurupa Valley MA20082
(PAR20010) located on the north side Limonite Avenue,
approximately 650 feet west of Bain Street

Dear Mr. Mallec:

This project will be subject to compliance with Jurupa Community Services District's (District) rules, regulations, conditions, requirements, and payment of appropriate fees for residential projects.

The proposed land use is not consistent with Land Use Map for the Master Plans utilized by the District, which designated the subject area land use as Very Low Density Residential. This project, referred to as City of Jurupa Valley MA20082 (PAR20010), consists of a new 200-unit apartment complex, on a 9.76-acre vacant piece of land located at 10001 Limonite Avenue. The development will also include a community club house/pool area, landscaping, parking, and street improvements. The District Master Plan Land Use for the subject area has been utilized by Jurupa Community Services District for prior water and sewer system planning studies, and therefore the project is not consistent with District planning for water and sewer. The District is currently updating their water and sewer master plans with the current City of Jurupa Valley plan.

The District staff will need to submit a proposed water and sewer availability letter to the Board of Directors, for its consideration, for this project to provide final requirements and approval. We reviewed the subject project and are offering the following preliminary comments:

We reviewed the District's water and sewer atlas maps to identify the nearest main lines for potential service connections. Water facilities consist of an existing 12-inch diameter water line in Limonite Avenue. The applicant must provide the District with fire flow requirements from the Fire Department in order to determine the adequacy of the existing water system. Two separate water service points of connection are required for the proposed high-density residential development.

The District maintains and operates an existing 18-inch diameter sewer line within an easement across the adjacent property to the east of the subject property (APN 162-200-010). In order to connect to the 18-inch diameter sewer line within the easement, the developer shall review the existing easement documents (Inst. No. 3222) and ensure that the existing easement requirements



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are adhered to during the connection. In addition, the developer shall perform any necessary additional coordination and/or agreements with the adjacent lot's private property owner.

The District is investigating the potential use of non-potable water for the project area and will require the developer to participate in the final adopted program for parks and greenbelt areas.

The applicant will be required to contact Jurupa Community Services District to start the development processes for the project. The applicant will be required to submit plans and fees for sewer and water service. The Applicant can find further information on the District's fee schedules and development processes on the District's web site at www.jcsd.us. If you have any questions, please contact the District.

Sincerely yours,

ALBERT A. WEBB ASSOCIATES

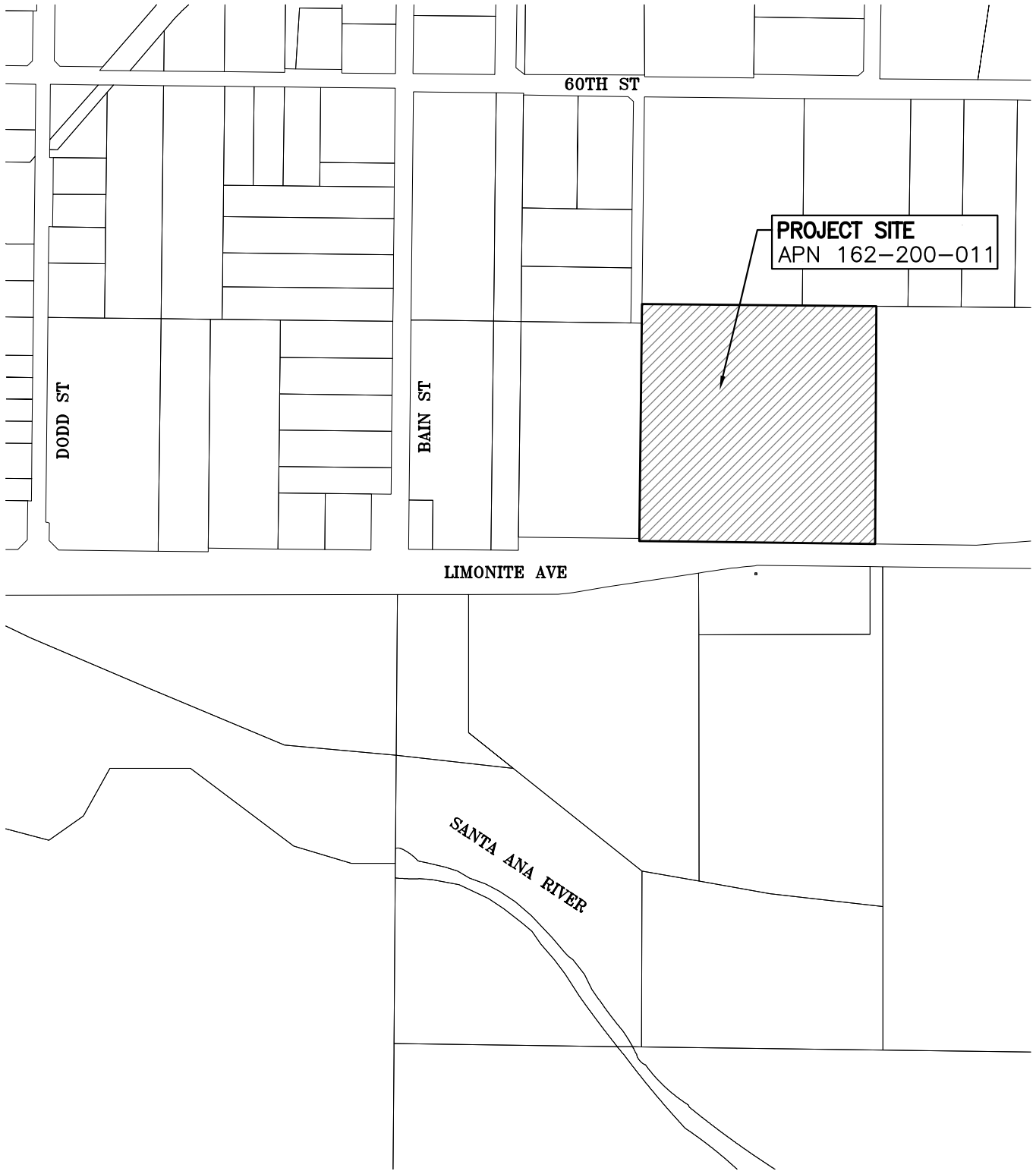


Bruce A. Davis, PE
Senior Vice President



Gustavo A Gomez, PE
Associate Engineer

cc: Seungwon Won, JCSD
Eddie Rhee, JCSD
Nickie Hamic, JCSD
Nicole Smith, JCSD
Chandler Drachslin, AAWA





CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF
Office of the County Fire Marshal (West)
2300 Market Street Ste. #150, Riverside, CA 92501
(951) 955-4777 www.rvcfire.org

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DISTRICT 4

JEFF HEWITT
DISTRICT 5

February 11, 2021

City of Jurupa Valley
Attn: Chris Mallec, Associate Planner
8930 Limonite Ave.
Jurupa Valley, CA 92509

Case Number: MA20276 Comments

Mr. Mallec,

The Riverside County Fire Department has reviewed the Site Development plans and we will need additional information to complete our review. Final conditions will be addressed when final site and building plans are reviewed:

- Provide square footage of each building on site to calculate required fire flow.
- Indicate locations of proposed fire hydrants.
- Access is required to every portion of every building within 150' of fire apparatus access roads.
- Indicate proposed gates and type of operation on each entrance/exit.

Sincerely,

Adria Reinertson
Deputy Fire Marshal

Chris Mallec

From: Kim, Kristine <KAKim@RIVCO.ORG>
Sent: Wednesday, January 27, 2021 1:33 PM
To: Chris Mallec
Subject: MA20276

Chris,

DEH has reviewed MA20276 and has the following items to be addressed prior to issuance of a final project comments letter:

1. Submit planning review fees of \$1337.00. Please make checks payable to Riverside County Environmental Health and reference City Planning case number on form of payment and include this document for invoicing purposes.
2. Provide will-serve letters for both water and sewer from the appropriate purveyor.
3. A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

****Please note that additional items may be required pending review of the above requested items.****

Sincerely,



Kristine Kim

Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Cleanup Program
3880 Lemon Street Suite 200, Riverside CA 92501
Phone #: 951-955-8980
Fax #: 951-955-8988

E-mail: kakim@rivco.org

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Office Hours: Tue-Friday



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Date: February 16, 2021

Project: MA20276
10001 Limonite Avenue

Reviewer: Gary Koontz
Email: gkoontz@burrtec.com
Phone: (909) 429-4200

Project Description: Construct 176 multi-family residential units.

Comments: The Site plan dated 12/18/20 identifies five trash enclosures spaced throughout the project. The enclosures are all located on looped driveways. Although no dimensions are provided for the enclosures, they appear to be designed to accommodate four commercial containers. The illustrated containers are stacked back-to-back, which will require the front containers to be moved in order to service the rear containers.

Based upon the information provided, the project meets or exceeds Burrtec's minimum requirements for the number of enclosures, their location, and accessibility. All enclosures should be designed so that the front bins do not have to be moved in order to service the rear bins. Also, please be advised that effective January 1, 2022, all multi-family residential units will be required to participate in an organics recycling program under AB1383. This includes both green waste and food waste and will require a third container in addition to trash and recycling. Since all enclosures are proposed to accommodate four bins, there may be adequate space within each enclosure to accommodate organics recycling although the existing enclosure design needs to be modified to provide accessibility to the rear bins.

Any changes to the overall project design, enclosure specifications or location, or access may adversely impact Burrtec's ability to service the project. Any design modifications that could impact Burrtec's service will be subject to review and approval by Burrtec.

Prior to issuance of grading permits, the developer or their contractor shall contact Burrtec to coordinate the preparation and implementation of a Construction Waste Management Plan.

Burrtec's review of this project is limited to determining whether it meets Burrtec's minimum standards for waste and recycling collection services. Any comments or approvals by Burrtec are limited to these minimum standards as they relate to our equipment and personnel and do not pertain to the project's compliance with applicable federal, state and local land use and environmental laws, building codes or other applicable government regulations. Any approvals by Burrtec do not warrant or represent that Burrtec accepts any liability relative to the performance of waste and recycling collection services within this project.


Gary Koontz, Facility Project Manager

Chris Mallec

From: Gary Koontz <gkoontz@burrtec.com>
Sent: Tuesday, February 16, 2021 11:44 AM
To: Chris Mallec
Subject: Re: Re: MA20276 - 176-Unit Apartment Complex - 10001 Limonite Ave.

Our only concern is stocking the bin so that we have to pull the front bins out to service the rear bins. If they want four bins, we have some enclosure layouts that work well. Please note that the food waste recycling stating 1/2/22 is going to cause all sorts of enclosure issues. Instead of a lot of apartments having their green waste hauled away by landscape maintenance contractors, it should be kept onsite with bins designated for green and food waste combined. The other issue is that if we don't provide a food waste bin in each enclosure, no tenant is going to take the extra step in walking to a second enclosure to dump food. In most cases, food can probably be handled with 65 gallon carts.

On Tue, Feb 16, 2021 at 11:28 AM Chris Mallec <cmallec@jurupavalley.org> wrote:

Thanks Gary!

-Chris



Chris Mallec | Associate Planner
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
t. 951-332-6464 x 252 |
e. cmallec@jurupavalley.org | www.jurupavalley.org
Schedule at City Hall: Mon. – Thurs.

From: Gary Koontz [mailto:gkoontz@burrtec.com]
Sent: Tuesday, February 16, 2021 11:16 AM
To: Chris Mallec
Subject: Re: Re: MA20276 - 176-Unit Apartment Complex - 10001 Limonite Ave.

See attached comments. Let me know if you have any questions.

On Tue, Feb 16, 2021 at 10:00 AM Chris Mallec <cmallec@jurupavalley.org> wrote:

Hi Gary,