

City of Jurupa Valley

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday August 11, 2021

Study Session: 6:00 P.M.

Regular Meeting: 7:00 P.M.

City of Jurupa Valley City Hall

City Council Chambers

8930 Limonite Ave., Jurupa Valley, CA 92509

- 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.*

STUDY SESSION

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

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

2. Public Appearance / Comments

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.

3. Commission Business – Study Session

3.1 STUDY SESSION: MASTER APPLICATION NO. 21158 (PAR 21005)

PROJECT: SADDLEHORN RANCH – PROPOSED 31 UNIT SUBDIVISION OF 19.3 ACRES

LOCATION: 6550 LIMONITE AVENUE (APN: 186-160-021)

APPLICANT: ROGER HOBBS

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

RECOMMENDATION

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

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)

3B. Continued Study Session (if necessary)

3.1 STUDY SESSION: MASTER APPLICATION NO. 21158 (PAR21005)

PROJECT: SADDLEHORN RANCH – PROPOSED 31 UNIT SUBDIVISION OF 19.3 ACRES

LOCATION: 6550 LIMONITE AVENUE (APN: 186-160-021)

APPLICANT: ROGER HOBBS

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- July 21, 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 CODE AMENDMENT NO. 20004 REVISING THE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AS SET FORTH IN THE JURUPA VALLEY MUNICIPAL CODE

LOCATION: CITY WIDE

APPLICANT: CITY OF JURUPA VALLEY

Staff has determined that the proposed Zoning Code Amendment (ZCA20004) qualifies for an exemption pursuant to Section 15061 (b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations). The activity is covered by the Common Sense Exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

RECOMMENDATION

That the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. 2021-08-11-01 recommending that the City Council approve Zoning Code Amendment No. 20004 to amend the Jurupa Valley Zoning Code pertaining to Multiple Family Dwelling Development Standards, including off-street parking requirements.

6.2 ZONING CODE AMENDMENT NO. 21006 REVISING REGULATIONS IN SECTION 9.240.490 (ALCOHOLIC BEVERAGE SALES) AND ADDING AN ANNUAL ALCOHOL SALE REGULATORY FEE TO THE CITY OF JURUPA VALLEY COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE

LOCATION: CITY WIDE

APPLICANT: CITY OF JURUPA VALLEY

Staff has determined that the proposed Zoning Code Amendment No. 21006 qualifies for an exemption pursuant to Section 15061 (b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations). The activity is covered by the Common Sense Exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

RECOMMENDATION

By motion, adopt Resolution No. 2021-08-11-02 recommending that the City Council adopt Ordinance establishing new requirements for the sale of alcoholic beverages and adding an Annual Alcohol Regulatory Fee to the Community Development Department Fee Schedule.

7. Commission Business

7.1 ALPHA MATERIALS FIVE (5) YEAR COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (CUP) NO. 03434

LOCATION: 6170 20TH STREET (APN: 175-160-011, 178-020-026)

APPLICANT: ALPHA MATERIALS, INC.

A review of CUP conditions of approval compliance is not a project and is, therefore, not subject to the California Environmental Quality Act.

RECOMMENDATION

That the Planning Commission: 1) receive a staff report and PowerPoint presentation from the Community Development Department, 2) receive a presentation from the applicant and, 3) confirm that CUP03434 is in compliance with the conditions of approval, including maintenance of landscaping, control of dust, and current permits from other regulating agencies.

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Community Development Director's Report

11. Adjournment to the August 25, 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.

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: AUGUST 11, 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. 3.1
STUDY SESSION: MASTER APPLICATION NO. 21158 (PAR21005)
PROJECT: SADDLEHORN RANCH - PROPOSED 31 UNIT
SUBDIVISION OF 19.3 ACRES
LOCATION: 6550 LIMONITE AVENUE (APN: 186-160-021)
APPLICANT: ROGER HOBBS

RECOMMENDATION

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

STUDY SESSION PROCESS

This agenda item is an opportunity for the applicant to introduce the project to the Commission and receive feedback. The Commission will not take a vote. Each Commissioner will have an opportunity to communicate to the applicant any issues that should be addressed when the project is before the Commission for a public hearing.

PROJECT DESCRIPTION

The applicant proposes to construct *Saddlehorn Ranch*, a 19.3- acre subdivision consisting of 31 single-family lots. The project will include internal circulation, traffic calming, street improvements, equestrian improvements, and landscaping. The applicant has submitted Pre-application Review (PAR) No. 21005 for this project and seeks feedback from the Planning Commission prior to submitting formal application(s).

The project will require the following applications:

- **General Plan Amendment (GPA):** Change the land use designation from Ranch (EDR) to Country Neighborhood (LDR). EDR allows for a maximum of .5 dwelling units per acre and LDR allows for a maximum of 2 dwelling units per acre.
- **Tentative Tract Map (TTM):** Subdivide 19.3 acres into 31 single-family lots, one internal street, and one detention basin.

PROJECT LOCATION

The project site consists of 19.3 acres of sparsely developed land located at 6550 Limonite Avenue. The site is bordered by Limonite Frontage Road and a single family home to the west, Riverview Drive to the east, single family residential to the north, and residential/agricultural uses to the south. The site is near the Rancho Jurupa Regional Sports Park, Rancho Jurupa Park, Santa Ana River, Peralta Elementary School, and the Flabob Airport. Figure 1 shows the project site location. Table 1 presents the general information on the project site.

FIGURE 1: PROJECT SITE

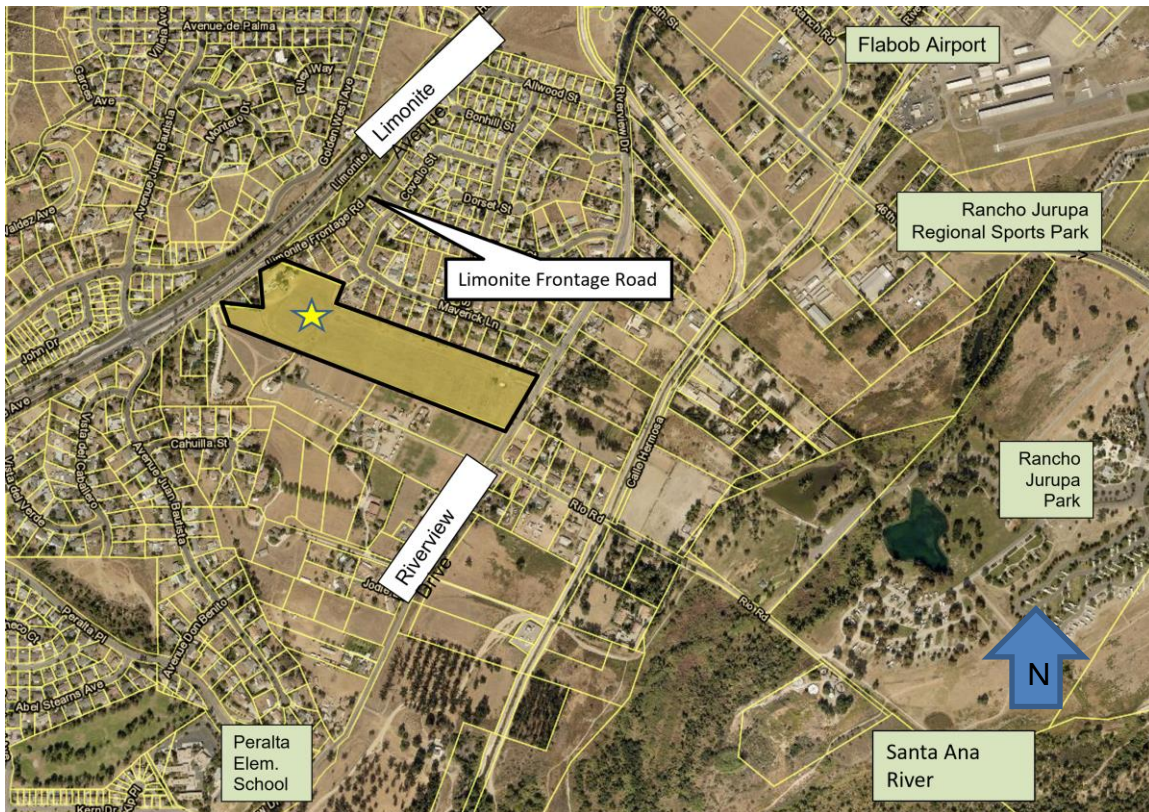


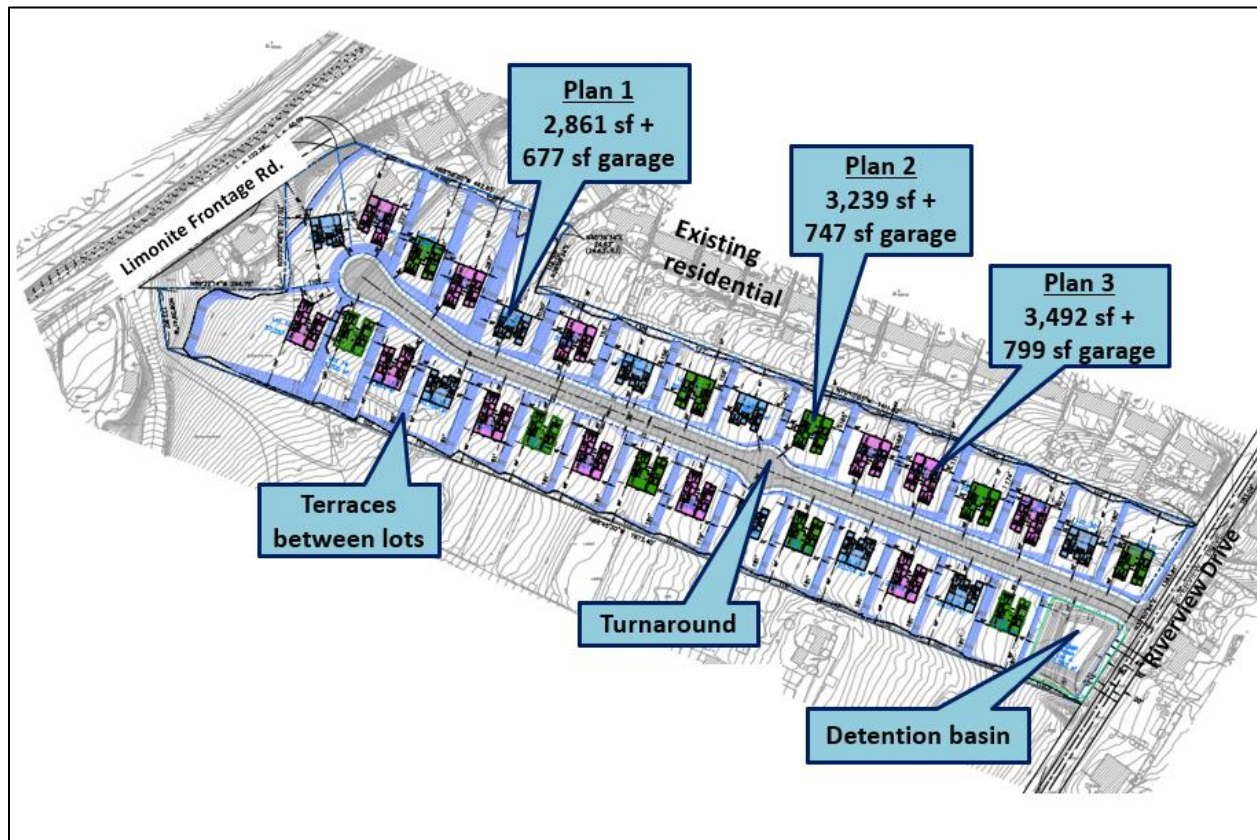
TABLE 1: GENERAL PROJECT INFORMATION	
EXISTING GENERAL PLAN LAND USE DESIGNATION	Ranch (EDR)
EXISTING GENERAL PLAN OVERLAY AREA	Municipal Airport Overlay – Flabob (Safety Zone “C”)
EXISTING ZONING CLASSIFICATION	Light Agriculture (A-1)

PROJECT DETAILS

Saddlehorn Ranch is proposed to consist of a 31 home subdivision. The single-family lots would range in size from 20,005 square feet to 57,257 square feet. Three home models are proposed, ranging in size from 2,861 square feet to 3,492 square feet. All three home plans are one story with three car garages. There is one internal street proposed with access off Riverview Drive, a

roundabout proposed midway through the subdivision, and a cul-de-sac at the west end of the property. Figure 2 shows the conceptual site plan for Saddlehorn Ranch with key project features labeled.

FIGURE 2: CONCEPTUAL SITE PLAN



Access and Circulation. There is one entrance/exit proposed for this tract located on Riverview Drive. Access is not proposed from Limonite Frontage Road. There is one 36' wide internal street proposed to traverse the subdivision between lots, ending in a cul-de-sac, which will allow parking on both sides of the street. The central roundabout is included to enable emergency vehicle turn arounds if needed.

Architecture and Design. Three home plans are proposed. All are detached single-story models with three-car garages. The three plans are detailed in Table 2.

TABLE 2: SIZE OF HOMES AND FLOOR AREA RATIOS (FARS)				
Plan No.	Living Area (square feet)	Garage (sf)	Total Footprint (sf)	FAR
Plan 1*	2,861	677	3,538	.18
Plan 2	3,239	747	3,986	.20
Plan 3	3,492	799	4,291	.21

*Includes optional 153 sf den/hobby room with 523 sf garage with similar footprint and FAR

The plans consist of next-generation living spaces that include flexible rooms to serve the needs of multiple generations of family members and diverse lifestyles (e.g., rooms can serve as office, gym, or game room). The Floor Area Ratios (FARs) of the buildings meet Traditional Neighborhood development standards, which regulate homes to minimize the size and mass of buildings as lot size decreases. Traditional Neighborhood homes that are one story are generally designed with floor areas that are less than half the size of the lot (maximum .40 FAR). Saddlehorn Ranch proposes FARs of .21 and below. The large lots of at least 20,000 sf create a spacious low-density development. The topography of the site is graded to create terraces between lots ranging in height from approximately 6' to 12'.

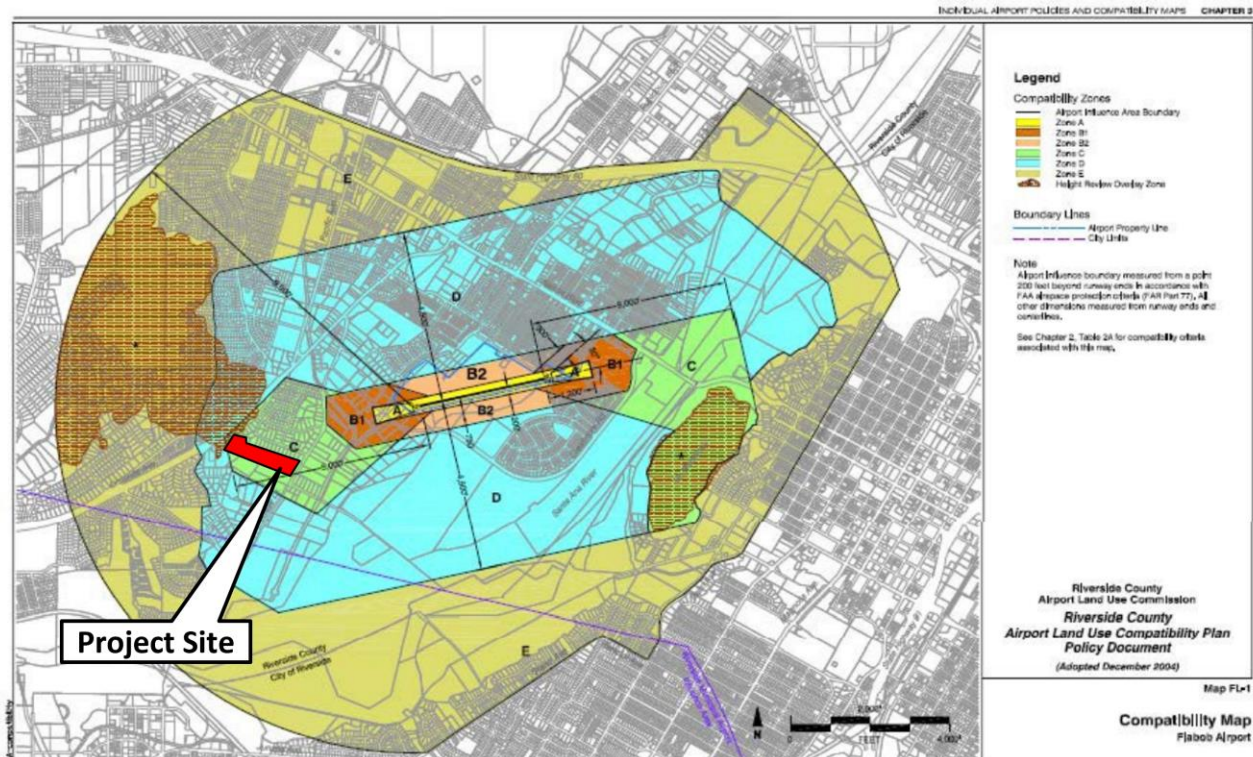
CORE ISSUES FOR FEEDBACK

Density. The project requires a General Plan Amendment to change from Ranch (EDR) to Country Neighborhood (LDR), which will increase the allowable density from .5 du/acre to 2 du/acre. The density increase is not drastic and would change underdeveloped land surrounded by low density residential into a low-density community designed to be an asset to the area.

Access. The proposal includes one access on Riverview Drive. Reasons for selecting a single access point include the slope and topography of the property, which poses challenges for connecting to Limonite Frontage Road. Additionally, the turnaround in the middle of the development facilitates ease of fire access. The Fire Department has reviewed this project and is in accordance with the proposed design and access.

Municipal Airport Overlay - Flabob. The project site is located within the Airport Land Use Commission (ALUC) Flabob Municipal Airport Overlay safety Zone C. Figure 3 shows the different safety zones for the Flabob Airport. Zone C is shown in green on the map and the project site is shown in red.

FIGURE 3: SAFETY ZONES AROUND FLABOB AIRPORT



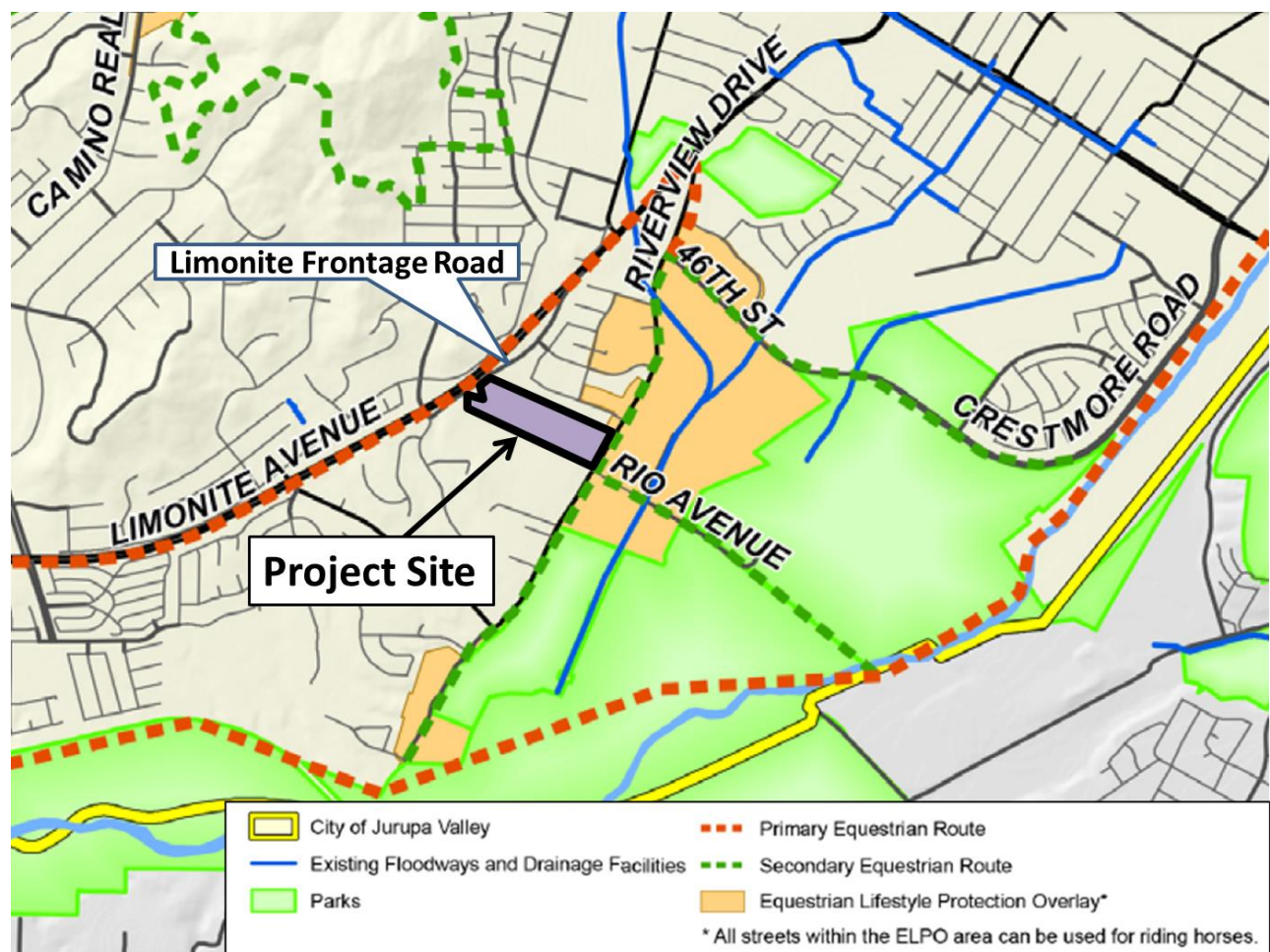
For each safety zone, ALUC applies development standards. Per ALUC policy, the maximum density for safety zone C (green) is either less than .2 du/acre or more than 5 du/acre in which case ALUC suggests clustered development around open spaces.

The applicant will apply for formal review by ALUC. In the case that ALUC deems the project inconsistent with its policies, the City of Jurupa Valley may make findings to overrule the inconsistency determination and approve the project. The development poses minimal threat to flights and airport noise will be disclosed to new homeowners.

Equestrian Routes. The General Plan Mobility Element identifies Primary and Secondary Equestrian Routes throughout the City. Just east of the project boundary is a designated Secondary Equestrian Route along Riverview Drive (See Exhibit 4). There is no designated Equestrian Route on Limonite Frontage Road which is the western border of the project (there is a designated primary route on Limonite Avenue beyond the project frontage).

The developer will fund an equestrian trail on Riverview Drive to improve connectivity to the Santa Ana River and the remaining trail network.

FIGURE 4: EQUESTRIAN ROUTES NEAR PROJECT LOCATION



DISCUSSION TOPICS FOR PLANNING COMMISSION

1. Density
2. Access
3. Municipal Airport Overlay - Flabob
4. Equestrian Routes
5. Other items Planning Commissioners wish to discuss

NEXT STEPS

The next steps are: (1) formal submittal by applicant of entitlements; (2) an interagency review of the proposed project; (2) completion of the appropriate California Environmental Quality Act (CEQA) document; (3) the public review of the CEQA document; and (4) public hearing(s).

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. Proposed Tentative Tract Map 38171
2. Elevations and Floor Plans

ATTACHMENT 1
PROPOSED TENTATIVE TRACT MAP 38171

TENTATIVE TRACT MAP NO. 38171

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DEVELOP

ARC HOBBES COMPANIES, INC.
1428 E. CHAPMAN AVENUE
ORANGE, CA 92668
ATTN: ROGER HOBBES
714-633-8100

PARCE
EVIDE
ADJUS
1999-3
BEING

2 AS SHOWN ON I
NCE BY A NOTICE
MENT RECORDED J
804302 OF OFFICIAL
MORE PARTICULAR

LOT LINE ADJUSTMENT
OF LOT LINE
JULY 8, 1999 AS INS
RECORDS,
DESCRIBED AS FOLLOWS:

NT NO. 4091, AS
TRUMENT NO.
LLOWS:

OWNERS

JAMES H. MARTINDALE AND LNETTE ANN MARTINDALE, TRUSTEES OF
THE JAMES H. MARTINDALE AND LNETTE ANN MARTINDALE LIVING TRUST
DATED NOVEMBER 23, 1998.

COUNTY, CALIFORNIA,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF S
LOT 2 WITH THE
NORTHEASTLY CORNER OF THE SOUTHERLY LINE OF

AD

UTILITY PURVEYORS

INTER-	RABDOU COMMUNITY SERVICES DISTRICT
SEMI-	RABDOU COMMUNITY SERVICES DISTRICT
CAS-	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRONIC-	SOUTHERN CALIFORNIA Edison
TELEPHONE-	AIR
SCHOOL-	JUNIPER VALLEY UNITED SCHOOL DISTRICT
CITY-	SPECTRUM
SOLID MASTER-	BURRITO

THESE NORTH 69° 32' 00" WEST ALONG THE SOUTHWESTERN CORNER OF SAID LOT 6 A DISTANCE OF 1975.8 FEET TO A POINT WHICH LIES NORTH 69° 32' 00" WEST CORNER OF LOT 4 A SAID RECORD OF SURVEY;

THESE NORTH 69° 32' 00" WEST, A DISTANCE OF 1264.7 FEET ALONG THE SOUTHWEST CORNER OF SAID LOT 6 TO THE POINT SHOWN BY MAP ON FILE IN BOOK 83 OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

TO A

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN: A-1
PROPOSED GENERAL PLAN: A-1
EXISTING ZONING: EDR - RANCH
PROPOSED ZONING: EDR - RANCH
EXISTING LANDUSE: SPR
PROJECT NOTES:

PENNINGTON ROAD, AS SHOWN ON SAID PARCEL MAP, 12969, SAID CORNER ALSO BEING ON A CURVE, CHANGING TO THE SOUTHEAST, HAVING A RADIUS OF 1576.00 FEET, THE RADIAL LINE FROM SAID POINT BEARS SOUTH 35° 43' 00" EAST;

THENCE SOUTHEASTERY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE RIGHT TURNING A CENTRAL ANGLE OF 94° 04' 56" EAST ALONG SAID

MAY 1962

TOPOGRAPHY SOURCE: AN

EARTHWORK QUANTITIES
 CUT: 12,447 CY
 FILL: 12,447 CY
 NET IMPORT: 2,446 CY

HAVING A RADIUS OF 15,643.0 FEET, THE RADIUS LINE FROM SAID CIRCLE HAVING A BEARING OF 16.450 DEGREES NORTH 87.500 WEST, FEET BEARS NORTH 87.500 WEST.

THESE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, THE LEFT, THROUGH A CENTRAL ANGLE OF 90.000 DEGREES, ALC DISTANCE OF 38.400 FEET, THE NORTH 87.500 WEST.

THESE SOUTH 69.300 EAST, A DISTANCE OF 44.430 FEET.

THESE SOUTH 49.000 WEST, A DISTANCE OF 24.630 FEET.

THESE SOUTH 29.300 WEST, A DISTANCE OF 11.675 FEET.

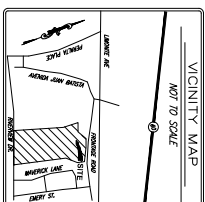
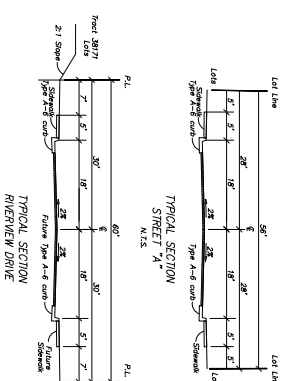
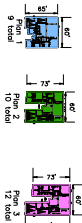
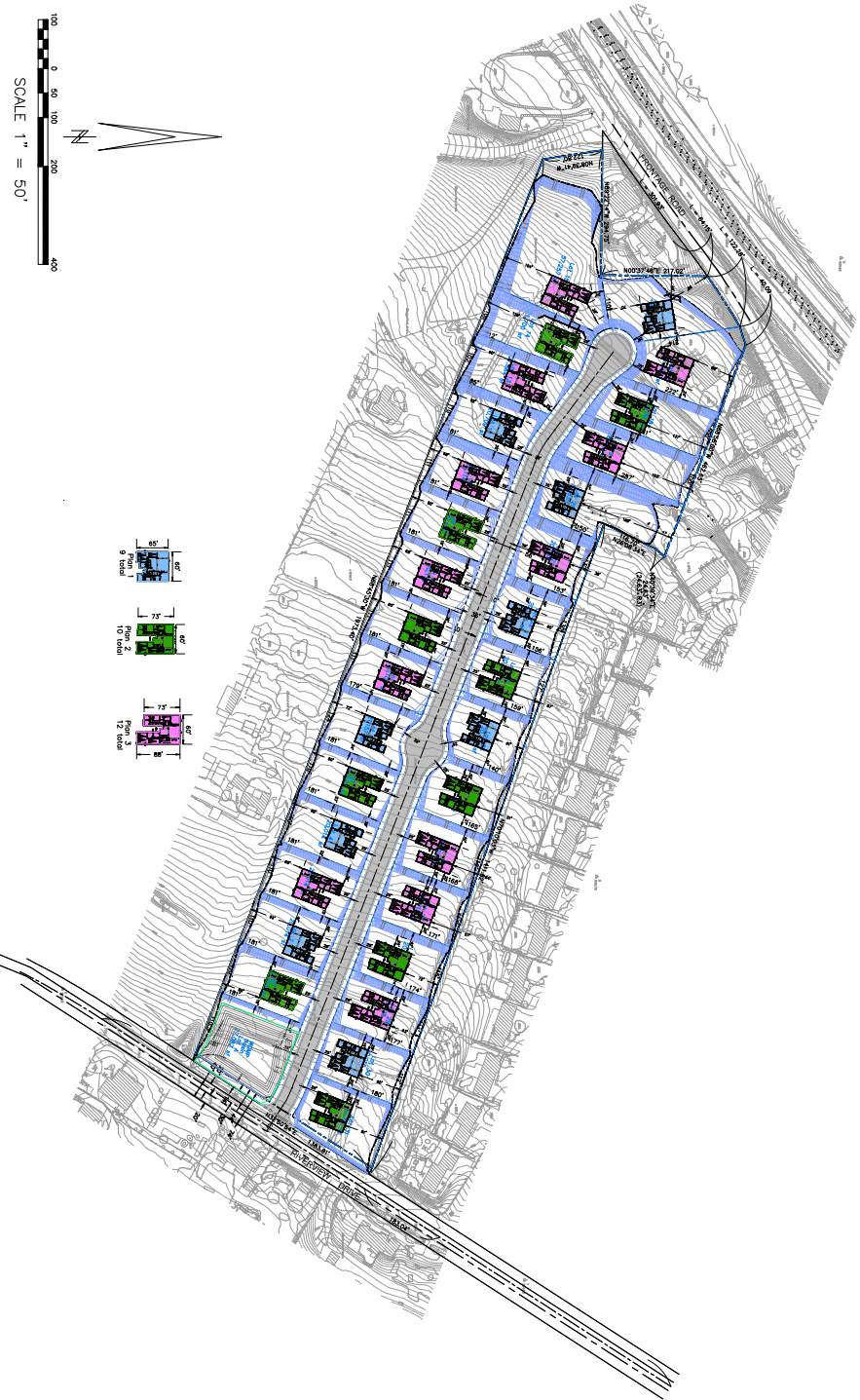
365

T.C.	
F.L.	

TOP OF CURB
FLOWLINE

F.S.	FINISHED SURFACE
P.E.	PAID ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
EXST.	EXIST. LAND USAGE
ZONING	

THESE SOUTH 32° 06' 00" WEST ALONG THE NORTHWESTERLY
RIGHT-OF-WAY LINE OF SAID
RIVERVIEW DRIVE, A DISTANCE OF 431.00 FEET TO THE POINT OF
BEGINNING.



ROBERT BEERS
875 Lincolnton Avenue, Suite E
Jurupa Valley, CA 92209
Ph. (951) 317-2041 Fax (909) 360-2070

R.C.E. 39405

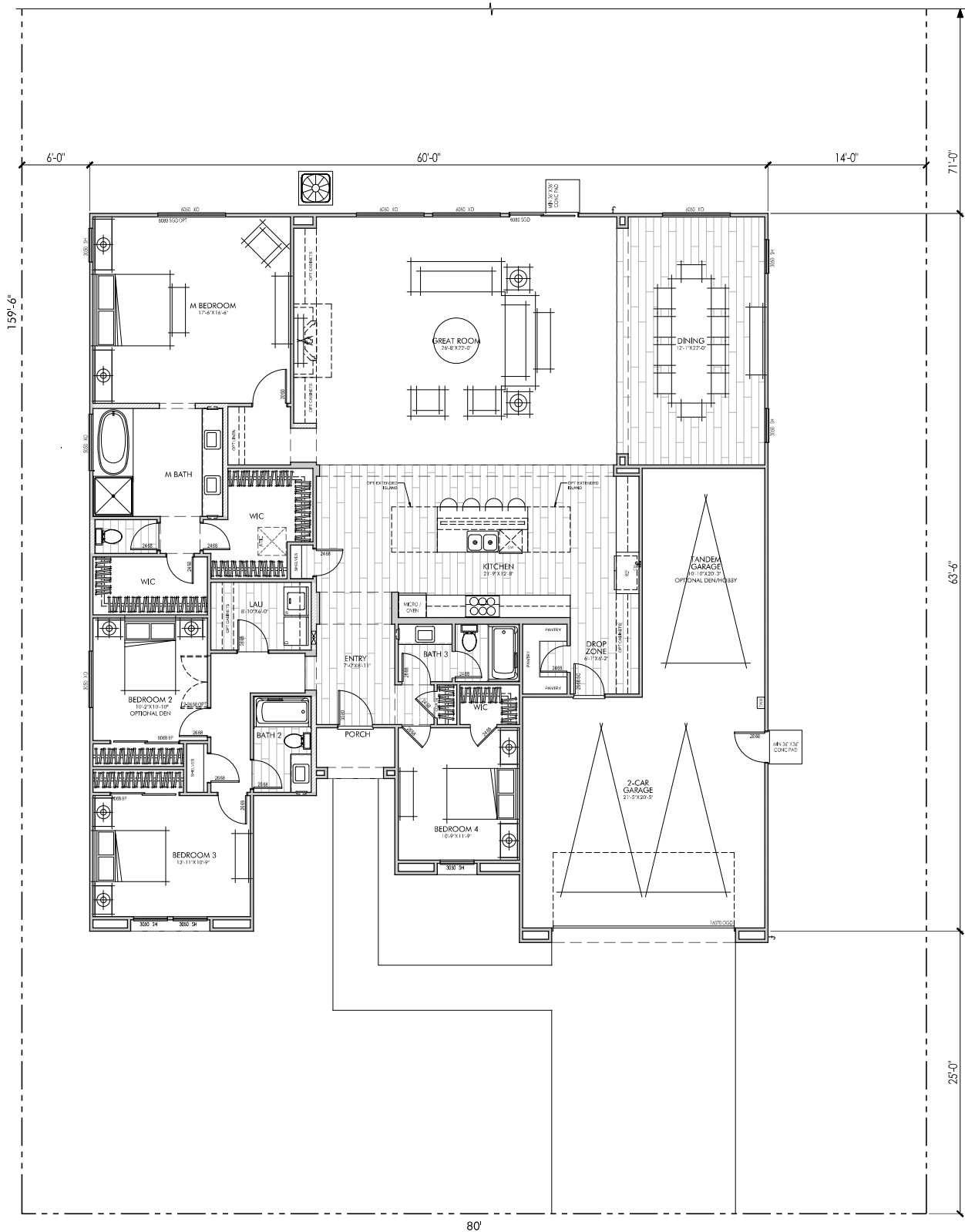
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PREPARED FOR:
RC Hobbs Companies
1428 E. Chapman Avenue
Orange, CA 92666
PHONE: (714) 633-8100

TTM 3871
SITE PLAN
SADDLEHORN RANCH
City of Jurupa Valley
California

DATE	July 28, 2021
JOB NO.	
DRAWN BY	R.A.H.
CHECKED BY	R.M.B.
SHEET 1 OF 1	

ATTACHMENT 2
ELEVATIONS AND FLOOR PLANS FOR PLANS 1 AND 2



Floor Area	
LIVING AREA:	
NET FLOOR LIVING:	2861.2 SQ. FT.
TOTAL LIVING AREA:	2861 SQ. FT.
OTHER AREAS:	
GARAGE:	427 SQ. FT.
COVERED PORCH:	31 SQ. FT.
OPTIONAL HOBBY:	+153 SQ. FT.
GARAGE & HOBBY OPT:	580 SQ. FT.

PLAN 1:
2,861 SQFT
 4 BEDROOM
 2 BATH
 3 CAR TANDEM GARAGE

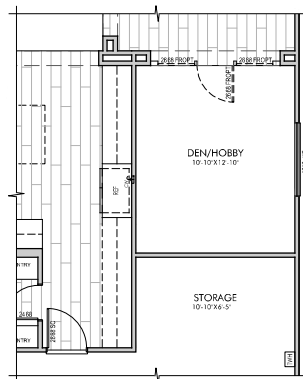
PLAN 1

SCALE: 1/4" = 1'-0"

SADDLEHORN RANCH

CA

July 1, 21



OPTIONAL DEN/HOBBY

Floor Area	
LIVING AREA:	
REF FLOOR LIVING:	2861.2 SQ. FT.
TOTAL LIVING AREA:	2861 SQ. FT.
OTHER AREAS:	
GARAGE:	477 SQ. FT.
COVERED PORCH:	51 SQ. FT.
OPTIONAL HOBBY:	4153 SQ. FT.
GARAGE & HOBBY OPT:	523 SQ. FT.

PLAN 1

SCALE: 1/4" = 1'-0"

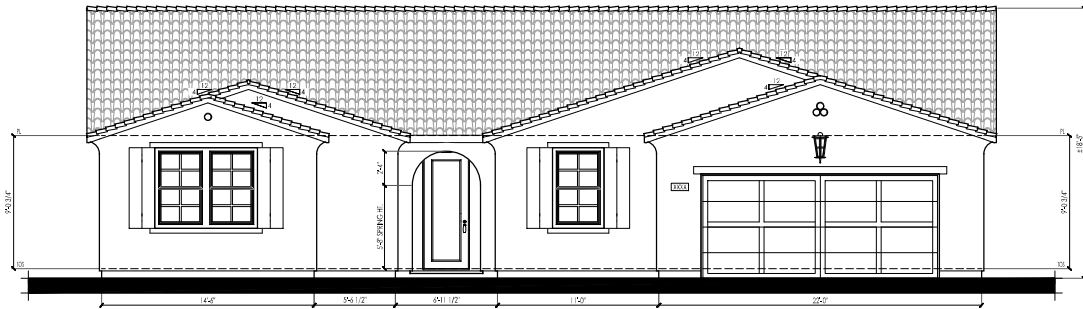
SADDLEHORN RANCH

-, CA

July 1, 21

DESIGN DEVELOPMENT FLOOR PLAN





1A - FRONT (SPANISH)



1B - FRONT (FARMHOUSE)

PLAN 1

SCALE: 1/4"=1'-0"

SADDLEHORN RANCH

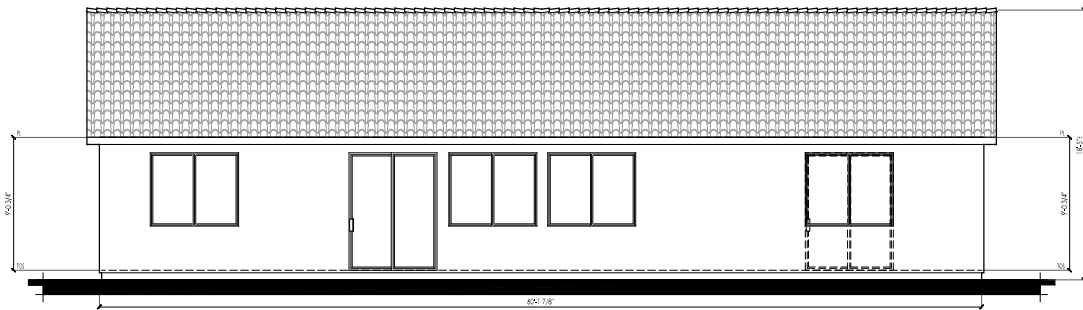
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July 1, 21

DESIGN DEVELOPMENT ELEVATIONS



1A - FRONT (SPANISH)



1A - REAR (SPANISH)

PLAN 1

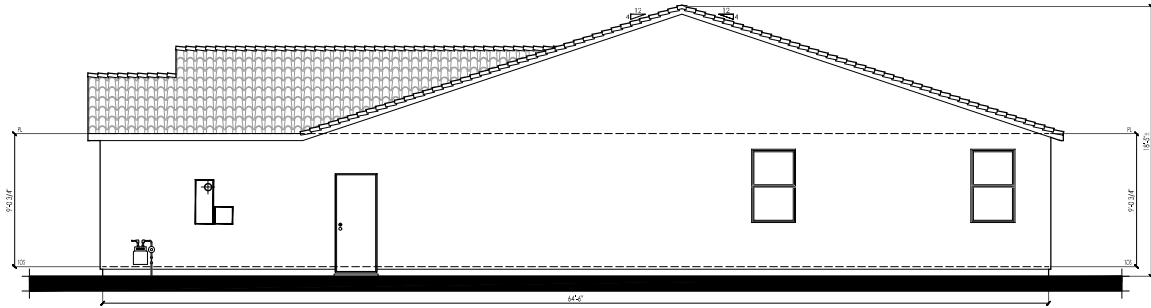
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SADDLEHORN RANCH

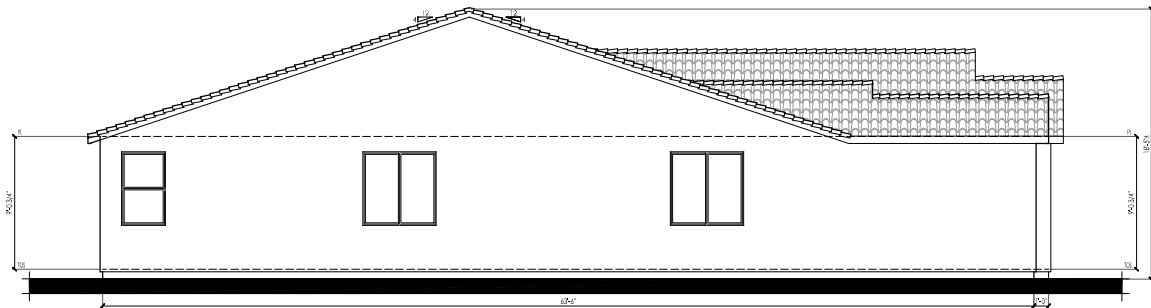
CA

July 1, 21

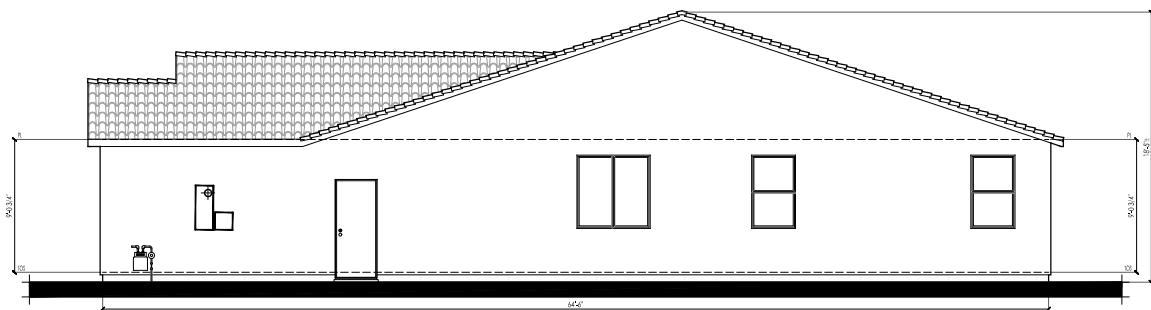




1A - RIGHT (SPANISH)



1A - LEFT (SPANISH)



1A - RIGHT DEN OPTION (SPANISH)

PLAN 1

SCALE: 1/4"=1'-0"

SADDLEHORN RANCH

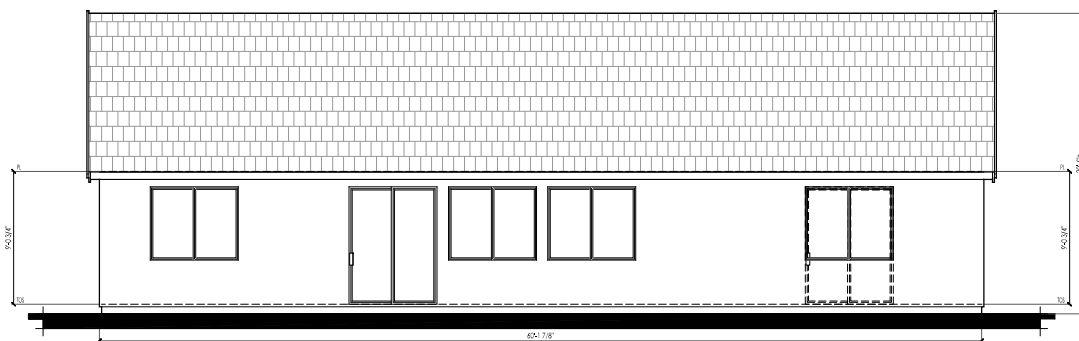
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July 1, 21

DESIGN DEVELOPMENT ELEVATIONS



1B - FRONT (FARMHOUSE)



1B - REAR (FARMHOUSE)

PLAN 1

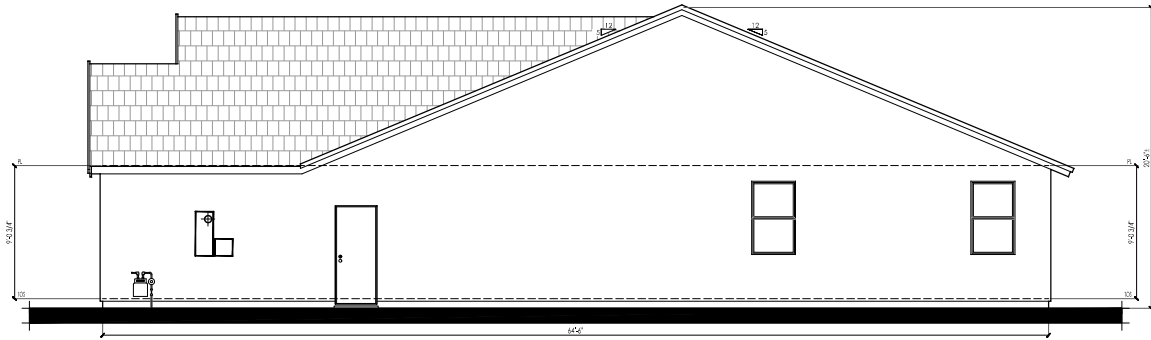
SCALE: 1/4"=1'-0"

SADDLEHORN RANCH

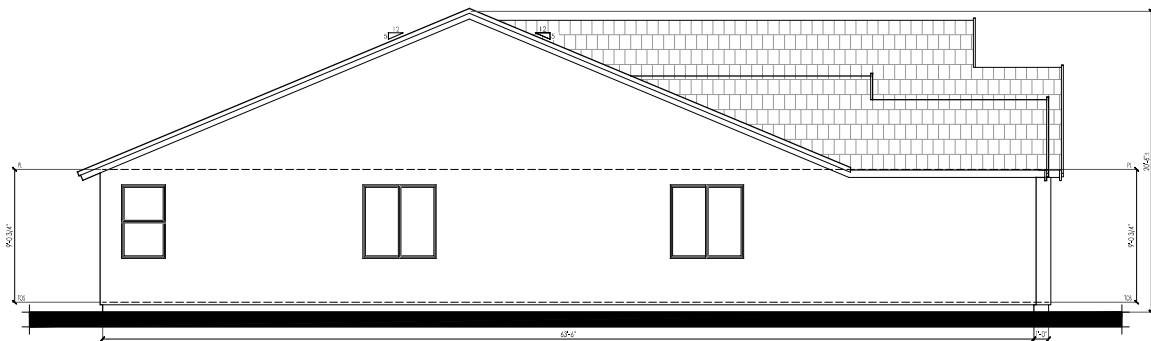
-, CA

July 1, 21

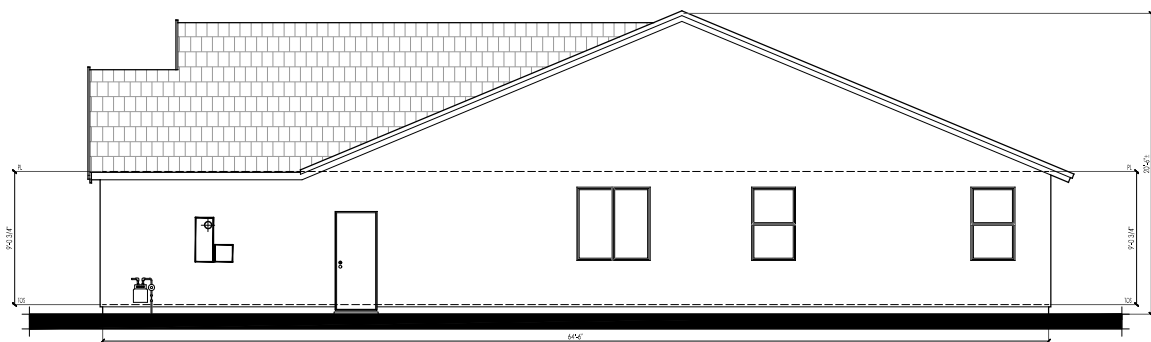
DESIGN DEVELOPMENT ELEVATIONS



1B - RIGHT (FARMHOUSE)



1B - LEFT (FARMHOUSE)



1B - RIGHT DEN OPTION (FARMHOUSE)

PLAN 1

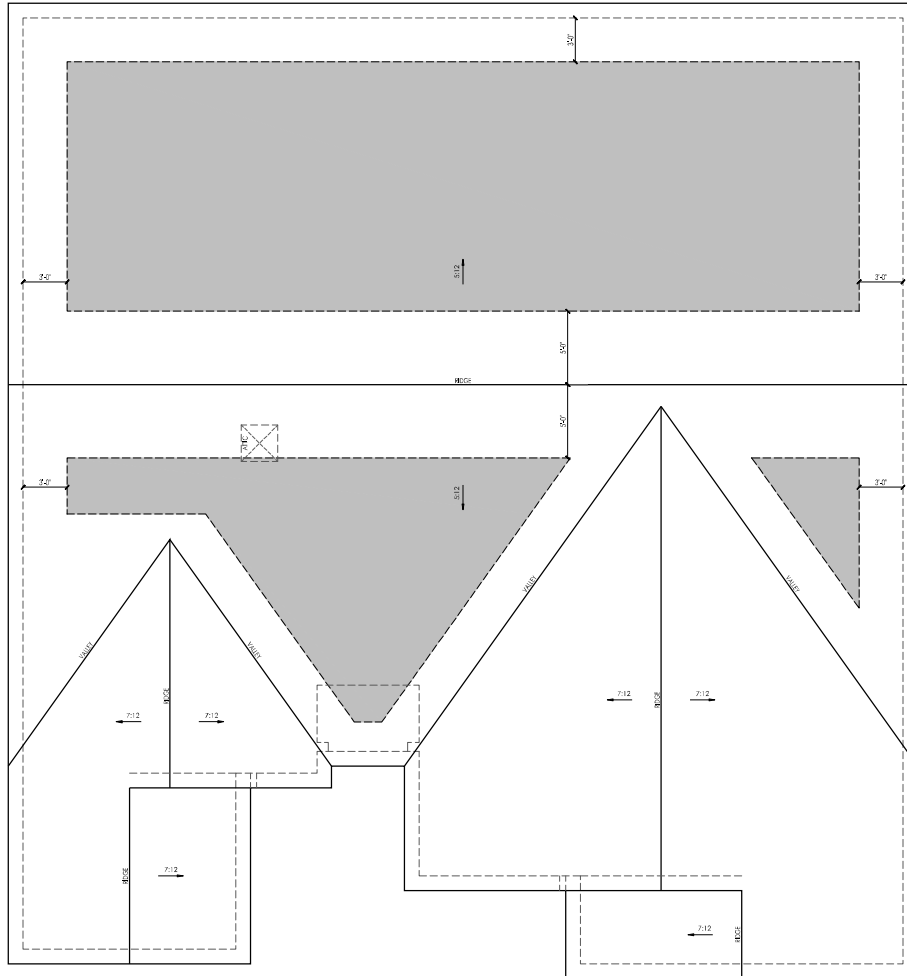
SCALE: 1/4"=1'-0"

SADDLEHORN RANCH

-, CA

July 1, 21

DESIGN DEVELOPMENT ELEVATIONS



1B - FARMHOUSE

PLAN 1

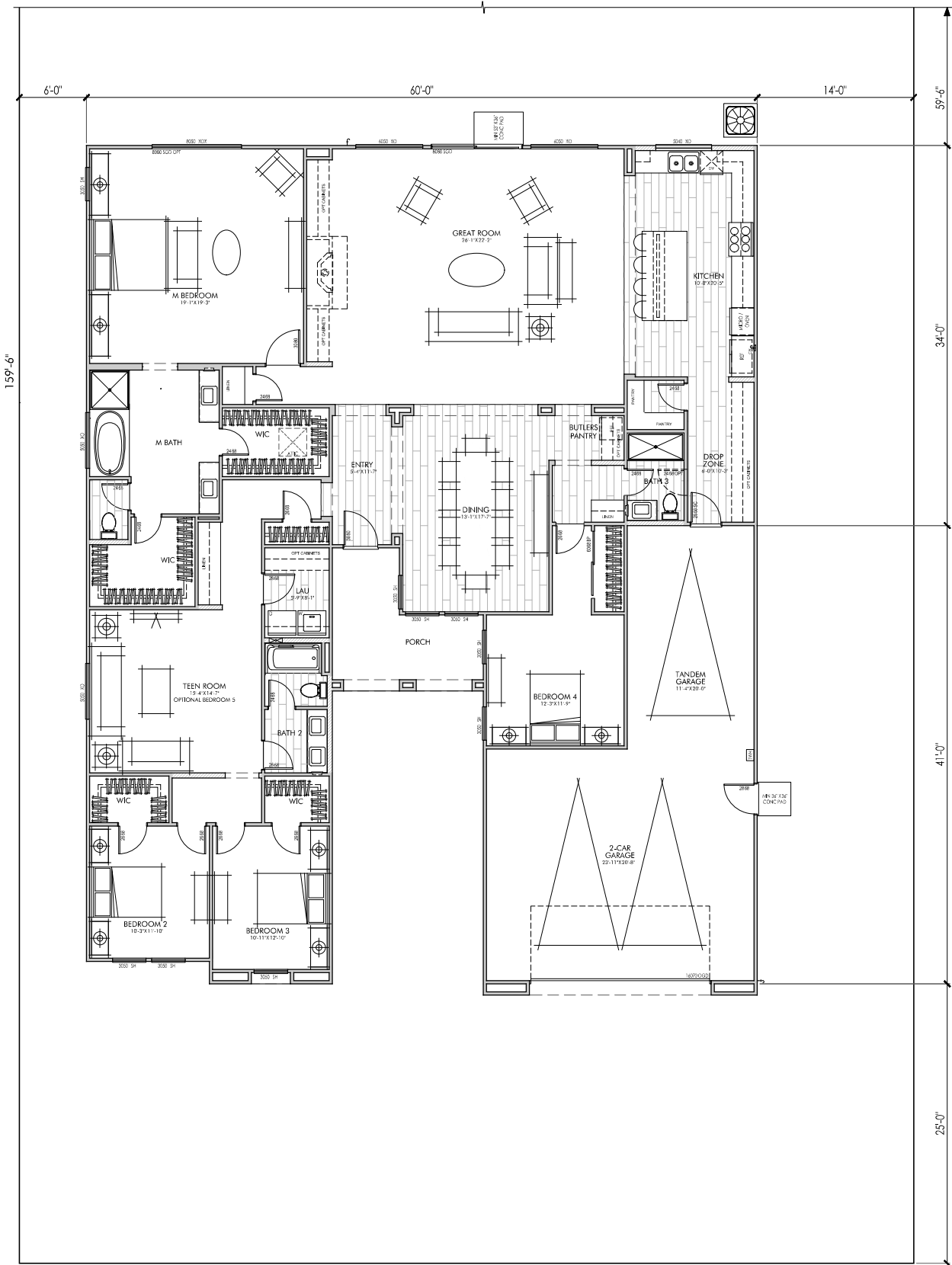
SCALE: 1/4" = 1'-0"

SADDLEHORN RANCH

-, CA

July 1, 21

DESIGN DEVELOPMENT ROOF PLAN



Floor Area	
LIVING AREA:	
NET FLOORING:	3285.90 SQ. FT.
TOTAL LIVING AREA:	3299 SQ. FT.
OTHER AREAS:	
GARAGE:	141 SQ. FT.
COVERED PORCH:	128 SQ. FT.

PLAN 2:
3,239 SQFT
 4 BEDROOM + DEN
 3 BATH
 3 CAR TANDEM GARAGE

PLAN 2

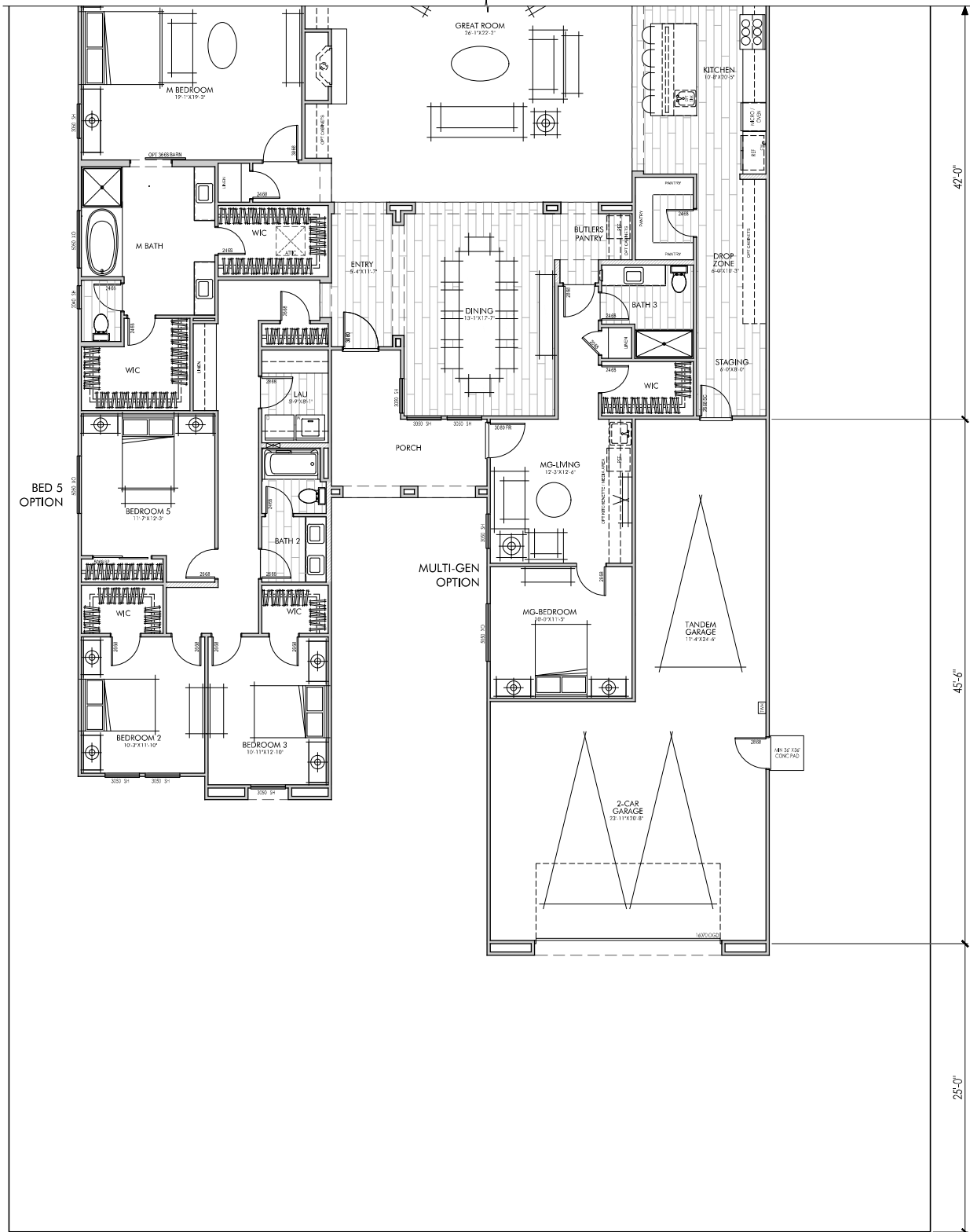
SCALE: 1/4" = 1'-0"

SADDLEHORN RANCH

-, CA

July 1, 21





Floor Area-MG	
LIVING AREA:	
#1ST FLOOR LIVING:	3492.4 SQ. FT.
TOTAL LIVING AREA:	3492.4 SQ. FT.
OTHER AREAS:	
GARAGE:	199.53 SQ. FT.
COVERED PORCH:	128.52 SQ. FT.

PLAN 2-MG:
3,492 SQFT

3 BEDROOM + MULTI-GEN
3 CAR TANDEM GARAGE

PLAN 2

SCALE: 1/4" = 1'-0"

SADDLEHORN RANCH

-, CA

July 1, 21



2A - FRONT (SPANISH)



2B - FRONT (FARMHOUSE)

PLAN 2

SCALE: 1/4"=1'-0"

SADDLEHORN RANCH

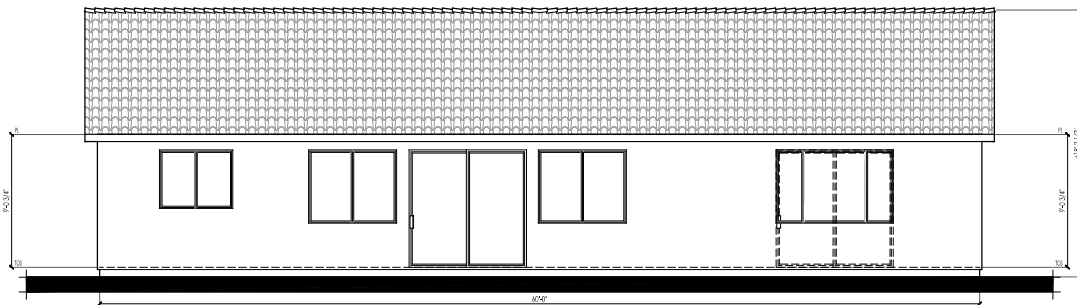
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July 1, 21

DESIGN DEVELOPMENT ELEVATIONS



2A - FRONT (SPANISH)



2A - REAR (SPANISH)

PLAN 2

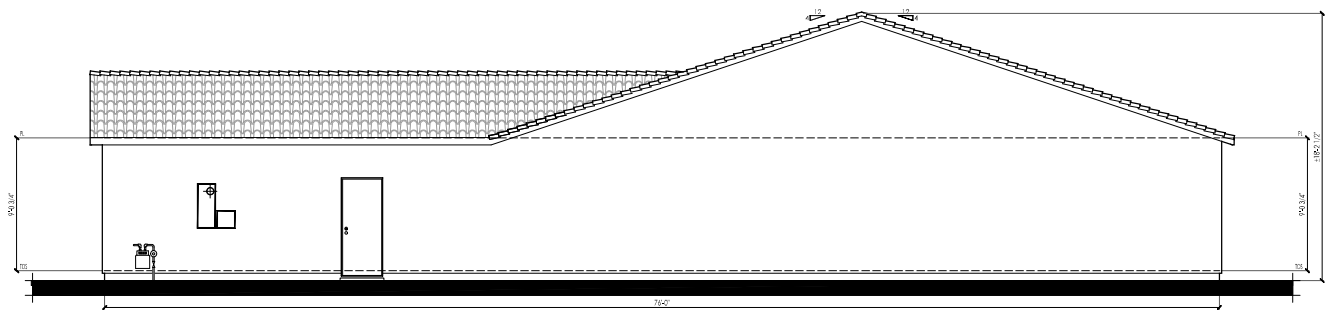
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SADDLEHORN RANCH

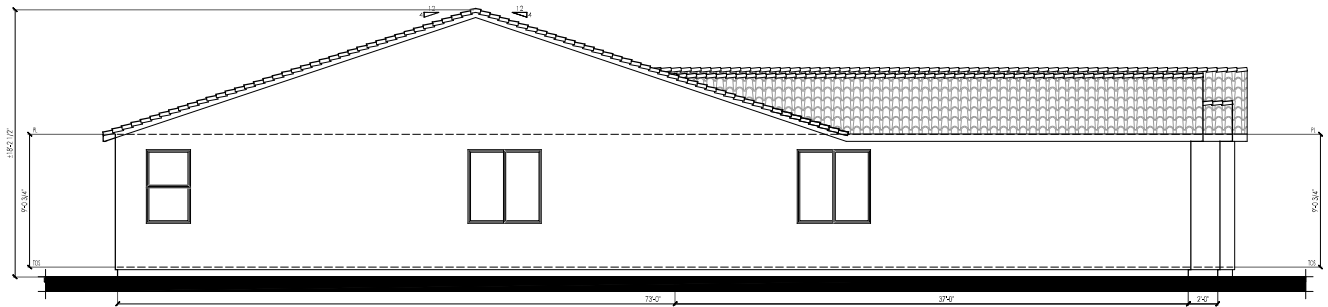
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July 1, 21

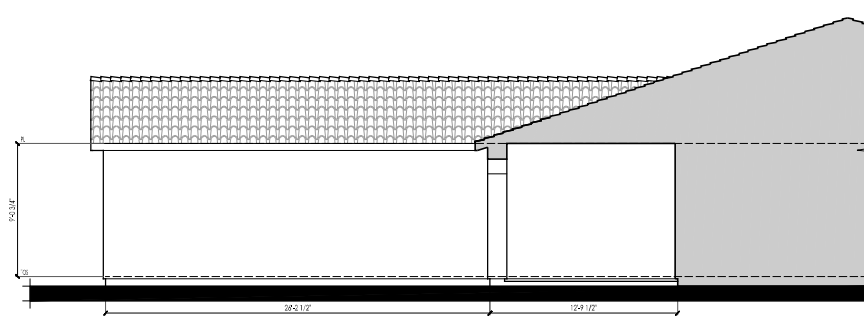
DESIGN DEVELOPMENT ELEVATIONS



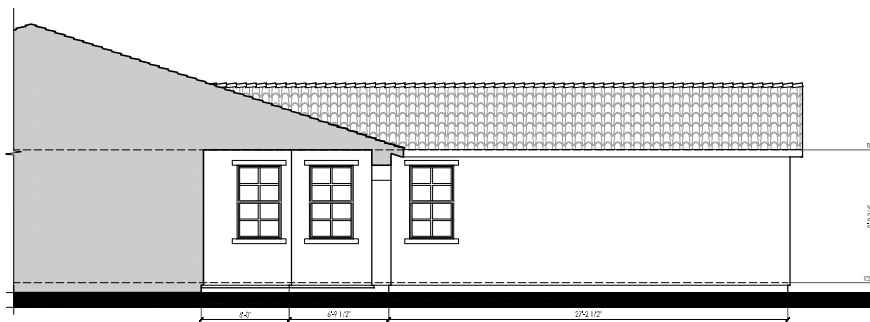
2A - RIGHT (SPANISH)



2A - LEFT (SPANISH)



2A - RIGHT (SPANISH)
COURTYARD



2A - LEFT (SPANISH)
COURTYARD

PLAN 2

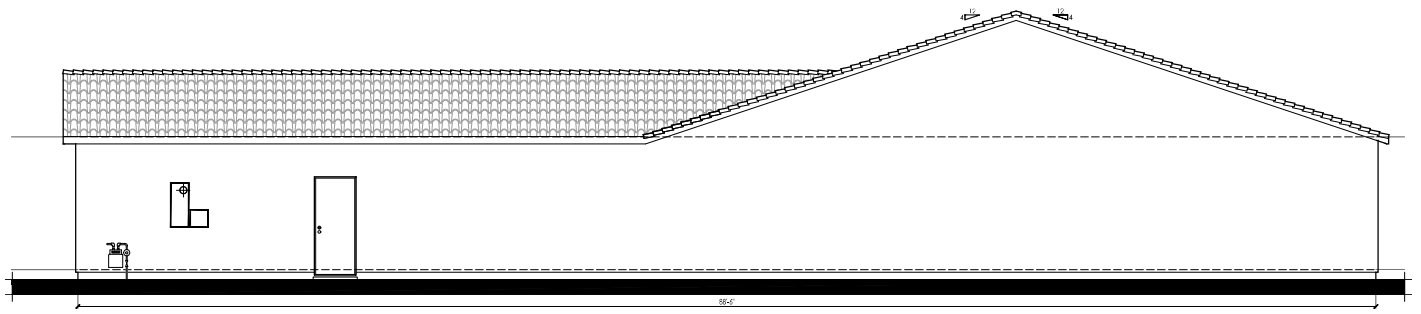
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SADDLEHORN RANCH

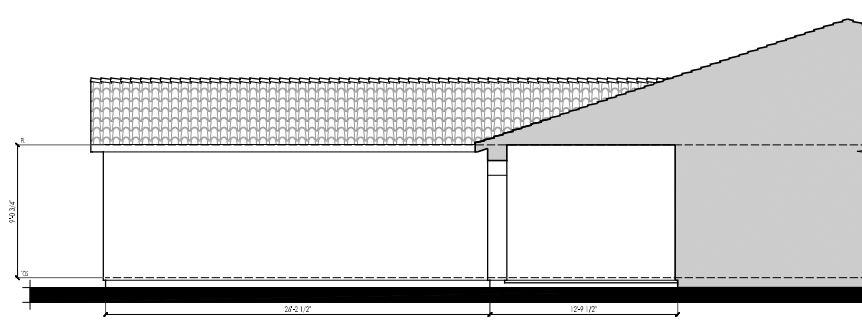
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July 1, 21

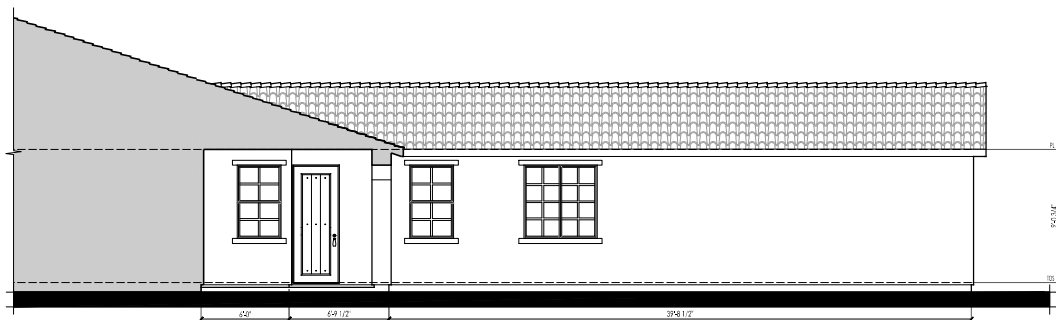
DESIGN DEVELOPMENT ELEVATIONS



2A-MULTIGEN - RIGHT (SPANISH)



2A-MULTIGEN - RIGHT
COURTYARD (SPANISH)



2A-MULTIGEN - LEFT
COURTYARD (SPANISH)

PLAN 2

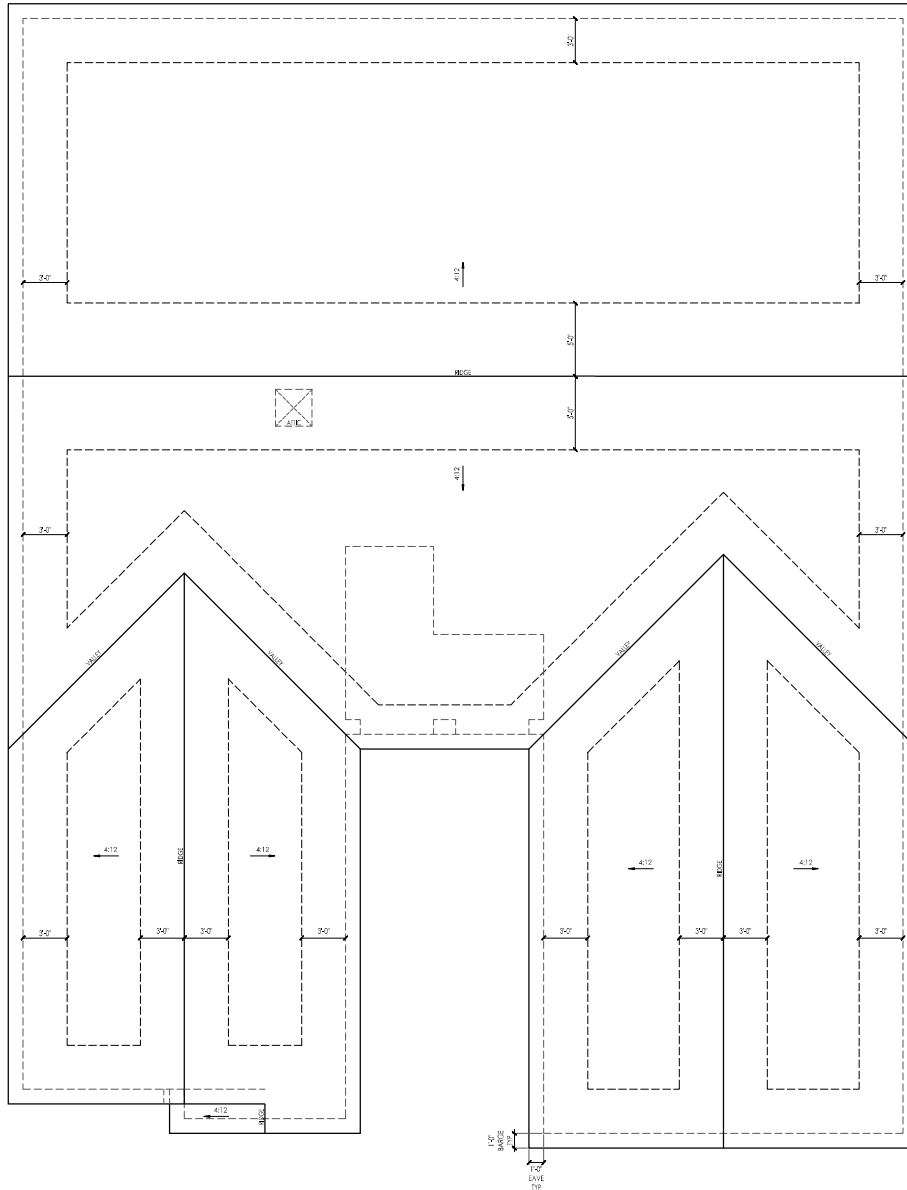
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SADDLEHORN RANCH

-, CA

July 1, 21

DESIGN DEVELOPMENT ELEVATIONS



2A - SPANISH

PLAN 2

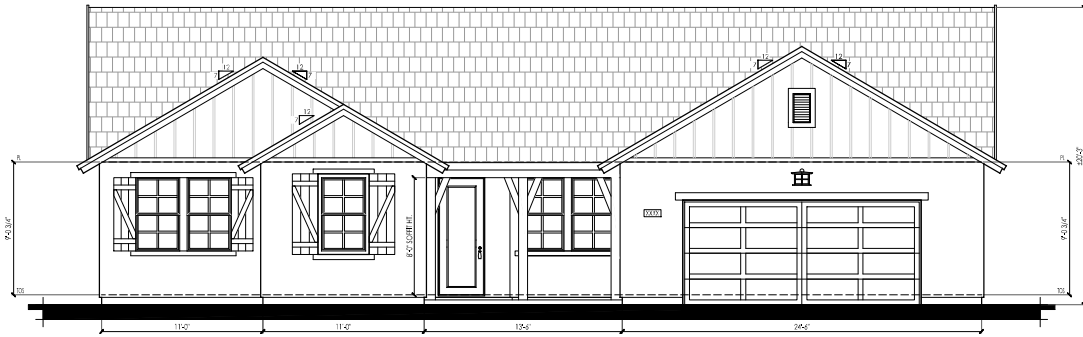
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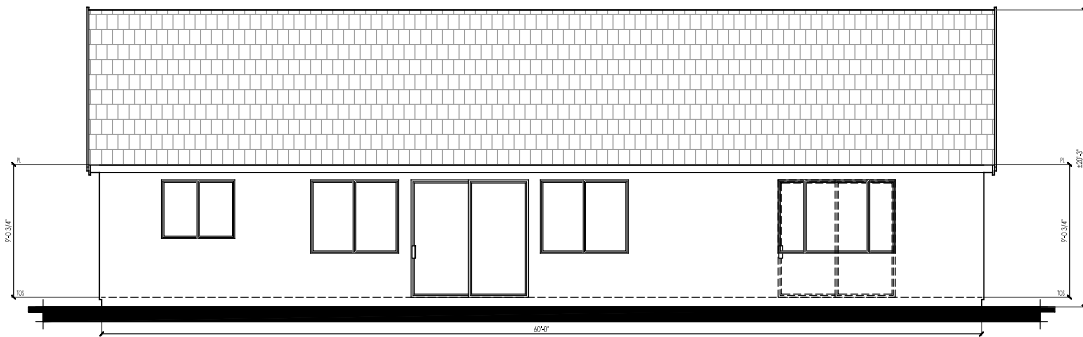
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July 1, 21

DESIGN DEVELOPMENT ROOF PLAN



2B - FRONT (FARMHOUSE)



2B - REAR (FARMHOUSE)

PLAN 2

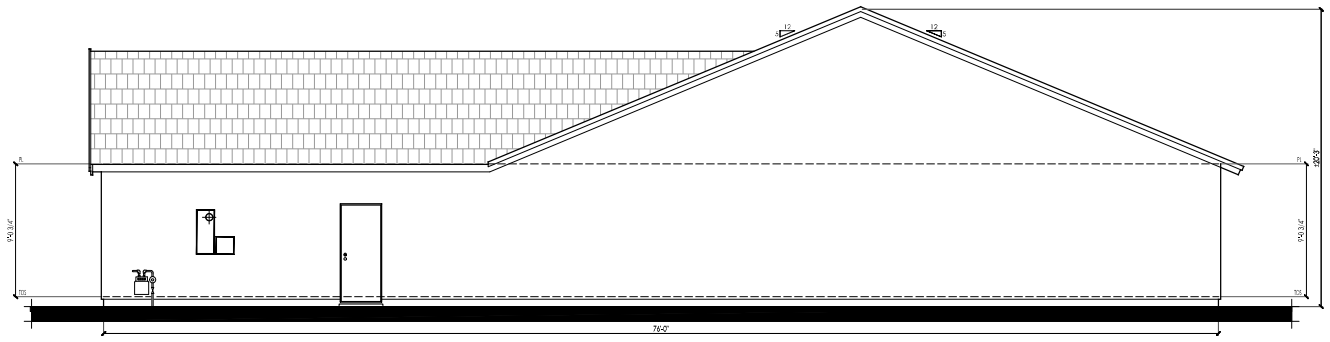
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SADDLEHORN RANCH

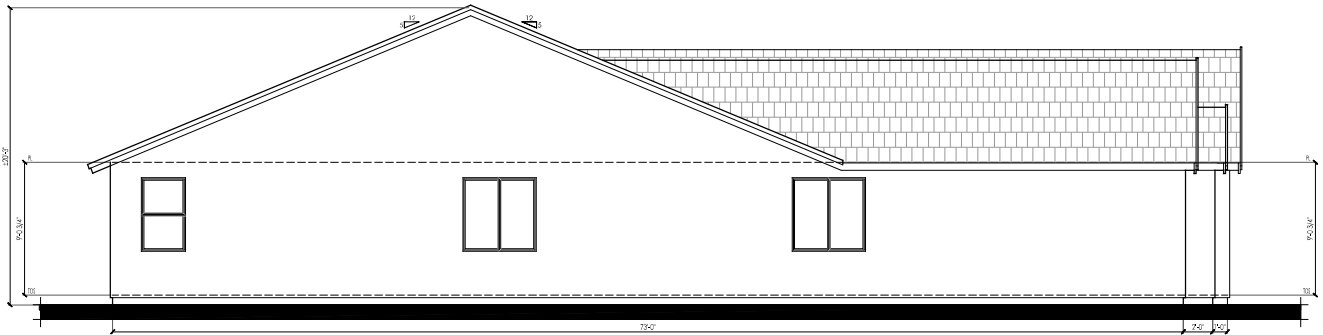
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July 1, 21

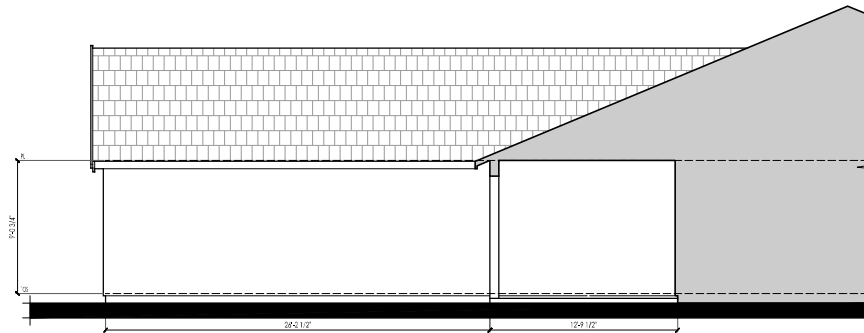
DESIGN DEVELOPMENT ELEVATIONS



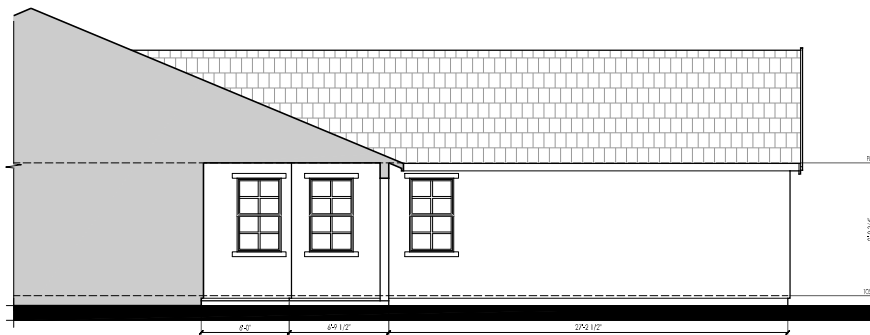
2B - RIGHT (FARMHOUSE)



2B - LEFT (FARMHOUSE)



2B - RIGHT (FARMHOUSE)
COURTYARD



2B - LEFT (FARMHOUSE)
COURTYARD

PLAN 2

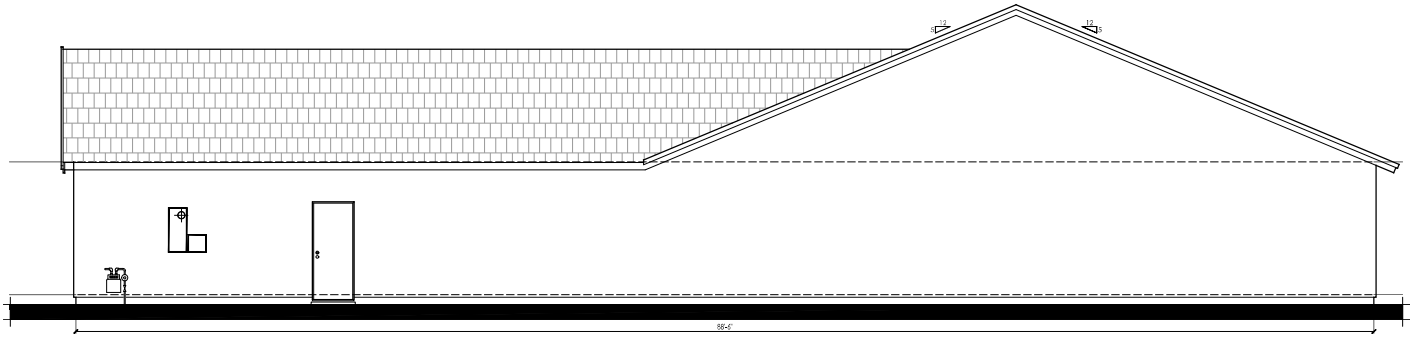
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SADDLEHORN RANCH

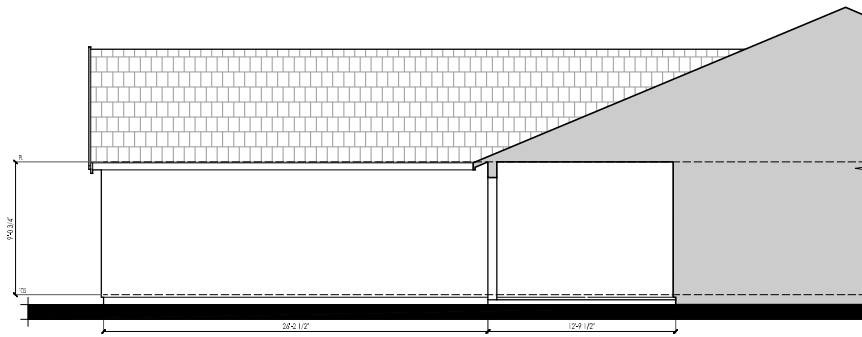
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July 1, 21

DESIGN DEVELOPMENT ELEVATIONS



2B-MULTIGEN - RIGHT (FARMHOUSE)



2B-MULTIGEN - RIGHT
COURTYARD (FARMHOUSE)



2B-MULTIGEN - LEFT
COURTYARD (FARMHOUSE)

PLAN 2

SCALE: 1/4"=1'-0"

SADDLEHORN RANCH

-, CA

July 1, 21

DESIGN DEVELOPMENT ELEVATIONS

City of Jurupa Valley

RETURN TO AGENDA

AGENDA ITEM NO. 5.1 DRAFT MINUTES PLANNING COMMISSION July 21, 2021

1. Call to Order and Roll Call

A Study Session of the Jurupa Valley Planning Commission meeting was called to order at 6:00 p.m. on July 21, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

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

Members absent:

- Hakan Jackson, Commission Member

2. Public Appearance/ Comments - None

3. STUDY SESSION OVERVIEW OF JURUPA AREA RECREATION AND PARK DISTRICT

Mr. Colby Diguide, General Manager for the Jurupa Area Recreation and Park District (JARPD) provided a PowerPoint presentation and included an overview of the Agency and discussed the following topics:

- History of JARPD
- Description of Community Facilities District Program
- District funding, sources/tax allocations
- Current and future parks projections
- Maintenance costs of current and future facilities
- Equestrian Trails

COMMISSIONER DISCUSSION

- Lack of facilities in the Glen Avon community
- Funding mechanisms for existing and future facilities
- Clarification for maintenance of trails

- Trails Sub Committee role
- Clay Park status

REGULAR SESSION

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

Members present:

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

Member(s) absent: Hakan Jackson, Commission Member

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

3. Public Appearance / Comments - NONE

4. Approval of Agenda

Commissioner Shultz moved and Chair Pro Tem Pruitt seconded a motion to approve the July 21, 2021 agenda. The motion was approved 4-0-1:

Ayes: Newman, Pruitt, Carmona, Shultz

Noes: None

Abstained: None

Absent: Jackson

5. Consent Calendar

A. Approval of the Minutes

B. Development Updates

Commissioner Shultz moved and Chair Pro Tem Pruitt seconded a motion to approve the Consent Calendar. The motion was approved 4-0-1:

Ayes: Newman, Pruitt, Carmona, Shultz

Noes: None

Abstained: None

Absent: Jackson

6. Public Hearings

6.1 ZONING CODE AMENDMENT NO. 2004 (ZCA2004) REVISING THE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AS SET FORTH IN THE JURUPA VALLEY MUNICIPAL CODE

Community Development Director Perez provided information on the proposed Zoning Code Amendment No. 2004 and noted additional time is recommended for staff to evaluate guest

parking standards and recommended that the public hearing be opened and continued the public hearing to the August 11, 2021 Planning Commission meeting.

PUBLIC HEARING OPENED- NO COMMENTS

Commissioner Shultz moved and Commissioner Carmona seconded a motion to continue Zoning Code Amendment No. 2004 to the August 11, 2021 Planning Commission meeting. The motion was approved 4-0-1:

Ayes: Newman, Pruitt, Carmona, Shultz

Noes: None

Abstained: None

Absent: Jackson

7. Commission Business

7.1 STUDY SESSION: MA20269, GPA21001, CZ21001, CUP21001 PROPOSED SELF-STORAGE FACILITY ON A 3-ACRE SITE LOCATED SOUTHEAST OF 1-15 AND 68TH STREET; APPLICANT: JURUPA VALLEY 18, LP

Associate Planner Mr. Miguel Del Rio provided a PowerPoint presentation and project description of a proposed storage facility located at 1-15 and 68th Street. Mr. Del Rio provided a site layout which would encompass 3 acres for the self-storage facility, 12.5 acres for a proposed nursery and 71 acres for a proposed open space habitat. Mr. Del Rio noted the inconsistencies with the General Plan and provided a Zoning Map and Land Use map highlighting existing General Plan Land Use designations and the existing zoning. Mr. Del Rio noted the two existing Land Use Overlays on the project site; the Santa Ana Overlay (SAO) and the Equestrian Lifestyle Protection Overlay (ELO).

Mr. Del Rio noted the applicant held a community outreach meeting on July 19, 2021 that presented the proposed project to the surrounding community members and included the proposed rural architectural style and site layout. Mr. Del Rio stated that the applicant had provided staff a copy of comments received from the community outreach meeting and stated the comments received were not in support of the proposed project.

COMMISSIONER DISCUSSION

- Future use of the 71 acre proposed habitat and open space clarified
- General Plan Amendment for the nursery area clarified
- Concern for proposed site situated in a flood plane
- Economic impacts of storage facility clarified
- Concern for the height of the facility
- Concern for additional traffic in the neighborhood
- Contemplation for a private road entrance to be considered

PUBLIC HEARING OPENED

Mr. Steve Galvez, Applicant, discussed the recent community outreach meeting held with residents and said he is reviewing public responses. He also clarified the intent to create a 71 acre conservation area.

Ms. Kristen Garcia, resident, stated she is opposed to the proposed storage facility and noted the site would obstruct views for the neighbors, for which a majority paid a premium.

Ms. Carolina Castro, resident, stated she is opposed to the proposed storage facility and would cause additional traffic concerns.

Mr. Mario Garcia, resident, stated he is opposed to the proposed project.

Ms. Jennifer Toner, resident, stated she is opposed to the proposed storage facility and prefers the area remain as open space and noted the facility would be only 150 ft. away from homes.

Ms. Shandrea Porter, resident, stated she is opposed to the proposed storage facility and noted the facility should be located in a commercial area and not a residential neighborhood.

Mr. John Monroe on behalf of resident Ms. Li Zhang stated he is concerned that environmental studies have not been sufficiently researched for the proposed site.

Mr. Steve Galvez, applicant, stated he appreciates the comments received at the outreach meeting and will take comments received in consideration.

8. Public Appearance / Comments – NONE

9. Planning Commissioners' Reports and Comments – Chair Newman wished Commissioner Jackson a speedy recovery.

10. Community Development Department Report

Mr. Joe Perez, Community Development Director, thanked staff who worked on the Shops at Jurupa Valley project, which was approved by the City Council at its July 15, 2021 meeting.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: AUGUST 11, 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

CITY COUNCIL ACTIONS AT THE AUGUST 5, 2021, MEETING

Change of Zone Ordinance for Shops at Jurupa Valley. Second reading of the Change of Zone Ordinance that changes the zoning for the Shops at Jurupa Valley site to C-1/C-P. The City Council considered and approved the second reading of the Ordinance.

Community Benefit Entitlement Ordinance. Second Reading of the Community Benefit Entitlement Ordinance. City Council considered and approved the second reading of the Ordinance.

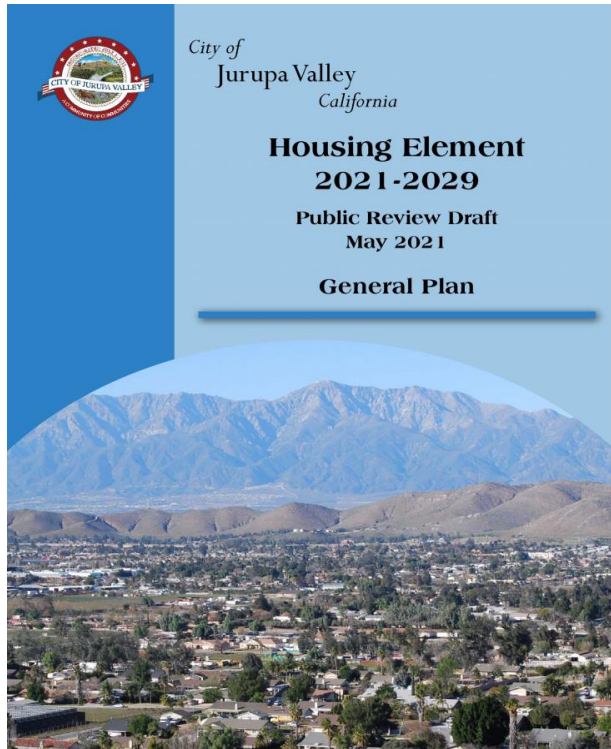
Request for approval of a second amendment to an agreement with FirstCarbon Solutions Corporation to prepare an Environmental Impact Report for the Proposed "Rio Vista Specific Plan." The City Council approved the second amendment to FirstCarbon's contract to prepare an EIR for the proposed Rio Vista Specific Plan.

Proposed General Plan Amendment for a change from Country Neighborhood (LDR) to High-Density Residential (HRD), Change of Zone from Controlled Development (W-2) to General Residential (R-3), and a Site Development Permit to construct a 176-unit multi-family apartment project "Kinsley Terraces." Joe Perez, Community Development Director, provided a presentation on the 176-unit "Kinsley Terraces" apartment project and inconsistency with City standards and policies. The City Council agreed with the Planning Commission's recommendation to deny the applicants request for approval of a General Plan Amendment, Zone Change and Site Development Permit.

Initiation of an amendment to the Zoning Code for new development standards for gasoline stations and Urgency Ordinance imposing a temporary moratorium on the expansion or establishment of gasoline service stations. The City Council initiated a Zoning Code Amendment for new gasoline service station development standards to reduce their impacts on residential and other sensitive uses and approved a temporary moratorium.

City of Jurupa Valley

DEPARTMENT UPDATES



Housing Element Update- The City has received a comment letter from the California Department of Housing and Community Development (HCD) and met with HCD on their recommended revisions to the City's draft Housing Element. The City staff is now working to address HCD comments. Once the Housing team completes the strategy to respond to the HCD comments, the Housing Element will be scheduled for Planning Commission and City Council hearing dates for adoption.

Indian Hills (Vista Cielo) 57-lot housing development - Vista Cielo is a 57-lot single-family home project composed of two tracts (TR20249 & TR20250) on 31.3 acres. The project is located west and north of the terminus Kachina Drive and northwest of Virtue Vista Drive within the Mission De Anza Specific plan. This week the City completed the inspection for the final 16 lots for TR20250, thus finalizing one of Jurupa Valley's newest housing tracts. All 57 single family homes have already been sold and are expecting final move- ins within the next few weeks.

City of Jurupa Valley



Indian Hills Homes



City of Jurupa Valley

[RETURN TO AGENDA](#)

STAFF REPORT

DATE: AUGUST 11, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: TAMARA CAMPBELL, PRINCIPAL PLANNER
SUBJECT: AGENDA ITEM NO. 6.1
ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE
MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AS SET
FORTH IN THE JURUPA VALLEY MUNICIPAL CODE

RECOMMENDATION

That the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. 2021-08-11-01 recommending that the City Council approve Zoning Code Amendment No. 20004 (ZCA20004) to amend the Jurupa Valley Zoning Code pertaining to Multiple Family Dwelling Development Standards, including off-street parking requirements.

BACKGROUND

This public hearing was opened at the July 21, 2021 meeting and was continued to the August 11, 2021 Planning Commission meeting. On February 20, 2020, the City Council adopted Multiple Family Residential Development Standards (standards) consistent with the provisions of State law. At the same time, the City Council provided direction to continue discussing the standards with a multiple family affordable housing developer (Palm Communities) and initiated an action to examine parking requirements.

As requested by the City Council, Palm Communities and City staff met to address potential limitations the new standards could place on affordable housing development. The meetings resulted in the identification of constraints and potential modifications. Five study sessions were conducted with the Planning Commission to examine recommended changes: December 9, 2020; February 24, 2021; March 24, 2021; April 7, 2021; and May 26, 2021. On May 26, 2021, the Planning Commission agreed with the recommended revisions and requested a public hearing. At the July 21, 2021 Planning Commission meeting the public hearing for the Multifamily Residential Development Standards Zoning Code Amendment was open and the Planning Commission continued it to the August 11, 2021 Planning Commission meeting.

The following is a summary of the recommended changes.

1. Section 9.240.545 (A) Definitions

One of the standards establishes the setback requirement between multiple family dwellings and institutional zones/uses. However, Jurupa Valley's Municipal Code does not include a

definition of institution (it only defines “educational institution”). To clarify, it was recommended (and the Planning Commission agreed) that a definition of the word “institutional” should be adopted.

The new definition is recommended to read as follows:

“Institutional means an organization, establishment, foundation, society (or the like) devoted to the promotion of a particular cause or program(s), especially one of public, educational, or charitable character. Examples of institutional uses, activities, or structures include: hospitals; clinics; daycare facilities; senior centers; convalescent facilities; elementary, middle and high schools; colleges and universities; public buildings; prisons; post offices; and parks and park facilities.”

2. Section 9.240.545 (B)(8)(a). Buffers from adjacent commercial, industrial or institutional uses.

This subsection includes a standard requiring that a multi-family development be setback a minimum of fifty (50) feet from any property line abutting property zoned for or used for, commercial, industrial and institutional activities or structures.

It was determined that the application of this standard would substantially reduce the developable area for some future housing sites. To provide flexibility and to ensure the intent of State law (to promote additional housing), it was recommended (and the Planning Commission agreed) that the standard should be amended to read as follows:

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

3. Section 9.240.545 (B),(6)(a) Landscape Area.

One of the provisions of this subsection requires that any new development provide a twenty (20) foot wide landscape area adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities.

In an effort to provide flexibility for affordable housing development, we recommended (and the Planning Commission agreed) a revision to allow a reduced landscape area to fifteen (15) feet wide when the project meets the requirements for a “streamlined permitting process.” The “streamlined permitting process” refers to projects providing below market-rate housing as provided for in Senate Bill No. 35 (Government Code Section 65913.4). It is recommended that the standard be amended to read as follows:

“New development shall include a minimum of twenty (20) foot wide landscape area adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities. Modifications to the minimum twenty (20) foot wide landscape area may be approved by the approving body of the entitlement(s) only for certain areas that are identified as pedestrian-friendly by the General Plan. However, when a proposed multiple family dwelling project meets

the requirements for a streamlined permitting process pursuant to Government Code Section 65913.4, as may be amended from time to time, the landscape requirement may be reduced to a fifteen (15) foot wide landscape area adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities.”

4. Section 9.240.545 (B)(10)(a) Project Design (setbacks, height, roof materials, equipment screening, etc.).

Subsection (a) specifies that multiple family dwelling projects are subject to the setback and height requirements applicable to the zone in which the property is located.

This standard was included in an effort to promote compatibility between adjoining developments. However, it was determined that some limited flexibility could be allowed that would result in reduced massing and increased building articulation. As a result of discussions with representatives from Palm Communities, the following revision was recommended (and the Planning Commission agreed) to revise the standard to read as follows:

“Multiple family dwelling projects shall be subject to the setback and height requirements applicable to the zone in which the property is located. If the proposed multiple family dwelling project complies with Government Code Section 65913.4, as may be amended from time to time, one-story buildings shall be permitted at the setback line and additional stories shall be permitted if the building is setback twenty (20) feet from the setback line.”

It should be noted that this development standard is intended to increase building articulation on all sides of a building with the exception of the front setback. The front setback building articulation is addressed in the discussion under paragraph 6 below (Section 9.240.545 (B)(11) (a)).

5. Section 9.240.545 (B) (10) (c) Project Design (setbacks, height, roof materials, equipment screening, etc.).

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

This standard was included in an effort to address potential noise impacts emanating from outdoor air conditioning units. However, after further research, it was discovered that heating and air conditioning equipment are exempt from the City's Noise Ordinance (Section 11.05.020, subsection 12). It was recommended (and the Planning Commission agreed) that this provision be removed to eliminate conflicting sections within the Municipal Code.

6. Section 9.240.545 (B)(11)(a) Project design.

Subsection (a) specifies that 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 other street right-of-way line.

The intent of this regulation is to reduce architectural massing and bulk of large building facades by creating varying setback requirements for one and two-story building heights. To better

articulate the desired result, it was recommended (and the Planning Commission agreed) that the standard be revised to read as follows:

“Front setbacks shall be subject to the setback requirements applicable to the zone in which the property is located. If the proposed multiple family dwelling project complies with Government Code Section 65913.4, as may be amended from time to time, one-story buildings shall be permitted at the setback line and two-stories shall be permitted if the building is setback twenty (20) feet from the setback line. Any additional stories, over two stories that do not exceed the maximum building height for the underlying zone, shall maintain a thirty (30) foot setback from the setback line.”

The added language was recommended (and the Planning Commission agreed) to clarify that additional stories to the building are allowed and to specify that the underlying zone regulates the maximum building height.

7. Section 9.240.120 Off-street vehicle parking.

a) Market Rate Multi-family and Guest Parking Spaces

The City Council asked the Planning Commission to evaluate parking requirements for multiple family dwellings and had particular concerns with “spillover” parking. At previous study sessions. The Planning Commission considered a new provision *requiring one (1) guest parking space for every four (4) market rate units and to increase the calculation for market-rate, multiple-family dwellings by .25 spaces.*

Since the earlier study sessions, it has been determined that moving forward with these changes should be postponed. Importantly, the State Legislature is scheduled to consider Assembly Bill (AB1401) on August 16, 2021 that would render the City’s parking requirements null for any project located within ½ mile of public transit. In addition, increasing development requirements at this time could cause complications with the certification of the City’s Housing Element by the State of California Housing and Community Development Department. Since the City is required to remove barriers to new housing construction, the increased parking requirement could be considered an added impediment.

In addition to the above circumstances, it is important to note that the City will now have the option of requiring Parking Management Plans (described below) that will significantly decrease the potential negative impacts associated with spillover parking.

Given the pending legislation and concerns with Housing Element Certification, it is recommended that the addition of guest parking spaces be tabled until the status of the Assembly Bill is known and certification of the Housing Element achieved.

b) Fractional Parking Spaces

The City Council expressed concern with parking calculations resulting in fractional numbers. Since fractional parking spaces do not exist, it is recommended (and the Planning Commission agreed) that the following statement should be included in the Municipal Code (Section 9.240.120) to clarify the City’s methodology when fractional spaces occur.

“The following tables are designed to allow calculation of parking spaces required for uses shown, with any fractions rounded up to the nearest whole number.”

c) Parking Management Plan

The Planning Commission also recommended that a “Parking Management Plan” be required when development consists of three (3) or more multi-family dwellings. It was recommended (and the Planning Commission agreed) to insert the following into Section 9.240.545 (B):

“A Parking Management Plan shall be submitted in conjunction with any application for the construction of a multiple family dwelling development project or the residential portion of any mixed-use development project that consists of three (3) or more dwelling units. The Parking Management Plan shall be submitted to the Community Development Director, or his or her designee, for review and approval, approval with modifications, or denial. If applicable, the Community Development Director, or his or her designee, may require that lease agreements specify the project’s parking rules and regulations and/or that the project implement and maintain a parking sticker program. The Parking Management Plan shall:

- (i) Identify the number and location of resident and guest parking spaces provided and establish to which dwelling each required resident and guest parking space is to be assigned;
- (ii) Include a requirement that when “for sale” units are proposed, the Parking Management Plan shall be included by reference as part of applicable covenants, conditions and restrictions; and
- (iii) Include methods of parking enforcement and provisions for penalties and/or violations.”

8. Section 9.240.545 Development Standards (B).

When the Development Standards for multiple family dwellings were adopted in February 2020, one (1) zone had been inadvertently left off the list of zones where the standards will apply. To resolve this, the R-D zone should be added to the list. Section 9.240.545 (B) should be revised to read as follows:

“B. Multiple family dwellings may be erected in the R-2, R-2A, R-3, R-4, R-6 **and R-D** Zones subject to the following development standards.”

9. Section 9.240.545 Development Standards (B) (1) (b).

During recent meetings with interested housing developers, the City’s current requirements for private open space (20% of total square feet of floor area per market-rate unit and 75 square feet per unit for affordable units) came into question. Specifically, developers noted that the City’s requirements exceed those of surrounding cities.

A survey of 13 Inland Empire agencies indicated that the City’s requirements significantly exceeded those of other agencies. A copy of the survey results is attached to this staff report.

It should be noted that no other cities were found to use a percentage of floor area to determine the amount of private open space. As such, a sample of unit sizes was evaluated. The following table shows the results:

City of Jurupa Valley – Private Open Space Requirement				
Unit Size (Market Rate)	800 sq. ft.	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.
Private Open Space Required (20%)	160 sq. ft.	200 sq. ft.	240 sq. ft.	280 sq. ft.

When the current requirement is applied to various sizes of units, the amount of open space per unit in Jurupa Valley results in the highest amount of private open space required of the 13

jurisdictions surveyed. Averaging the amount of private open space derived from the 13 jurisdictions equates to 115 square feet per unit.

It is recommended that the Jurupa Valley requirement for private open space for market-rate units be changed from a percentage to a specific number to align more closely with area methodology. The Jurupa Valley standard should also be amended to reflect a specific “above ground” requirement since the same number for ground floor units would be difficult to achieve on a second floor and could result in a lack of articulated architectural features. The average amount of private open space for above ground units required equates to approximately 75 square feet.

Given that Jurupa Valley is promoting quality new construction with the intent to create healthy and livable communities while encouraging new housing development, it is recommended that the requirement be calculated using the average of 115 square feet for ground floor units and 75 square feet for above ground floor units.

In addition, it is recommended that projects including the payment of in-lieu housing fees (as an alternative to providing affordable units) and as approved by the Community Development Director, be allowed the reduced private open space requirement of 75 square-feet for ground floor units. Including the provision for “in-lieu” housing fee payments is another mechanism the City may use to incentivize affordable housing. In addition the Community Development Director may reduce or eliminate the private open space requirement for above ground units.

It is recommended that Section 9.240.545 (B) (1) (b) be revised to read as follows:

“Each dwelling unit shall have not less than 115 square feet of private open space for units on the ground floor and 75 square feet for units above the ground floor. Multiple family dwelling projects that satisfy the requirement of California Government Code Section 65913.4, as may be amended, the private open space shall provide a minimum of 75 square feet on the ground floor with no requirement for above ground floor units. If a market rate multiple family dwelling project proposes housing in-lieu fees as an alternative to designating units as affordable (as stipulated in Government Code Section 65913.4), the Community Development Director may reduce the private open space requirement to 75 square feet for units on the ground floor and may reduce or eliminate the requirement for private open space for above ground floor units.

As a final note on private open space, it may be beneficial to revise the requirement that such space have a minimum dimension of eight (8) feet for “ground floor” units and minimum dimensions of five feet for above ground floor units. Allowing a reduction to five (5) feet for above ground units will allow greater flexibility in architectural design and building articulation while still ensuring usable space.

It is recommended that Section 9.240.545 (B)(1) (a) be revised to read as follows:

“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 when located on the ground floor. Above ground units are required to provide private open space with no dimension less than five (5) feet.

10. Other Modifications to the Municipal Code

Permit Parking Programs: During the Planning Commission’s review of the proposed zoning code amendment, residential parking permit programs were discussed as another mechanism to address “spillover” parking problems. Although already an allowed function through the California Vehicle Code, we had indicated that the City may want to add a provision making it clear that the City has the ability to establish such programs.

The provision for Permit Parking Programs was initially proposed for inclusion in Title 9 (Zoning and Planning) of the zoning code, however, upon further evaluation, it is recommended that reference to Parking Permit Programs be expanded to include commercial uses, parks and entertainment uses since spillover impacts are not limited to residential uses. Given that permit parking programs should include other uses, reference to such programs may be best located in Chapter 12 of the Municipal Code (Vehicles and Traffic) and not Chapter 9 (Planning and Zoning).

Importantly, if the Planning Commission wishes to include reference to permit parking programs in the Municipal Code, it is advised to forward a recommendation to the City Council supporting a code amendment to Chapter 12 by the Public Works Department.

ENVIRONMENTAL REVIEW

The proposed Zoning Code Amendment (ZCA20004) of the Jurupa Valley Municipal Code, amending certain development standards for multiple family dwellings is exempt from CEQA because the Zoning Code Amendment is covered by the common-sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In this case, the Zoning Code Amendment will not result in an immediate or indirect change to the physical environment.

CONCLUSION

Given the importance of promoting the construction of new housing, while still preserving the desire for quality construction and architecture throughout the City of Jurupa Valley, it is recommended that the regulations pertaining to multiple family dwellings be adopted by the City as described in this report.

Prepared by:

Submitted by:



Tamara Campbell
Principal Planner



Joe Perez
Community Development Director

Reviewed by:

//s// *Serita Young*

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Resolution No. 2021-08-11-01
2. Ordinance
3. Private Open Space Survey
4. Existing Development Standards for Multiple Family Dwellings

ATTACHMENT 1

RESOLUTION NO. 2021-08-11-01

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF JURUPA VALLEY RECOMMENDING THAT
THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY
AMEND THE JURUPA VALLEY MUNICIPAL CODE
CONCERNING MULTIPLE FAMILY DWELLING
DEVELOPMENT STANDARDS, AND MAKE A
DETERMINATION OF EXEMPTION UNDER CEQA
GUIDELINES SECTION 15061(B)(3)**

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

Section 1. Zoning Code Amendment.

(a) At the March 5, 2021 regular City Council meeting, the City Council initiated an amendment to the City's Zoning Code (Title 9 of the Jurupa Valley Municipal Code) following staff's evaluation of parking standards for market-rate multiple family dwelling unit and consideration of revisions to the development standards applicable to multiple family dwellings (ZCA No. 20004) (the "Code Amendment"), and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in the attached Ordinance.

(b) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 may be initiated by either the Planning Commission or the City Council.

(c) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 shall be made in accordance with the procedure set forth in Government Code Section 65800 *et seq.*, as now enacted and hereafter amended, and the requirements of Chapter 9.285.

(d) Section 9.285.030 of the Jurupa Valley Municipal Code provides that amendments to Title 9 that propose to regulate the use of buildings, structures, and land as between industry, business, residents, open space, and other purposes, and that propose to regulate the use of lots, yards, courts, and other open spaces, shall be adopted in the manner set forth in Section 9.285.040. Further, Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment proposes to impose any regulations listed in Government Code Section 65850 not theretofore imposed, must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive.

(e) Section 9.285.040 of the Jurupa Valley Municipal Code provides that the Planning Commission must hold a public hearing on the proposed amendment. After closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which must contain the reasons for the recommendation. If the Planning Commission does not reach a decision due to a tie vote, that fact must be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(f) Government Code Section 65853 provides that when the legislative body has requested the planning commission to study and report upon an amendment to the zoning ordinance and the planning commission fails to act upon such request within a reasonable time, the legislative body may, by written notice, require the planning commission to render its report within 40 days. Upon receipt of the written notice, the planning commission, if it has not done so, shall conduct the public hearing as required by Section 65854. Failure to so report to the legislative body within the above time period shall be deemed to be approval of the proposed amendment to the zoning ordinance.

(g) Government Code Section 65854 provides that the planning commission shall hold a public hearing on the proposed amendment to a zoning ordinance. Notice of the hearing shall be given pursuant to Government Code Section 65090.

(h) Government Code Section 65855 provides that after the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body. Such recommendation shall include the reasons for the recommendation, the relationship of the proposed amendment to the general plan, and shall be transmitted to the legislative body in such form and manner as may be specified by the legislative body.

Section 2. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) ZCA No. 20004 (the "Project") 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 August 11, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on ZCA No. 20004, 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 3. California Environmental Quality Act Findings. The Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of ZCA No. 20004:

(a) The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, amending certain development standards, including off-street parking standards, applicable to multiple family dwellings, will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the

requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

Section 4. Findings for Recommendation of Approval of Code Amendment. 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 the proposed Code Amendment (ZCA No. 20004) should be adopted because:

(a) The proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that: Housing Element Policy 1.1.17 Flexible Standards, sets forth that the City should 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;” and

(b) The proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that Housing Element Policy 2.1.9 Remove Government Constraints, provides that the City should “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.

Section 5. Recommendation of Approval of Code Amendment. 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 adopt the proposed Code Amendment attached hereto as Exhibit “A”.

Section 6. 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 11th day of August 11, 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. 2021-08-11-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 11th day of August, 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

ORDINANCE NO. 2021-__

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY
AMENDING THE JURUPA VALLEY MUNICIPAL CODE
CONCERNING MULTIPLE FAMILY DWELLING
DEVELOPMENT STANDARDS, AND FINDING AN
EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3)
OF THE CEQA GUIDELINES**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS
FOLLOWS:**

Section 1. Project Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) At the March 5, 2020 regular City Council meeting, the City Council initiated an amendment to Sections 9.240.120 and 9.240.545 of Chapter 9.240 ("General Provisions") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, to amend certain development standards, including off-street parking standards, applicable to multiple family dwellings (ZCA No. 20004) (the "Code Amendment"), and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in this Ordinance.

(b) On August 11, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Code Amendment 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. At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2021-08-11-01 recommending that the City Council approve the proposed Code Amendment.

(c) On _____, 2021, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Code Amendment, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council closed the public hearing and duly considered the written and oral testimony received.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

Section 2. California Environmental Quality Act Findings. The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, amending certain development standards, including off-street parking standards, applicable to multiple family dwellings, will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance

is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

Section 3. Project Findings. The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that;

a) Housing Element Policy 1.1.17 Flexible Standards, sets forth that the City should 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;” and

b) Housing Element Policy 2.1.9 Remove Government Constraints, provides that the City should “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.

Section 4. Amendment to Section 9.240.120. Subsection B.(1)(b)(ii) of Section 9.240.120, Off-Street Vehicle Parking, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“(ii) The following tables isare designed to allow calculation of parking spaces required for the uses shown, with any fractions rounded up to the nearest whole number:”

Section 5. Amendment to Section 9.240.545. Subsections A.(2)-(4) of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code are hereby renumbered to Subsections A.(3)-(5).

Section 6. Amendment to Section 9.240.545. A new Subsection A.(2) is hereby added to Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code to read as follows:

“(2) *Institutional* means an organization, establishment, foundation, society (or the like) devoted to the promotion of a particular cause or program(s), especially one of public, educational, or charitable character. Examples of instiitutional uses, activities, or structures include: hospitals; clinics; day care facilities; senior centers; convalescent facilities; elementary, middle and high schools; colleges and universities; public buildings; prisons; post offices; and parks and park facilities.”

Section 7. Amendment to Section 9.240.545. Subsection B. of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of

Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“B. Multiple family dwellings may be erected in the R-2, R-2A, R-3, R-4, ~~and R-6 and R-D~~ Zones subject to the following development standards:”

Section 8. Amendment to Section 9.240.545. Subsection B.(1)(a) of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“(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 when located on the ground floor. Above ground units are required to provide private open space with no dimension less than five (5) feet.”

Section 9. Amendment to Section 9.240.545. Subsection B.(1)(b) of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“(b) Each dwelling unit shall have not less than one hundred fifteen (115) square feet of (1)-private open space for units on the ground floor that is a minimum of twenty (20) percent of the interior floor area of the dwelling unit, except that for and seventy-five (75) square feet for units above the ground floor. 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 shall provide a minimum of seventy-five (75) square feet or private open space on the ground floor with no requirement for above ground floor units. If a market rate multiple family dwelling project proposes housing in-lieu fees as an alternative to designating units as affordable (as stipulated in Government Code Section 65913.4, as may be amended), the Community Development Director may reduce the private open space requirement to seventy-five (75) square feet for units on the ground floor and may reduce or eliminate the requirement for private open space for above ground units.”

Section 10. Amendment to Section 9.240.545. A new Subsection B.(5)(b) is hereby added to Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code to read as follows:

“(b) A Parking Management Plan shall be submitted in conjunction with any application for the construction of a multiple family dwelling development project or the residential portion of any mixed-use development project that consists of three (3) or more dwelling units. The

Parking Management Plan shall be submitted to the Community Development Director, or his or her designee, for review and approval, approval with modifications, or denial. If applicable, the Community Development Director, or his or her designee, may require that lease agreements specify the project's parking rules and regulations and/or that the project implement and maintain a parking sticker program. The Parking Management Plan shall:

- (i) Identify the number and location of resident and guest parking spaces provided and establish to which dwelling each required resident and guest parking space is to be assigned;
- (ii) Include a requirement that when "for sale" units are proposed, the Parking Management Plan shall be included by reference as part of applicable covenants, conditions and restrictions; and
- (iii) Include methods of parking enforcement and provisions for penalties and/or violations."

Section 11. Amendment to Section 9.240.545. Subsection B.(6)(a) of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

- "(a) A-New development shall include 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. Modifications to the minimum twenty (20) foot wide landscape area may be approved by the approving body of the entitlement(s) only for certain areas that are identified as pedestrian-friendly by the General Plan. However, if a proposed multiple family dwelling project meets the requirements for a streamlined permitting process pursuant to Government Code Section 65913.4, as may be amended from time to time, the landscape requirement may be reduced to a fifteen (15) foot wide landscape area adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities."

Section 12. Amendment to Section 9.240.545. Subsection B.(8)(a) of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

- "(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; and/or industrial, or institutional activities or structures. The fifty (50) foot setback shall only apply to the living areas within the buildings and not any detached accessory structures, recreation buildings, or structures,

parking lots, or any portion of the residential structure not used for living and habitation. Residential structures shall be setback a minimum of twenty (20) feet from any property line abutting property zoned for, or used for, institutional activities or structures."

Section 13. Amendment to Section 9.240.545. Subsection B.(10)(a) of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

"(a) Multiple family dwelling projects shall be subject to the setback and height requirements applicable to the zone in which the property is located. If the proposed multiple family dwelling project complies with Government Code Section 65913.4, as may be amended from time to time, one-story buildings shall be permitted at the setback line and additional stories shall be permitted if the building is setback twenty (20) feet from the setback line."

Section 14. Amendment to Section 9.240.545. Subsection B.(10)(c) of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby deleted in its entirety as follows:

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

Section 15. Amendment to Section 9.240.545. Subsection B.(11)(a) of Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

"(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.~~ Front setbacks shall be subject to the setback requirements applicable to the zone in which the property is located. If the proposed multiple family dwelling project complies with Government Code Section 65913.4, as may be amended from time to time, one-story buildings shall be permitted at the setback line and additional stories shall be permitted if the building is setback twenty (20) feet from the setback line. Any additional stories over two-stories that do not exceed the maximum height of the underlying zone shall maintain a thirty (30) foot setback from the setback line."

Section 16. Amendment to Section 9.240.545. A new Subsection B.(11)(e) is hereby added to Section 9.240.545., Development Standards—Multiple Family Dwellings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code to read as follows:

“(e) Multiple family dwelling projects shall comply with applicable standards set forth in the countywide design guidelines adopted by the city. In the event of a conflict between the provisions of Section 9.240.545 and the provisions of the countywide design guidelines, the more stringent provisions shall apply.”

Section 17. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 18. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

Section 19. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 20. Effective Date. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this ____ day of _____, 2021.

Lorena Barajas
Mayor

ATTEST:

Victoria Wasko, CMC
City Clerk

CERTIFICATION

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2021-__ was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the ____ day of _____, 2021, and thereafter at a regular meeting held on the ____ day of _____, 2021, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this ____ day of _____, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

ATTACHMENT 3

City of Jurupa Valley
Private Open Space Requirements - Multi-family Residential Development Survey

City	Jurupa Valley	Eastvale	Menifee	Fontana	Redlands	Yucaipa	Rancho Cucamonga
Market Rate Units	20% of sq. ft. of floor area per unit	None specified	100 sq. ft. per unit	120 sq. ft. per unit ground floor/80 sq. ft. per unit above ground	100 sq. ft. per unit ground floor/75 sq. ft. per unit above ground	150 sq. ft. per unit ground floor units/100 sq. ft. per unit above ground floor	150 sq. ft. per unit ground floor/100 sq. ft. above ground
Affordable Units	75 sq. ft. per unit if affordable	Allows reduction if results in financially sufficient cost reductions.	Offers Incentives /Concessions	100 sq. ft. per unit	Allows reductions but not specific to private open space	Private open space not specified	Allows reductions same as Eastvale

City	Riverside County	City of Riverside	Ontario	Norco	Corona	Temecula	Lake Elsinore
Market Rate	50 sq. ft. per unit	100 to 120 sq. ft. per unit (depends on zone) and 50 sq. ft. for above ground units	150 sq. ft. per unit/50 sq. ft. above ground	No requirement specified	200 sq. ft. (50 percent can be part of common space)	150 sq. ft. per unit	100 sq. ft. per unit. Above ground and less than 600 sq. ft. - 60 square feet. If greater than 600 sq. ft. - 80 sq. ft.
Affordable Unit	None identified	Allows reduction of development standards	Offers incentives /concessions	Offers incentives/concessions	Subject to Development Agreement. No development standards indicated	No development standards indicated	No development standards indicated

(07.01.21)

ATTACHMENT 4

Sec. 9.240.545. - Development standards—Multiple family dwellings.

A. For purposes of this section, the following words or phrases shall have the following definitions:

(1) *Common open space* means an on-site recreation area located within the total development site containing improvements intended for the active or passive recreation of residents of the development. Common open space shall not include public or private streets, driveways, private open space, parking or loading spaces, street side-setbacks, or utility easements where the ground surface cannot be used appropriately for active or passive recreation, nor other areas primarily designed for other operational functions.

(2) *Landscape area* shall be defined as set forth in Section 9.283.020.

(3) *Private open space* means an area improved for outdoor use by the residents of the dwelling unit to which it serves, such as balconies, ground floor yards, courtyards, or patios, which are covered or uncovered.

(4) *Utility closet and utility storage area* mean a closet and area to be used, or intended to be used, for the keeping of noncommercial, nonindustrial personal property.

B. Multiple family dwellings may be erected in the R-2, R-2A, R-3, R-4, and R-6 Zones subject to the following development standards:

(1) *Private open space*.

(a) Private open space shall be located adjacent to, and be directly accessible by, the dwelling unit that it serves, and

shall have no dimension less than eight (8) feet.

- (b) Each dwelling unit shall have not less than one (1) private open space that is a minimum of twenty (20) percent of the interior floor area of the dwelling unit, except that for multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, the private open space shall be a maximum of seventy-five (75) square feet.
 - (c) At ground level, private open space shall be separated by a six (6) foot high fence or wall (not chain link). When such private open space is adjacent to vehicular parking, a driveway, or a roadway, the private open space shall be screened by the use of a five and one-half (5½) foot tall by three (3) foot wide shrub, or a five and one-half (5½) foot high wall or fence in combination with a landscaped area not less than three (3) feet in width.
 - (d) A private open space that is four (4) feet or higher above adjacent grade shall be screened with forty-two (42) inch wide landscaping, or a wall or fence.
- (2) *Common open space.*
- (a) Multiple family dwelling projects of eight (8) or more dwelling units shall provide common open space and satisfy the requirements of this subsection (B)(2).
 - (b) Common open space shall be designed for its intended use and shall not have a dimension less than ten (10) feet.
 - (c) Common open space shall have a minimum of one hundred fifty (150) square feet per dwelling unit.

- (d) Up to a maximum of sixty (60) percent of common open space may be provided in a building.
 - (e) Recreation facility examples that satisfy the common open space requirements include one (1) or more of the following:
 - (i) Recreation center within a building;
 - (ii) Swimming or wading pool;
 - (iii) Athletic court such as basketball court;
 - (iv) Athletic field;
 - (v) Par course.
- (3) *Laundry facilities.*
- (a) Multiple family dwelling projects of eight (8) or more dwelling units shall provide washer and dryer hookups and a laundry space within each dwelling unit or the garage and satisfy the requirements of this subsection (B) (3).
 - (b) The laundry facility shall not encroach into any minimum required garage parking area.
 - (c) Multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, may provide common laundry facilities equipped with one (1) washer and dryer per ten (10) dwelling units in the multiple family dwelling project.
 - (d) Laundry facilities must be provided for within a completely enclosed structure and are not permitted outdoors or

beneath patio or balcony covers.

(4) *Accessory storage.*

- (a) Each dwelling unit shall provide for a utility closet within the dwelling unit with a minimum area of thirty-five (35) cubic feet. Bedroom closets and designated laundry facility areas shall not be used to meet this requirement.
- (b) Each dwelling unit shall have access to a private, lockable utility storage area outside the dwelling unit and located in a garage, carport, or attached private open space with a minimum area of sixty (60) cubic feet.

(5) *Parking.*

- (a) Parking spaces shall be provided as required by Section 9.240.120.

(6) *Landscape area.*

- (a) A minimum of twenty (20) foot wide landscape area shall be provided for adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities.
- (b) Street frontage landscape areas shall include trees planted at thirty (30) foot intervals and drought tolerant ground cover as set forth in Section 9.283.000.
- (c) Where a new public sidewalk is required to be constructed, the sidewalk shall be located adjacent to the right-of-way line and the area between the street or curb and the sidewalk shall be landscaped and maintained by the abutting property owner.

(7) *Walls and fences.*

- (a) Walls located on property lines or project boundaries shall be constructed of decorative concrete block that includes split-face or slump stone walls.
- (b) A decorative concrete block wall six (6) feet in height measured from outside finished grade shall be constructed on any property line that abuts property zoned for, or used for, commercial business activities or structures.
- (c) A decorative concrete block wall eight (8) feet in height measured from outside finished grade shall be constructed on any property line that abuts property zoned for, or used for, industrial business activities or structures.
- (d) Walls and fences within twenty (20) feet of any street shall be constructed of decorative concrete block that shall not exceed forty-two (42) inches in height. A combination of matching decorative block pilasters and other forms of open fencing, such as wrought iron or tubular steel, may be added up to a maximum overall height of six (6) feet.

(8) *Buffers from adjacent commercial, industrial, or institutional uses.*

- (a) Residential structures shall be set back a minimum of fifty (50) feet from any property line abutting property zoned for, or used for, commercial, industrial, or institutional activities or structures.
- (b) Accessory structures shall be located between any

residential structure and a property line abutting a property zoned for, or used for, commercial, industrial, or institutional activities or structures.

(c) A minimum of ten (10) foot wide landscape area that includes hedges or non-deciduous trees is required between any residential structure and any property line abutting a property zoned for, or used for, commercial, industrial, or institutional activities or structures.

(d) Nothing in this subsection shall prevent the construction of an accessory dwelling unit consistent with applicable state and local laws.

(9) *Pedestrian access.*

(a) Pedestrian access shall be provided for between the public sidewalk and the on-site walkways that provide access to the dwelling units.

(b) Pedestrian paths of travel that are a minimum of five (5) feet wide and made of an impervious surface shall be provided for between each dwelling unit and its parking spaces, except that for multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, pedestrian paths of travel shall be a minimum of four (4) feet wide.

(c) Pedestrian paths of travel that are a minimum of five (5) feet wide and made of an impervious surface shall be provided between each dwelling unit and on-site recreational facilities, except that for multiple family dwelling projects that satisfy the requirements of

Government Code Section 65913.4, as may be amended, pedestrian paths of travel shall be a minimum of four (4) feet wide.

(10) *Project design (setbacks, height, roof materials, equipment screening, etc.).*

- (a) Multiple family dwelling projects shall be subject to the setback and height requirements applicable to the zone in which the property is located.
- (b) All roof mounted mechanical equipment shall be screened from view with architectural elements that match the same primary exterior materials and colors used for the building.
- (c) All pad mounted mechanical equipment shall be sound attenuated with baffles or other elements that prevent audible sounds more than ten (10) feet from the equipment and shall be screened from view by a combination of walls, fences, and landscaping.

(11) *Project design.*

- (a) Buildings within fifty (50) feet of any street right-of-way line shall not exceed one (1) story in height, provided however a one- and two-story building shall be located such that the two-story portion of the building is more than fifty (50) feet from any street right-of-way line.
- (b) Parking structures, such as garages or carports, shall not be located adjacent to the front of dwelling unit front entrances.

- (c) Composition shingle roofs are prohibited.
- (d) The architectural style of the multiple family dwelling project shall be Spanish Colonial, Craftsman, Victorian, California Bungalow, American Farmhouse, or California Ranch.

(12) *Impact mitigation.*

- (a) Multiple family dwelling projects with more than twenty-four (24) dwelling units shall submit with any permit application the following environmental impact and mitigation studies:
 - (i) Traffic impact assessment;
 - (ii) Biological assessment as required by the Multiple Species Habitat Conservation Plan (MSHCP);
 - (iii) Noise impact assessment on the project if within five hundred (500) feet of a freeway or within one thousand (1,000) feet of property in use or zoned for industrial activities;
 - (iv) Air quality and health risk assessment on the project if within five hundred (500) feet of a freeway or within one thousand (1,000) feet of property in use or zoned for industrial activities;
 - (v) Phase 1 assessment for archaeological, paleontological, and cultural resources; and
 - (vi) Phase 1 assessment for toxic substances upon a determination by the City Engineer or the Fire Marshal that such substances may be present in the

development site.

- (b) The recommended mitigations for all impacts identified in the above studies shall be incorporated into the project design.

(13) *Lighting.*

- (a) Parking lot or athletic court lighting shall direct light only onto the project site and shield direct rays away from abutting properties. Ambient light levels shall not increase the level of any residential properties by one (1) foot candle at the property line.

(14) *Refuse.*

- (a) Location and design of refuse bin enclosures shall
 - conform to city trash enclosure specifications and the guidelines of the city's solid waste hauler franchisee.

(Ord. No. 2020-01, § 9, 2-20-2020)

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: AUGUST 11, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: TAMARA CAMPBELL, PRINCIPAL PLANNER
SUBJECT: AGENDA ITEM NO. 6.2
ZONING CODE AMENDMENT NO. 21006 (ZCA21006) REVISING
REGULATIONS IN SECTION 9.240.490 (ALCOHOLIC BEVERAGE SALES)
AND ADDING AN ANNUAL ALCOHOL SALE REGULATORY FEE TO THE
CITY OF JURUPA VALLEY COMMUNITY DEVELOPMENT DEPARTMENT
FEE SCHEDULE

RECOMMENDATION

Staff is requesting a continuance to allow additional time to evaluate proposed changes to the regulations pertaining to alcoholic beverage sales.

Prepared by:



Tamara Campbell
Principal Planner

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

City of Jurupa Valley

[RETURN TO AGENDA](#)

STAFF REPORT

DATE: AUGUST 11, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: ROCIO LOPEZ, SENIOR PLANNER
SUBJECT: AGENDA ITEM NO. 7.1
FIVE (5) YEAR COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (CUP)
NO. 03434
LOCATION: 6170 20TH STREET (APN: 175-160-011 & 178-020-026)
APPLICANT: ALPHA MATERIALS, INC.

RECOMMENDATION

That the Planning Commission: 1) receive a staff report and power point presentation from the Community Development Department; 2) receive a presentation from the applicant and; 3) confirm that CUP03434 is in compliance with the conditions of approval, including maintenance of landscaping, control of dust, and current permits from other regulating agencies.

PROJECT DESCRIPTION

The applicant ("Applicant" or "Alpha Materials, Inc.") requests that the Planning Commission review their application for compliance with their Conditional Use Permit per Condition No. 8 below:

Five Year Compliance Review. *For such time as any zoning or land use that allows sensitive receptors is located within 1,000 feet of the boundaries of the subject property during the life of this Conditional Use Permit, the applicant shall submit an application to the Planning Director for Planning Commission review of the Conditional Use Permit every five years. The application shall include a status report on compliance with the conditions of approval, including maintenance of the landscaping control of dust, and current permits from other regulating agencies. The Planning Commission shall consider the status report, review existing conditions and the nature of any complaints received by the City and advise the applicant if additional mitigation measures are needed or if compliance with existing conditions must be achieved.*

Table 1 (below) outlines information on the subject site:

TABLE 1: GENERAL PROJECT INFORMATION	
Project Area	9.73 acres
General Plan Land Use Designation	LI (Light Industrial)
Zoning	M-M (Manufacturing Medium)
Existing Land Use	Materials Storage

LOCATION

The site is located north of the 60 Freeway and west of Rubidoux Boulevard, just southwest of Caterpillar Court at 6170 20th Street. Surrounding land uses include vacant land to the north and west within the Rio Vista Specific Plan; the Caterpillar Business Park (recently approved industrial development totaling 9 buildings) buildings 7 thru 9 already constructed, to the northeast; Alpha Materials' site to the immediate east, west and south; Robertson's Ready Mix (with similar concrete batch operations) to the east; and a heavy industrial equipment storage yard to the southeast. Exhibits 1 and 2 provide vicinity and site location maps of the project site.

EXHIBIT 1: VICINITY MAP

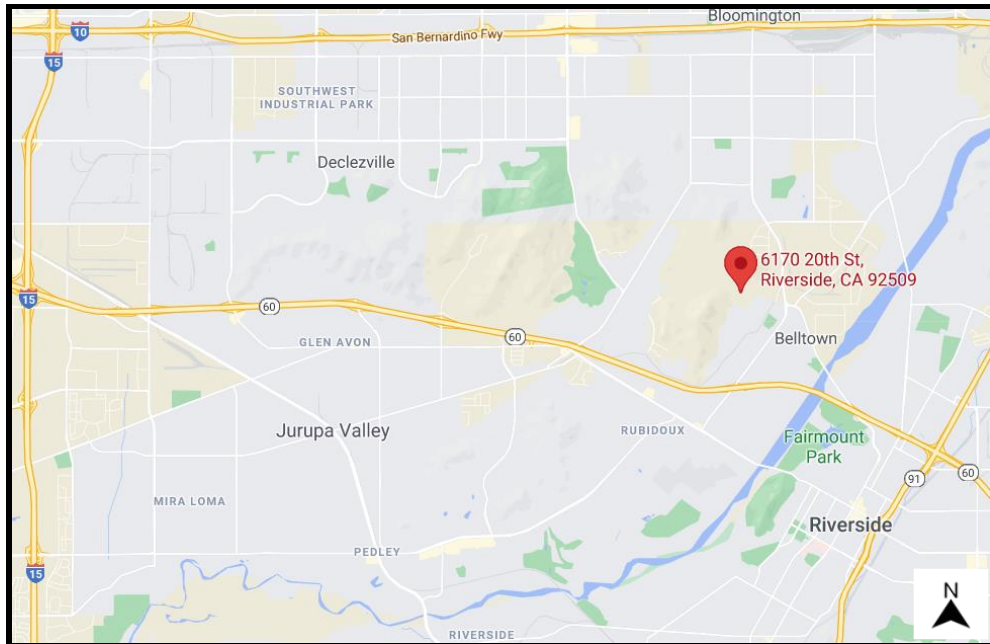


EXHIBIT 2: SITE LOCATION MAP



BACKGROUND

Alpha Materials, Inc. is a privately owned company that has been mixing and delivering concrete since 2001. The applicant has been operating from the site since its original Conditional Use Permit (CUP) was approved by the County on September 28, 2005.

On October 8, 2014, on a 5-0 vote, the Planning Commission adopted a mitigated negative declaration and mitigation monitoring and reporting program and approved Conditional Use Permit No. 03434R1, Revised Permit No. 1, to delete the time limit placed on the duration of the Conditional Use Permit and permit the expansion of the existing concrete batch plant operation from the original 3.83 acre site into the adjacent 9.73 site in order to accommodate aggregate storage.

Adopted Resolution No. 2014-10-08-01 with attached Conditions of Approval, is provided as Attachment 1. For detailed project information, please refer to the Planning Commission staff report provided as Attachment 2.

COMPLIANCE WITH CONDITIONAL USE PERMIT

Per Condition No. 8, "The application shall include a status report on compliance with the conditions of approval, including maintenance of the landscaping, control of dust, and current permits from other regulating agencies. The Planning Commission shall consider the status report, review existing conditions and the nature of any complaints received by the City and advise the applicant if additional mitigation measures are needed or if compliance with existing conditions must be achieved."

The applicant has provided staff with a status report on their compliance with the project conditions, including maintenance of the landscaping, control of dust and copies of permits from various regulating agencies, see Attachments 3. Additionally, the applicant has provided the status of each condition of approval, see Attachment 4. Table 2 lists the City's conditions of approval and the status of compliance. Table 3 lists the required regulatory permits to operate the concrete batch operation plant.

Additionally, the project was routed to internal departments and external agencies requesting comments on the applicant's request for the City's 5-year review. None of the internal

departments or external agencies had any opposition to the applicant's continued operations. Additionally, the City's Code Enforcement Department has confirmed that, since the last CUP approval in 2014, there have been no complaints against the applicant's business site.

TABLE 2. STATUS OF COMPLIANCE OF CONDITIONS	
PROJECT CONDITION	STATUS
1. PROJECT APPROVAL. CUP03434R1 is for the approval to expand an existing concrete batch plan operation to include aggregate material storage, truck parking, maintenance and handling operations on a 9.73 acre site (APN: 175-160-011) located at 6170 20th Street.	Informational only
2. FEES. The approval of CUP03434R1 shall not become effective until all planning fees have been paid in full.	Fees have been paid
3. APPROVAL PERIOD. This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.	Alpha Materials is fully operational per the approved Conditions of Approval.
4. HOLD HARMLESS. The applicant/permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Jurupa Valley ("City") its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning CUP 03434R1. The City will promptly notify the applicant/permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.	Informational only
5. CONFORMANCE TO APPROVED EXHIBITS. The project shall be in conformance to the approved plans. The approved plans includes the following: <ul style="list-style-type: none"> a. Site Plan (dated September 5, 2014) b. Conceptual Landscape Plan (dated September 17, 2014) 	The conceptual landscape plans were reviewed and the site was inspected for compliance by the City's Landscape Architect and Planning Staff on February 1, 2021.

<p>c. Conceptual Fence Plan (dated September 17, 2014)</p> <p>d. Floor Plan and Elevations of Caretakers Unit and Shade Structure (received September 16, 2014)</p>	<p>The City's Landscape Architect confirmed that the landscaping and irrigation were in compliance with the approved set of plans and that the landscaping was in good condition. The trees are healthy and create a solid screen around the site from the surrounding properties.</p>
<p>6. ON-SITE LANDSCAPING. Applicant shall revise and resubmit Conceptual Landscape Plan per comments provided by the City's Landscape Consultant RHA.</p> <p>a. The Landscape Plan shall include the addition of vines, shrubs and trees as needed to provide further screening to the applicant's existing 3.83 acre site.</p> <p>b. All trees shall be a minimum of 24-inchbox size, or as recommended by RHA.</p>	<p>The City's Landscape Architect confirmed that the landscaping and irrigation were in compliance with the approved set of plans.</p>
<p>7. ENVIRONMENTAL MITIGATION MEASURES. Applicant shall ensure compliance with all of the required mitigation measures as set forth in the Mitigated Negative Declaration including the requirement to provide the City with copies of the South Coast Air Quality Management District permits prior to the issuance of an occupancy permit or final building permit.</p>	<p>The Applicant has provided copies of compliance with the South Coast Air Quality Management District, the California Air Resources Board (CARB), the County Department of Environmental Health, City Business Registration and the City's Environmental Program yearly inspections. The documents are included as Attachments.</p>
<p>8. FIVE YEAR COMPLIANCE REVIEW. For such time as any zoning or land use that allows sensitive receptors is located within 1,000 feet of the boundaries of the subject property during the life of this Conditional Use Permit, the applicant shall submit an application to the Planning Director for Planning Commission review of the Conditional Use Permit every five years. The application shall include a status report on compliance with the conditions of approval, including maintenance of the landscaping control of dust, and current permits from other regulating agencies. The Planning Commission shall consider the status report, review existing conditions and the nature of any complaints received by the City and advise the applicant if additional mitigation measures are needed or if compliance with existing conditions must be achieved.</p>	<p>Request for five (5) year review was submitted as required.</p>
<p>9. LIFE OF PERMIT. Condition of Approval No. 20.2 approved by the County of Riverside Planning Commission on September 28, 2005 is hereby deleted. CUP No. 03434 is no longer subject to a durational time limit.</p>	<p>The City Attorney has advised staff that such a limitation on time does not apply in this case, as a CUP entitlement runs with the land and therefore, there is no sunset date.</p> <p>As a result, at their October 8, 2014</p>

	meeting, the Planning Commission removed this Condition.
10. PREVIOUS CONDITIONS OF APPROVAL. All other Conditions of Approval for the original CUP 03434 shall remain in effect, except as otherwise amended and modified by Condition No. 8, and No. 9 of these Conditions of Approval, which requires a "Five Year Compliance Review", eliminates "Life of Permit".	The Applicant has satisfied the original County conditions, see Attachment 4.
11. Prior to the final inspection of any Building permit, Applicant shall post a bond for the future installation of a six-foot high solid masonry wall along the northwestern, western and southwestern property line which adjoins parcels zoned for residential use. The amount of the bond shall be determined by the Building Official and shall be in place for a minimum of 15 years. Said wall shall be constructed at such time as the abutting property is developed.	Because the two vehicle maintenance shade structures and the 432 square-foot caretakers unit have not yet been constructed, a bond for the future wall construction is not required at this time. Prior to final inspection of either of these structures, the Applicant shall comply with Condition No. 11 of the City conditions of approval.
12. Prior to the final inspection of any Building permit, Applicant shall install a six-foot high wrought iron fence along 20th Street, approximately 328.59 feet in length, as shown on the Site Plan dated September 5, 2014. Remaining fencing around property perimeter shall be as noted on the Site Plan dated September 5, 2014. Said fencing shall remain in place until such time that a block wall is required pursuant to Condition No. 11.	The applicant has installed a six-foot high wrought iron fence along 20th Street, approximately 328.59 feet in length as noted in Condition No. 12 of the City conditions of approval.
13. Prior to the issuance of an Occupancy permit, Applicant shall provide verification to the Building & Safety Department that the caretaker's unit is properly insulated to meet a minimum interior sound attenuation of 45 dba.	The caretaker's unit has not yet been built. Applicant shall comply with Condition No. 13 of the City conditions of approval, prior to future Certificate of Occupancy.
14. Prior to the issuance of an Occupancy permit, Applicant shall provide verification to the Building & Safety and Planning Departments that operations shall not exceed 65 dba as measured from the property line and the rock crusher operations shall not exceed 75 dba measured beyond the property line. These noise limits shall be maintained during the life of the use.	The applicant has submitted a Noise Assessment report which was reviewed by Planning staff, the City's CEQA Administrator and the Building and Safety Director. The report was found to be in compliance with and satisfies Condition No. 14, of the City conditions of approval.

TABLE 3. REGULATORY AGENCY AND PERMIT STATUS	
AGENCY	STATUS
South Coast Air Quality Management District	Valid Permit with renewal on 11/16/21

California Air Resources Board	Valid Permit with renewal on 12/31/21
County Department of Environmental Health (DEH)	Valid Hazardous Waste Management Permit renewal 7/31/22
Storm Water Management	Passed annual 2021 Storm Water Management inspection performed by City's Environmental Programs Inspector
City of Jurupa Valley Business Registration No. 0444	Active Business Registration with renewal 3/1/22
Motor Carrier Permit	Valid Permit with renewal 1/31/22

Note: Please reference Attachment No. 3 for copies of abovementioned documents

ANALYSIS

California Environmental Quality Act (CEQA)

A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project were adopted by the Planning Commission on October 8, 2014. The California Environmental Quality Act (CEQA) allows a previously adopted Mitigated Negative Declaration (MND) to be used as the environmental assessment for a project if it is determined that the project currently under review is “within the scope” of the earlier Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15162 (a). As there are no changes to the previously approved entitlement, the project is considered “within the scope” of the adopted MND.

Dust Control

While the project was determined to have a “Less than Significant Impact” on Air Quality, the Applicant states that dust is mitigated by having the materials frequently watered down by an on-site truck and by an on-site sprinkler system which also frequently waters down the stock piles. Additionally, the applicant is in compliance and maintains all required SCAQMD permits. Please refer to the applicant's Dust Control Plan provided under Attachment No. 3.

Site Screening and Landscaping

The site includes extensive landscaped screening consisting of vines planted closely together to completely conceal all perimeter chain-link fencing; large shrubs planted closely together to provide further screening and large mature trees of sufficient height and spaced closely together to adequately screen the piles of materials stored on site, see Conceptual Landscape Plan and the Project Plant Palette provided as Attachments 6 and 7. The approved site plan is provided under Attachment 5.

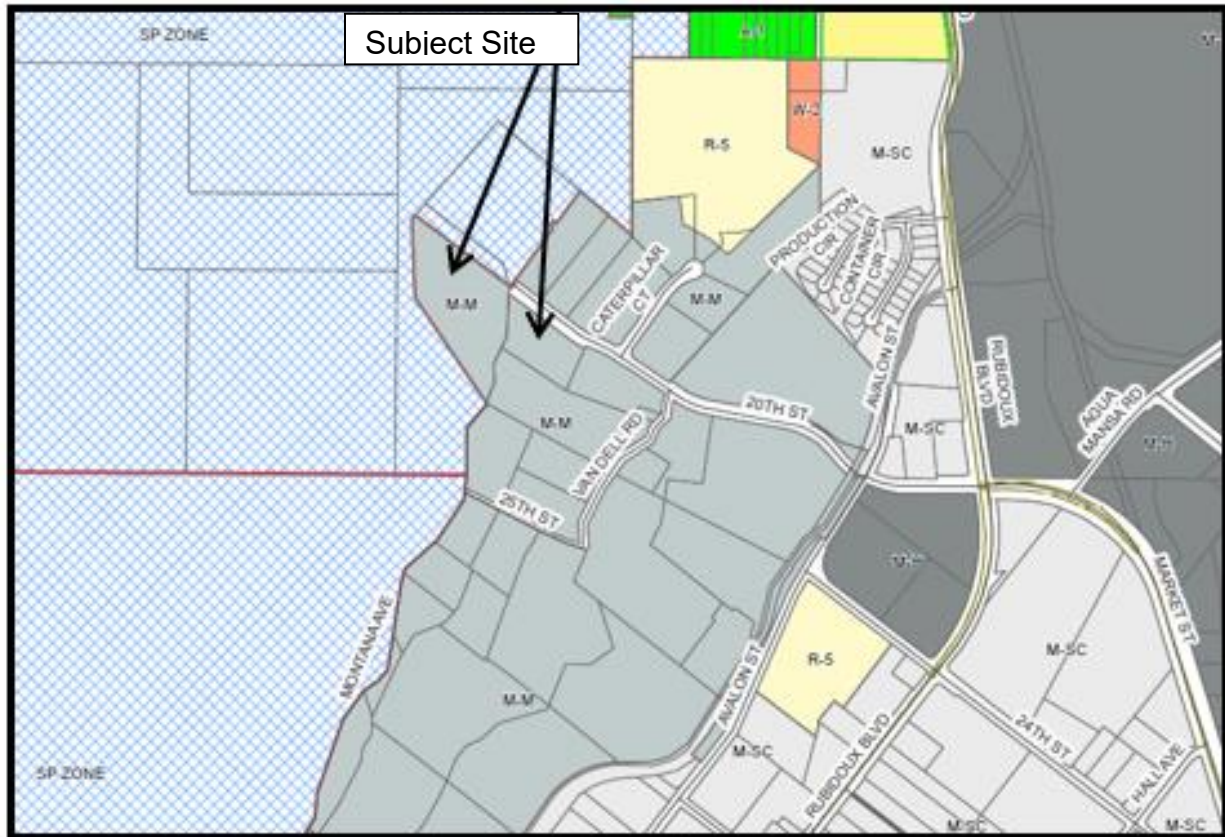
The conceptual landscape plans were reviewed, and the site was inspected for compliance by the City's Landscape Architect and City staff on February 1, 2021.

The City's Landscape Architect determined that the landscaping had been installed per the approved Conceptual Landscape Plan and that the landscaping was in good condition. Landscaping along 20th Street was installed per the plans and was deemed in good condition. Finally, 24-inch box sized Ficus trees (the approved substitution to Eucalyptus trees) and irrigation have been installed around the perimeter of the site. The trees are healthy and create a solid screen around the site from the surrounding properties.

Surrounding Land Uses

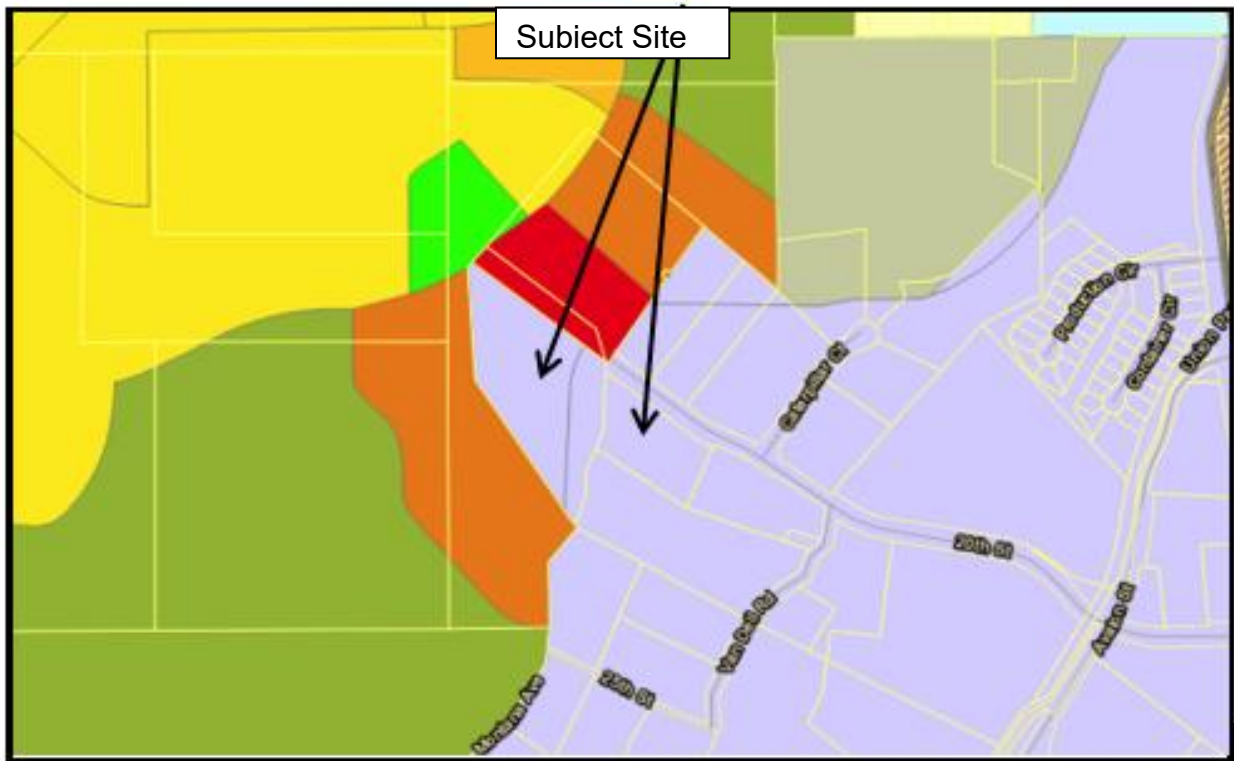
Staff has evaluated the project area to determine the land use compatibility of the proposed use with existing land uses in the area. The project site is situated on the south side of 20th Street, westerly of Rubidoux Boulevard. Directly east of the subject site is Robertson's Ready Mix, another concrete batch operation approved by the County in 1993 (CUP 3178). Directly to the northeast of the site are properties that are occupied by heavy equipment storage uses. The subject site is surrounded by gradual slopes and mountains to the south and west; the recently approved Caterpillar Business Park to the north and industrial uses to the east. Exhibit 4 (Zoning Map) shows that property located to the south, west and north of the site are zoned SP (Rio Vista Specific Plan). Properties located to the northeast and east are all zoned M-M (Manufacturing Medium). Exhibit 5 (Land Uses) shows that property located to the south and west is designated High Density Residential, to the west Open Space, Recreation and to the north Commercial Retail, while the subject site and properties to the northeast and east are all designated Light Industrial.

EXHIBIT 4 – ZONING MAP



- M-H (Manufacturing Heavy)
 M-M (Medium Manufacturing)
 SP (Specific Plan)
- W-2 (Controlled Development Areas)
 A-1 (Light Agriculture)
- R-5 (Open Area Combining Zone - Residential Developments)

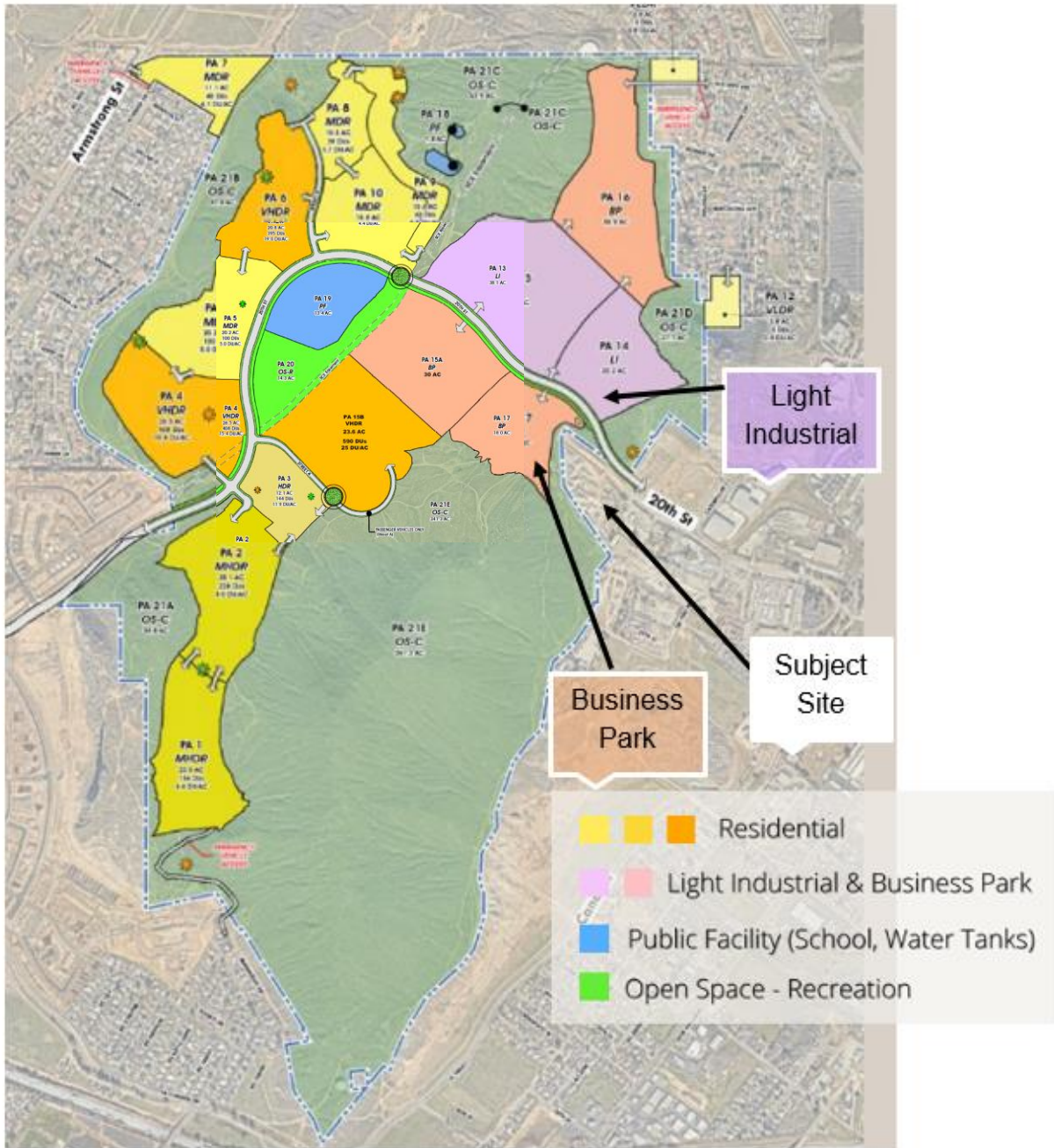
EXHIBIT 5 – LAND USE MAP



- | | |
|--|---|
| CR - Commercial Retail | OS-MIN - Open Space, Mineral Resources |
| CT - Commercial Tourist | OS-R - Open Space, Recreation |
| EDR - Ranch | OS-RUR - Open Space, Rural |
| HDR - High Density Residential | OS-W - Open Space, Water |
| HHDR - Highest Density Residential | PF - Public Facilities/Institutional |
| HI - Heavy Industrial | RR - Small Farm |
| LDR - Country Neighborhood | VHDR - Very High Density Residential |
| LI - Light Industrial | VLDR - Rural Neighborhood |
| MDR - Medium Density Residential | |
| MHDR - Medium High Density Residential | |
| OS-C - Conservation | |
| OS-CH - Open Space, Conservation Habitat | |

The Rio Vista Specific Plan (RVSP) site is currently vacant and is comprised of principally undeveloped open space. The City is currently processing a proposed amendment to the RVSP which proposes changes to the existing RVSP land uses, including proposed Light Industrial and Business Park land uses adjacent to the Alpha Materials project site, see Exhibit 6.

EXHIBIT 6: PROPOSED AMENDMENT TO RIO VISTA SPECIFIC PLAN



The City's General Plan Land Use Designation for the subject site is Light Industrial (LI), which calls for development of uses that do not produce substantial amounts of dust or noise. However, according to the City's Zoning Code, a concrete batch plant is allowed in the M-M (Manufacturing Medium) zone and LI designation provided that a CUP has been granted.

To ensure that any impacts associated with the business are mitigated and also periodically review the use to ensure compatibility with the present and future logical development of the area, Condition No. 8 was added to the conditions of approval in 2014.


With Condition No. 8, the Commission would review the status of compliance with conditions, whether complaints have been received by relevant public agencies and determine if additional mitigation is needed. Should surrounding land uses change to uses other than industrial type uses, or the Rio Vista Plan area initiate future development, staff can then recommend appropriate measures to mitigate any impacts the Applicant's use may have on those sensitive land uses.

CONCLUSION

Staff has determined that the continued operations of Alpha Materials is consistent with the project conditions of approval and also complies with all regulatory requirements. Additionally, with the exception of the recently entitled Caterpillar Business Park with 9 proposed industrial buildings, three (3) of which are currently under construction, there have been no other land use or zoning changes since the 2014 approval of the revised CUP.

The business is consistent with the Medium Manufacturing (M-M) zone and with the LI (Light Industrial) land use designation; while any future development which may pose an incompatibility with the Applicant's site could result in a possible modification of the CUP to address and mitigate any impacts as deemed appropriate including, but not limited to, additional landscape screening, limiting the hours of operation, and possibly reducing the life of the permit.

Prepared by:



*Rocio Lopez
Senior Planner*

Submitted by:



*Joe Perez
Community Development Director*

Reviewed by:

//s// Serita Young

*Serita Young
Deputy City Attorney*

ATTACHMENTS

1. Planning Commission Resolution No. 2014-10-08-01, with Conditions of Approval
2. Planning Commission Staff Report
3. Applicant's Status Report
4. Status of City and County Conditions
5. Approved Site Plan
6. Approved Landscape Plan
7. Approved Plant Palette

ATTACHMENT NO. 1

Planning Commission Resolution No. 2014-10-08-01

RESOLUTION NO. 2014-10-08-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING CONDITIONAL USE PERMIT NO. 03434R1, REVISED PERMIT NO. 1, TO DELETE THE TIME LIMIT PLACED ON THE DURATION OF THE CONDITIONAL USE PERMIT AND PERMIT THE EXPANSION OF AN EXISTING CONCRETE BATCH PLANT OPERATION LOCATED AT 6170 20TH STREET (APNS: 175-160-011 AND 178-020-026) IN THE MANUFACTURING MEDIUM (M-M) ZONE TO INCLUDE AGGREGATE MATERIAL STORAGE, TRUCK PARKING AND MAINTENANCE AND HANDLING OPERATIONS ON A 9.73 ACRE PARCEL, AND DENYING AN APPLICATION TO EXTEND THE LIFE OF CONDITIONAL USE PERMIT NO. 03434R1 TO SEPTEMBER 29, 2043]

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

Section 1. City of Jurupa Valley Land Use Regulatory Authority. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The City of Jurupa Valley incorporated on July 1, 2011.

(b) On July 1, 2011, the City Council adopted Ordinance No. 2011-01. This Ordinance provides that pursuant to the provisions of Government Code Section 57376, all ordinances of the County of Riverside that have been applicable within the territory now incorporated as the City of Jurupa Valley, to the extent that they applied before incorporation, shall remain in full force and effect as ordinances of the City of Jurupa Valley, including the Riverside County General Plan. Additionally, Ordinance No. 2011-01 provides that the resolutions, rules and regulations of the County of Riverside that have been applicable in the implementation of the aforesaid ordinances and State laws (including, but not limited to, the California Environmental Quality Act and regulations pertaining to traffic) to the extent that they applied before incorporation shall remain in full force and effect as resolutions, rules and regulations, respectively, of the City of Jurupa Valley. On September 15, 2011, the City Council adopted Ordinance No. 2011-10, effective October 15, 2011, continuing in effect all ordinances of the County of Riverside that have been applicable within the territory now incorporated as the City of Jurupa Valley, to the extent that they applied before incorporation. These ordinances and resolutions as well as the Jurupa Valley Municipal Code shall be known as "Jurupa Valley Ordinances."

(c) On September 15, 2011, the City Council also adopted Ordinance No. 2011-09, effective October 15, 2011, adopting Chapter 2.35 of the Jurupa Valley Municipal

Code establishing the Planning Commission for the City of Jurupa Valley. Chapter 2.35 provides that the Planning Commission shall perform the planning agency functions described in Government Code Section 65100 *et seq.* and shall fulfill the functions delegated to the Planning Commission for the County of Riverside under the relevant ordinances and resolutions, which the City has adopted as required upon incorporation. Chapter 2.35 further provides that the Planning Commission shall perform the functions of any and all planning, zoning or code enforcement appeals board created by the relevant County of Riverside ordinances and resolutions, which the City has adopted by reference as required by law.

Section 2. Project. Alpha Materials, Inc. (the “Applicant”) has applied for a revised Conditional Use Permit (“CUP”) to extend the life of CUP No. 03434 to September 29, 2043 and permit the expansion of an existing concrete batch plant operation located at 6170 20th Street (APNs: 175-160-011 and 178-020-026) in the Manufacturing Medium (M-M) Zone and designated Light Industrial (LI) to include aggregate material storage, truck parking and maintenance and handling operations on a 9.73 acre parcel (the “Project”).

Section 3. Revised Conditional Use Permit Required.

(a) Section 18.43.c. of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, specifies that a revised permit means a modification of an approved permit that does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Planning Director.

(b) Section 18.43.d.(2) of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, specifies that an application for a revised permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. Additionally, a revised permit must be subject to the development standards applicable to approval of a new permit.

(c) Section 18.28.e. of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, specifies that a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Further, any conditional use permit that is granted must be subject to such conditions as are necessary to protect the health, safety or general welfare of the community.

(d) As the Applicant is proposing to extend the life of CUP No. 03434 to September 29, 2043 and expand an existing concrete batch plant operation to include aggregate material storage, truck parking and maintenance and handling operations on a 9.73 acre parcel, a revised Conditional Use Permit No. 03434 is required to be approved by the Planning

Commission and the findings set forth in Section 18.28.e. of Riverside County Zoning Ordinance No. 348 must be made by the Planning Commission in making its approval.

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

(a) The application for CUP No. 03434, Revised Permit No. 1, 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 September 24, 2014, the Planning Commission of the City of Jurupa Valley held a duly noticed public hearing on CUP No. 03434, Revised Permit No. 1, 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, discussed the item, re-opened the public hearing, and continued the item and the public hearing to the October 8, 2014 regular Planning Commission meeting.

(c) On October 8, 2014, the Planning Commission of the City of Jurupa Valley held a continued public hearing on CUP No. 03434, Revised Permit No. 1, 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.

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

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

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

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law. The public comment period commenced on September 4, 2014 and expired at 5:00 p.m. on September 24, 2014. Copies of the documents have been available for public review and inspection at City Hall, 8304 Limonite Avenue, Suite M, Jurupa Valley, CA 92509.

(c) No written comments were received prior to the public hearing conducted on September 24, 2014.

(d) The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration prior to and at the September 24, 2014 Planning Commission public hearing, and based on the whole record before it, finds that:

1) The Mitigated Negative Declaration was prepared in compliance with CEQA;

2) With the incorporation of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; and

3) The Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

(e) Based on the findings set forth in this Resolution, the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the Project.

(f) The Planning Director is authorized and directed to file a Notice of Determination in accordance with CEQA.

Section 6. Findings for Approval of Revised Conditional Use Permit. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The deletion of the time limit placed on the original Conditional Use Permit will not be detrimental to the health safety or general welfare of the community in that the new condition requiring a compliance review every 5 years more effectively ensures the health safety and general welfare of the community.

(b) The expansion of an existing concrete batch plant operation to include aggregate material storage, truck parking and maintenance and handling operations on a 9.73 acre parcel will not be detrimental to the health, safety or general welfare of the community.

(c) While the Light Industrial Land Use Designation allows industrial and related uses including warehouse/distribution, assembly and light manufacturing, repair facilities and supporting retail uses, the expansion of the concrete batch plant, for primary storage of aggregate materials and truck parking, may operate on the subject site for a specified amount of time, pursuant to the approval of a conditional use permit (Ordinance No. 348).

(d) The M-M zone is therefore conditionally consistent with the Light Industrial Land Use Designation for the site.

(e) Surrounding land uses include a vacant lot to the north; storage of modular office trailers to the northeast; Alpha Materials' site to the immediate east; Robertson's Ready Mix (with similar concrete batch operations) to the east; a heavy industrial equipment storage yard to the southeast and a vacant lot to the south.

(f) The subject site is surrounded by properties that are zoned M-M (Manufacturing Medium) and SP (Rio Vista Specific Plan).

(g) The subject site is not located within any of the following areas:

- 1) A California Gnatcatcher habitat area;
- 2) An agricultural preserve;
- 3) A liquefaction potential area;
- 4) A fault zone;
- 5) A General Plan Policy Area;
- 6) A criteria cell for the MSHCP (Multiple Species Habitat Conservation Plan); or
- 7) A flood zone.

Section 7. Findings for Denial of Extension of Life of Conditional Use Permit No. 03434R1. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:


(a) Extending the life of the permit could result in conflicting land uses and therefore impact the health, safety and welfare of the community.

Section 8. Approval of Revised Conditional Use Permit with Conditions. Based on the foregoing, the Planning Commission hereby approves CUP No. 03434, Revised Permit No. 1, to permit the expansion of an existing concrete batch plant operation located at 6170 20th Street (APNs: 175-160-011 and 178-020-026) in the Manufacturing Medium (M-M) Zone and designated Light Industrial (LI) to include aggregate material storage, truck parking and maintenance and handling operations on a 9.73 acre parcel, subject to the conditions of approval attached hereto as Exhibit "A".

Section 9. Denial of Extension of Life of Conditional Use Permit No. 03434R1. Based on the foregoing, the Planning Commission hereby denies the extension of CUP No. 03434R1 to September 29, 2043. CUP No. 03434, as revised pursuant to the Planning Commission's approval of CUP No. 03434R1 by adoption of this Resolution, shall not be subject to a durational time limit.

Section 10. 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 8th day of October, 2014.



Matthew Burris
Chair of Jurupa Valley Planning Commission

ATTEST:



Thomas Merrell
Planning Director and Secretary to the Planning Commission

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

I, Thomas Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2014-10-8-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 8th day of October, 2014 by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:



THOMAS MERRELL
PLANNING DIRECTOR

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR CUP 03434R1 (REVISED PERMIT NO. 1)

PLANNING

1. **PROJECT APPROVAL.** CUP03434R1 is for the approval to expand an existing concrete batch plan operation to include aggregate material storage, truck parking, maintenance and handling operations on a 9.73 acre site (APN: 175-160-011) located at 6170 20th Street.
2. **FEES.** The approval of CUP03434R1 shall not become effective until all planning fees have been paid in full.
3. **APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
4. **HOLD HARMLESS.** The applicant/permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Jurupa Valley ("City") its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning CUP 03434R1. The City will promptly notify the applicant/permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
5. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans. The approved plans includes the following:
 - a. Site Plan (dated September 5, 2014)
 - b. Conceptual Landscape Plan (dated September 17, 2014)
 - c. Conceptual Fence Plan (dated September 17, 2014)
 - d. Floor Plan and Elevations of Caretakers Unit and Shade Structure (received September 16, 2014)
6. **ON-SITE LANDSCAPING.** Applicant shall revise and resubmit Conceptual Landscape Plan per the comments provided by the City's Landscape Consultant RHA.
 - a. The Landscape Plan shall include the addition of vines, shrubs and trees as needed to provide further screening to the applicant's existing 3.83 acre site.
 - b. All trees shall be a minimum of 24-inchbox size, or as recommended by RHA.

Prior to the issuance of any Building permit, the applicant shall submit the following items for City review and approval:

- a) Complete "Professional Services (PROS)" application (Planning) for the review of the final landscape and irrigation plans.
- b) Initial deposit for PROS application.
- c) Three (3) sets of final landscape and irrigation plans and digital copies (CD format) that demonstrates compliance with the landscape provisions of Section 18.12 (Off-Street Vehicle Parking) of Ordinance 348 and Ordinance 859. In addition, it should address all the comments prepared by RHA.
- d) The total cost estimate of landscaping and irrigation.
- e) Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.
- f) Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.

Prior to the final inspection of any Building permit, the Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley once s/he has deemed the installation is in conformance to the approved plans. Following the inspection of the Landscape Architect of Record, the applicant shall schedule a City inspection with the City's landscape architect.

- 7. **ENVIRONMENTAL MITIGATION MEASURES.** Applicant shall ensure compliance with all of the required mitigation measures as set forth in the Mitigated Negative Declaration including the requirement to provide the City with copies of the South Coast Air Quality Management District permits prior to the issuance of an occupancy permit or final building permit.
- 8. **FIVE YEAR COMPLIANCE REVIEW.** For such time as any zoning or land use that allows sensitive receptors is located within 1,000 feet of the boundaries of the subject property during the life of this Conditional Use Permit, the applicant shall submit an application to the Planning Director for Planning Commission review of the Conditional Use Permit every five years. The application shall include a status report on compliance with the conditions of approval, including maintenance of the landscaping control of dust, and current permits from other regulating agencies. The Planning Commission shall consider the status report, review existing conditions and the nature of any complaints received by the City and advise the applicant if additional mitigation measures are needed or if compliance with existing conditions must be achieved.
- 9. **LIFE OF PERMIT.** Condition of Approval No. 20.2 approved by the County of Riverside Planning Commission on September 28, 2005 is hereby deleted. CUP No. 03434 is no longer subject to a durational time limit.

- 10. PREVIOUS CONDITIONS OF APPROVAL.** All other Conditions of Approval for the original CUP 03434 shall remain in effect, except as otherwise amended and modified by Condition No. 8, and No. 9 of these Conditions of Approval, which requires a "Five Year Compliance Review", eliminates "Life of Permit".
- 11. Prior to the final inspection of any Building permit,** Applicant shall post a bond for the future installation of a six-foot high solid masonry wall along the northwestern, western and southwestern property line which adjoins parcels zoned for residential use. The amount of the bond shall be determined by the Building Official and shall be in place for a minimum of 15 years. Said wall shall be constructed at such time as the abutting property is developed.
- 12. Prior to the final inspection of any Building permit,** Applicant shall install a six-foot high wrought iron fence along 20th Street, approximately 328.59 feet in length, as shown on the Site Plan dated September 5, 2014. Remaining fencing around property perimeter shall be as noted on the Site Plan dated September 5, 2014. Said fencing shall remain in place until such time that a block wall is required pursuant to Condition No. 11.
- 13. Prior to the issuance of an Occupancy permit,** Applicant shall provide verification to the Building & Safety Department that the caretaker's unit is properly insulated to meet a minimum interior sound attenuation of 45 dba.
- 14. Prior to the issuance of an Occupancy permit,** Applicant shall provide verification to the Building & Safety and Planning Departments that operations shall not exceed 65 dba as measured from the property line and the rock crusher operations shall not exceed 75 dba measured beyond the property line. These noise limits shall be maintained during the life of the use.

END OF CONDITIONS OF APPROVAL

ATTACHMENT NO. 2

Planning Commission Staff Report

City of Jurupa Valley

STAFF REPORT

DATE: OCTOBER 8, 2014

TO: CHAIR BURRIS AND MEMBERS OF THE PLANNING COMMISSION

FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

BY: ROCIO LOPEZ, SENIOR PLANNER

SUBJECT: AGENDA ITEM NO. 6.1
CONTINUED PUBLIC HEARING - CONDITIONAL USE PERMIT (CUP) NO. 03434, REVISED PERMIT NO. 1

PROPOSAL: REQUEST TO EXPAND AN EXISTING CONCRETE BATCH PLANT OPERATION TO INCLUDE AGGREGATE MATERIAL STORAGE, TRUCK PARKING, MAINTENANCE AND HANDLING OPERATIONS ON A 9.73 ACRE PARCEL. APPLICANT ALSO REQUESTS THAT THE REVISED CUP PERMIT EXTEND THE LIFE OF THE ORIGINAL CUP UNTIL THE YEAR 2043

LOCATION: 6170 20TH STREET (APN: 175-160-011 & 178-020-026)

APPLICANT: ALPHA MATERIALS, INC.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2014-10-08-01 granting the issuance of Conditional Use Permit (CUP) No. 03434R1, Revised Permit No.1, subject to the revised Conditions of Approval, and adopt the Mitigated Negative Declaration.

BACKGROUND

On September 24, 2014, the Planning Commission voted 5-0 to continue this item. At the public hearing, Commissioners directed staff to contact adjoining property owners and to research several areas of concern. Since then, Planning Staff met with the applicant, contacted the property owner of the Rio Vista Specific Plan area and researched the issues identified by the Commission. The previously presented staff report is included as Attachment 3.

Specifically, the Planning Commission requested additional information and expressed the following concerns:

- 1) Address potential land use conflicts, including future residential development of the Rio Vista Specific Plan area located to the west and south of the subject site.
- 2) Provide clarification of concrete recycling operations.
- 3) Research noise, prevailing winds and dust control.
- 4) Consider a solid masonry wall along 20th Street and evaluate landscaping.

DISCUSSION

1. Address potential land use conflicts, including future development of the Rio Vista Specific Plan area.

A review of County and City records revealed that Alpha Materials has been operating since 2005 without any complaints. Further, the operation is an allowed use in the "Manufacturing Medium" (M-M) zone subject to the issuance of a CUP. Importantly, CUP's are intended to allow uses that have the potential to create land use conflicts but with attached conditions, may operate without conflict. Importantly, at any time the City receives legitimate complaints and those complaints have been investigated and verified, the Planning Commission has the ability to initiate revocation proceedings. At the end of revocation proceedings, the City may revoke the CUP and the use would be required to cease, or reach agreement with the applicant for additional mitigation and add conditions of approval.

The General Plan Land Use designation for the project site is Light Industrial (LI). Attachment 4 is a table used to determine the consistency between zoning and various general plan land use designations. The attachment demonstrates that the M-M Zoning is considered Conditionally Consistent with the General Plan.

Planning Staff contacted representatives from the Rio Vista Specific Plan land owner, Richland Communities, to ensure appropriate property owner notification. Mr. Craig Christina, Director of Entitlement for Richland Communities, indicated that he will attend the Planning Commission hearing to provide input and answer any Planning Commission questions.

As an added measure to ensure that future plant operations remain compatible with adjoining land uses, staff continues to recommend a condition requiring a compliance review of the CUP every five (5) years. A detailed discussion of this condition was provided to the Planning Commission at its meeting on September 24, 2014.

2. Provide clarification of recycling operations.

The applicant has provided a letter (Attachment 5) that clarifies the details of the recycling operation. Importantly, recycling of the concrete materials results in an estimated reduction of truck deliveries to and from the site by 600 trips per year.

In summary, cement trucks deliver left over material to the site on a daily basis. The trucks are washed out and the base material is left in a settling pond to dilute and separate water from solid materials. The base is then put into a pile to dry and is eventually processed through a machine which further refines the base approximately two (2) times per month.

3. Address potential noise, prevailing winds and dust control.

Additional research was conducted to address concerns expressed by the Planning Commission. A memo from the City's CEQA Administrator is attached to the IS/MND (a part of Attachment 2). The memo provides a detailed analysis of potential impacts from dust and noise. In summary, specific mitigation measures have been included into the Mitigation Monitoring Plan (MNP) that reduces any potential impact from noise or dust to levels of non-significance. The memo will be considered an attachment to the Mitigated Negative Declaration.

4. Consider a solid masonry wall along 20th Street and evaluate landscaping.

Staff investigated the Commission's interest in requiring the installation of an eight (8) to ten (10) foot masonry wall along 20th Street. It appears that the applicant intended the iron fence to blend with other fencing on the street scene which is appropriate, however, a decorative masonry wall could be considered more effective. Although the masonry wall would offer better screening along 20th Street, it would also create an opportunity for graffiti. Staff recommends the use of the iron fence with fast growing vegetation in order to provide green screening and to prevent graffiti.

The City's Landscape Consultant, RHA, continues to recommend the same landscape materials provided to the Commission at its meeting in September but offers additional options. These options are outlined in a memo dated September 29, 2014 which has been included as Attachment 6. The Planning Commission could require the use of alternatives outlined in the letter and direct staff to incorporate those alternatives as part of the final landscape plan.

In addition to the Commission's request to address the above concerns, several changes to the Conditions of Approval were recommended. Staff has revised the Conditions of Approval to include changes recommended at the Planning Commission hearing and to eliminate the potential redundancy of conditions that are already in place by either building code, fire code or some other mandatory regulatory provisions.

Changes to previously submitted Conditions include the following;

Condition No. 1 was revised to reflect staff's recommendation to eliminate the extension of the CUP until 2048. The staff report dated 9/24/14 indicated that while the Applicant is requesting a 29 year extension of time as part of the revised permit, the City Attorney has advised staff that such a limitation on time does not result in automatic termination of the use, as a CUP entitlement runs with the land, and notice and a hearing are required before expiration.

Planning staff concludes that establishing a sunset date has no value or benefit to the City. Alternatively, the recommended periodic review ensures that the City will assess the impacts to surrounding areas not less than every five years. There is nothing to prevent the City from initiating more frequent reviews or to respond to complaints. The Commission may require the reviews to be more frequently than every five years.

The condition relating to on-site Landscaping was revised to read as follows;

5. **ON-SITE LANDSCAPING.** Applicant shall revise and resubmit the Conceptual Landscape Plan addressing the City's consulting Landscape Architect's comments dated September 22, 2014 to the satisfaction of the Planning Director.
 - a) The Landscape Plan shall include the addition of vines; shrubs and trees as needed to provide further screening to the applicant's existing 3.83-acre site.
 - b) All trees shall be a minimum of 24-inch box size or larger if required by the Planning Director.

The condition entitled "Life of Permit" has been changed to "Five Year Compliance Review" at the request of the applicant.

CONCLUSION

Staff has determined that the proposed expansion is allowed in the M-M zone subject to the approval of the revised CUP and conditions of approval. Staff has also determined that the project is conditionally consistent with the City's General Plan. Any future development which may pose an incompatibility with the Applicant's site could result in a possible modification of the CUP to address and mitigate any impacts as deemed appropriate; including but not limited to additional landscape screening; limiting the hours of operation and possibly reducing the life of the permit.

ENVIRONMENTAL REVIEW

The proposed project is subject to environmental review under the provisions of the California Environmental Quality Act (CEQA). A brief description of the environmental review process is provided below. A full environmental review summary, and the requisite environmental review documents (IS/MND, Mitigation Monitoring and Reporting Program, and any Comments received thusfar) are provided as Attachment 2 to this report.

Environmental Review Process Summary

An Initial Study was prepared for the project. The IS/MND is included as an attachment to this staff report, see Attachment 2. The findings of the Initial Study revealed that the project would not pose any Significant Impacts to the environment and that only one section of the Air Quality analysis presented a "Less than Significant Impact with Mitigation Incorporated". To address this section, the project shall adhere to the Mitigation Monitoring Reporting Program, attached to the Initial Study. Based upon the findings of the IS, staff prepared a draft Mitigated Negative Declaration (MND) including the October 1, 2014 memo from the City's CEQA Administrator addressing noise, wind erosion and dust control.


The City noticed the availability of the IS/MND along with the Notice of Intent to Adopt a Mitigated Negative Declaration in the Riverside County Record Newspaper on September 4, 2014. The same noticing was also posted in public places throughout the City and notice of the public hearing was mailed to property owners within a 300 foot radius of the site. A 20-day public review period commenced on September 4, 2014 and closed on September 24, 2014. No comments were received on the NOI/MND. The IS/MND has been processed in accordance with the CEQA Guidelines, and that, subject to the mitigation measures identified within the IS/MND, there would be no significant environmental impacts as a result of the proposed project.

Prepared by:



*Rocio Lopez
Senior Planner*

Submitted by:



*Thomas G. Merrell, AICP
Planning Director*

Reviewed by:

//s// **Serita Young**

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Planning Commission Resolution No. 2014-10-14-01 with attached revised Conditions of Approval
2. Initial Study / Mitigated Negative Declaration including attached Memo dated October 1, 2014 from CEQA Administrator
3. September 24, 2014 Planning Commission Staff Report
4. General Plan Land Use and Zoning Compatibility Matrix
5. Letter dated October 1, 2014 from Alpha Materials clarifying Recycling Operations
6. Letter dated September 29, 2014 from RHA Landscape Architects

ATTACHMENT 1
Planning Commission Resolution No. 2014-10-08-01
and Conditions of Approval

RESOLUTION NO. 2014-10-08-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING CONDITIONAL USE PERMIT NO. 03434R1, REVISED PERMIT NO. 1, TO DELETE THE TIME LIMIT PLACED ON THE DURATION OF THE CONDITIONAL USE PERMIT AND PERMIT THE EXPANSION OF AN EXISTING CONCRETE BATCH PLANT OPERATION LOCATED AT 6170 20TH STREET (APNS: 175-160-011 AND 178-020-026) IN THE MANUFACTURING MEDIUM (M-M) ZONE TO INCLUDE AGGREGATE MATERIAL STORAGE, TRUCK PARKING AND MAINTENANCE AND HANDLING OPERATIONS ON A 9.73 ACRE PARCEL, AND DENYING AN APPLICATION TO EXTEND THE LIFE OF CONDITIONAL USE PERMIT NO. 03434R1 TO SEPTEMBER 29, 2043]

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

Section 1. City of Jurupa Valley Land Use Regulatory Authority. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The City of Jurupa Valley incorporated on July 1, 2011.

(b) On July 1, 2011, the City Council adopted Ordinance No. 2011-01. This Ordinance provides that pursuant to the provisions of Government Code Section 57376, all ordinances of the County of Riverside that have been applicable within the territory now incorporated as the City of Jurupa Valley, to the extent that they applied before incorporation, shall remain in full force and effect as ordinances of the City of Jurupa Valley, including the Riverside County General Plan. Additionally, Ordinance No. 2011-01 provides that the resolutions, rules and regulations of the County of Riverside that have been applicable in the implementation of the aforesaid ordinances and State laws (including, but not limited to, the California Environmental Quality Act and regulations pertaining to traffic) to the extent that they applied before incorporation shall remain in full force and effect as resolutions, rules and regulations, respectively, of the City of Jurupa Valley. On September 15, 2011, the City Council adopted Ordinance No. 2011-10, effective October 15, 2011, continuing in effect all ordinances of the County of Riverside that have been applicable within the territory now incorporated as the City of Jurupa Valley, to the extent that they applied before incorporation. These ordinances and resolutions as well as the Jurupa Valley Municipal Code shall be known as "Jurupa Valley Ordinances."

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Code establishing the Planning Commission for the City of Jurupa Valley. Chapter 2.35 provides that the Planning Commission shall perform the planning agency functions described in Government Code Section 65100 *et seq.* and shall fulfill the functions delegated to the Planning Commission for the County of Riverside under the relevant ordinances and resolutions, which the City has adopted as required upon incorporation. Chapter 2.35 further provides that the Planning Commission shall perform the functions of any and all planning, zoning or code enforcement appeals board created by the relevant County of Riverside ordinances and resolutions, which the City has adopted by reference as required by law.

Section 2. Project. Alpha Materials, Inc. (the "Applicant") has applied for a revised Conditional Use Permit ("CUP") to extend the life of CUP No. 03434 to September 29, 2043 and permit the expansion of an existing concrete batch plant operation located at 6170 20th Street (APNs: 175-160-011 and 178-020-026) in the Manufacturing Medium (M-M) Zone and designated Light Industrial (LI) to include aggregate material storage, truck parking and maintenance and handling operations on a 9.73 acre parcel (the "Project").

Section 3. Revised Conditional Use Permit Required.

(a) Section 18.43.c. of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, specifies that a revised permit means a modification of an approved permit that does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Planning Director.

(b) Section 18.43.d.(2) of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, specifies that an application for a revised permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. Additionally, a revised permit must be subject to the development standards applicable to approval of a new permit.

(c) Section 18.28.e. of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, specifies that a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Further, any conditional use permit that is granted must be subject to such conditions as are necessary to protect the health, safety or general welfare of the community.

(d) As the Applicant is proposing to extend the life of CUP No. 03434 to September 29, 2043 and expand an existing concrete batch plant operation to include aggregate material storage, truck parking and maintenance and handling operations on a 9.73 acre parcel, a revised Conditional Use Permit No. 03434 is required to be approved by the Planning

Commission and the findings set forth in Section 18.28.e. of Riverside County Zoning Ordinance No. 348 must be made by the Planning Commission in making its approval.

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

(a) The application for CUP No. 03434, Revised Permit No. 1, 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 September 24, 2014, the Planning Commission of the City of Jurupa Valley held a duly noticed public hearing on CUP No. 03434, Revised Permit No. 1, 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, discussed the item, re-opened the public hearing, and continued the item and the public hearing to the October 8, 2014 regular Planning Commission meeting.

(c) On October 8, 2014, the Planning Commission of the City of Jurupa Valley held a continued public hearing on CUP No. 03434, Revised Permit No. 1, 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.

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

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

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

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law. The public comment period commenced on September 4, 2014 and expired at 5:00 p.m. on September 24, 2014. Copies of the documents have been available for public review and inspection at City Hall, 8304 Limonite Avenue, Suite M, Jurupa Valley, CA 92509.

(c) No written comments were received prior to the public hearing conducted on September 24, 2014.

(d) The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration prior to and at the September 24, 2014 Planning Commission public hearing, and based on the whole record before it, finds that:

1) The Mitigated Negative Declaration was prepared in compliance with CEQA;

2) With the incorporation of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; and

3) The Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

(e) Based on the findings set forth in this Resolution, the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the Project.

(f) The Planning Director is authorized and directed to file a Notice of Determination in accordance with CEQA.

Section 6. Findings for Approval of Revised Conditional Use Permit. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The deletion of the time limit placed on the original Conditional Use Permit will not be detrimental to the health safety or general welfare of the community in that the new condition requiring a compliance review every 5 years more effectively ensures the health safety and general welfare of the community.

(b) The expansion of an existing concrete batch plant operation to include aggregate material storage, truck parking and maintenance and handling operations on a 9.73 acre parcel will not be detrimental to the health, safety or general welfare of the community.

(c) While the Light Industrial Land Use Designation allows industrial and related uses including warehouse/distribution, assembly and light manufacturing, repair facilities and supporting retail uses, the expansion of the concrete batch plant, for primary storage of aggregate materials and truck parking, may operate on the subject site for a specified amount of time, pursuant to the approval of a conditional use permit (Ordinance No. 348).

(d) The M-M zone is therefore conditionally consistent with the Light Industrial Land Use Designation for the site.

(e) Surrounding land uses include a vacant lot to the north; storage of modular office trailers to the northeast; Alpha Materials' site to the immediate east; Robertson's Ready Mix (with similar concrete batch operations) to the east; a heavy industrial equipment storage yard to the southeast and a vacant lot to the south.

(f) The subject site is surrounded by properties that are zoned M-M (Manufacturing Medium) and SP (Rio Vista Specific Plan).

(g) The subject site is not located within any of the following areas:

- 1) A California Gnatcatcher habitat area;
- 2) An agricultural preserve;
- 3) A liquefaction potential area;
- 4) A fault zone;
- 5) A General Plan Policy Area;
- 6) A criteria cell for the MSHCP (Multiple Species Habitat Conservation Plan); or
- 7) A flood zone.

Section 7. Findings for Denial of Extension of Life of Conditional Use Permit No. 03434. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) Extending the life of the permit could result in conflicting land uses and therefore impact the health, safety and welfare of the community.

Section 8. Approval of Revised Conditional Use Permit with Conditions. Based on the foregoing, the Planning Commission hereby approves CUP No. 03434, Revised Permit No. 1, to permit the expansion of an existing concrete batch plant operation located at 6170 20th Street (APNs: 175-160-011 and 178-020-026) in the Manufacturing Medium (M-M) Zone and designated Light Industrial (LI) to include aggregate material storage, truck parking and maintenance and handling operations on a 9.73 acre parcel, subject to the conditions of approval attached hereto as Exhibit "A".

Section 9. Denial of Extension of Life of Conditional Use Permit No. 03434. Based on the foregoing, the Planning Commission hereby denies the extension of CUP No. 03 03434 to September 29, 2043. CUP No. 03 03434, as approved on September 28, 2005 by the County of Riverside, shall continue to expire on October 1, 2023.

Section 10. 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 8th day of October, 2014.

Matthew Burris
Chair of Jurupa Valley Planning Commission

ATTEST:

Thomas Merrell
Planning Director to the Planning Commission

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Thomas Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2014-10-8-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 8th day of October, 2014 by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

THOMAS MERRELL
PLANNING DIRECTOR

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR CUP 03434R1 (REVISED PERMIT NO. 1)

PLANNING

1. **PROJECT APPROVAL.** CUP03434R1 is for the approval to expand an existing concrete batch plan operation to include aggregate material storage, truck parking, maintenance and handling operations on a 9.73 acre site (APN: 175-160-011) located at 6170 20th Street.
2. **FEES.** The approval of CUP03434R1 shall not become effective until all planning fees have been paid in full.
3. **APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
4. **HOLD HARMLESS.** The applicant/permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Jurupa Valley ("City") its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning CUP 03434R1. The City will promptly notify the applicant/permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
5. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans. The approved plans includes the following:
 - a. Site Plan (dated September 5, 2014)
 - b. Conceptual Landscape Plan (dated September 17, 2014)
 - c. Conceptual Fence Plan (dated September 17, 2014)
 - d. Floor Plan and Elevations of Caretakers Unit and Shade Structure (received September 16, 2014)
6. **ON-SITE LANDSCAPING.** Applicant shall revise and resubmit Conceptual Landscape Plan per the comments provided by the City's Landscape Consultant RHA.
 - a. The Landscape Plan shall include the addition of vines, shrubs and trees as needed to provide further screening to the applicant's existing 3.83 acre site.
 - b. All trees shall be a minimum of 24-inchbox size, or as recommended by RHA.

Prior to the issuance of any Building permit, the applicant shall submit the following items for City review and approval:

- a) Complete "Professional Services (PROS)" application (Planning) for the review of the final landscape and irrigation plans.
- b) Initial deposit for PROS application.
- c) Three (3) sets of final landscape and irrigation plans and digital copies (CD format) that demonstrates compliance with the landscape provisions of Section 18.12 (Off-Street Vehicle Parking) of Ordinance 348 and Ordinance 859. In addition, it should address all the comments prepared by RHA.
- d) The total cost estimate of landscaping and irrigation.
- e) Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.
- f) Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.

Prior to the final inspection of any Building permit, the Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley once s/he has deemed the installation is in conformance to the approved plans. Following the inspection of the Landscape Architect of Record, the applicant shall schedule a City inspection with the City's landscape architect.

7. **ENVIRONMENTAL MITIGATION MEASURES.** Applicant shall ensure compliance with all of the required mitigation measures as set forth in the Mitigated Negative Declaration including the requirement to provide the City with copies of the South Coast Air Quality Management District permits prior to the issuance of an occupancy permit or final building permit.
8. **FIVE YEAR COMPLIANCE REVIEW.** Every five years during the life of this Conditional Use Permit, the applicant shall submit an application to the Planning Director for Planning Commission review of the Use Permit. The application shall include a status report on compliance with the conditions of approval, including maintenance of the landscaping control of dust, and current permits from other regulating agencies. The Planning Commission shall consider the status report, review existing conditions and the nature of any complaints received by the City and advise the applicant if additional mitigation measures are needed or if compliance with existing conditions must be achieved.
9. **LIFE OF PERMIT.** Condition of Approval No. 20.2 approved by the County of Riverside Planning Commission on September 28, 2005 is hereby deleted. CUP No. 03434 is no longer subject to a durational time limit.

City of Jurupa Valley

ENVIRONMENTAL CHECKLIST/INITIAL STUDY

1.0 PROJECT CONTACT INFORMATION

1. Project Title and File Number: Conditional Use Permit (CUP) 1401, (Alpha Materials Inc.)
2. Lead Agency Name and Address: Planning Department, City of Jurupa Valley, 8304 Limonite Avenue, Suite M, Jurupa Valley, CA 92509
3. Project Location: 6170 20 th Street. Assessor's Parcel Number: 175-160-011,
4. Project Description Summary: Expand an existing ready mix concrete business and aggregate materials storage and handling facility. The expansion area consists of 9.73 gross acres and will function primarily as an aggregate storage and truck parking area. .
5. Lead Agency Contact Person(s) and Phone Numbers: Eduardo Guerrero, Assistant Planner City of Jurupa Valley 951/ 332-6464
6. Project Sponsor's Name and Address: Trip Hord Associates P.O. Box 1235 Riverside, CA 92502
7. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): South Coast Air Quality Management District

5.0 EVALUATION OF ENVIRONMENTAL IMPACTS

The following is a discussion of potential project impacts as identified in the Initial Study. Explanations are provided for each item. The various topics are listed in the following order:

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5.1 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?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Impact Analysis

5.1(a) No Impact. The project site is located within an area zoned M-M (Manufacturing-Medium) and is an extension of the industrial uses located to the west. Overall the project site and its surroundings can be characterized as developed and semi-developed industrial land with large areas used for outdoor storage of equipment and materials.

The Jurupa Valley General Plan identifies scenic resources as "areas that are visible to the general public and considered visually attractive. Scenic resources include natural landmarks and prominent or unusual features of the landscape." (Scenic Resources Section, Multipurpose Open Space Element). Scenic corridors are noted in the General Plan as areas that traverse its scenic resources. The site is not located adjacent to a designated scenic corridor by the Jurupa Valley General Plan.

Based on the above analysis, the property would not have an adverse impact on a scenic vista.

5.1(b) No Impact. The site does not contain rock outcroppings or historic buildings. According to Figure C-9 of the Jurupa Valley General Plan, the subject property is not located within or near a scenic highway, therefore, the project would not damage scenic resources or historic buildings within a scenic highway.

5.1(c) Less Than Significant Impact. 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.

5.2 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?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Impact Analysis

5.2(a) No Impact. The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Farmland Mapping and Monitoring Program Map prepared by the Department of Conservation nor is it being used for agricultural purposes. Therefore, the project would not convert farmland to a non-agricultural use.

5.2(b) No Impact. The subject property is zoned M-M (Manufacturing-Medium) by the Jurupa Valley Zoning Map. According to the Riverside County Assessor's Office, there is no Williamson

Act land conservation contract that covers the site. Therefore, the project does not conflict with existing zoning for agricultural use or conflict with a Williamson Act land conservation contract.

5.2(c) No Impact. The subject property is located within an urban area, zoned for industrial uses, and in close proximity to major roadways. There are no forest lands located on the site or in the vicinity of the site. Therefore, no forest lands or timberland would be affected by the proposed project.

5.2(d) No Impact. There is no forest or timberland located on the project site. No impact would occur.

5.2(e) No Impact. The project site is not located in close proximity to forestland or farmland. Therefore, the project would not result in the disruption or damage of the existing environment that would result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

5.3 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?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?			X	

Impact Analysis

5.3(a) Less Than Significant Impact. The current Air Quality Management Plan (AQMP) for the area is the South Coast Air Quality Management District (SCAQMD) 2012 Air Quality Management Plan (AQMP). This assessment will use the following two criteria for determining project consistency with the 2012 AQMP:

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 AQMP.*

If project emissions exceed the SCAQMD regional thresholds for NO_x, VOC, PM₁₀, or PM_{2.5}, it follows that the project would not be consistent with the goals of the AQMP. As shown in Tables 2 and 3 below, the project would not exceed the regional significance thresholds for construction or operational emissions established by the SCAQMD. Therefore, the proposed project meets the first criterion for consistency with the 2012 AQMP.

Consistency Criterion No. 2: *The proposed project will not exceed the land use assumptions in the 2012 AQMP.*

The project site is designated as Light Industrial by the Jurupa Valley General Plan and has a zoning classification of M-M (Manufacturing-Medium). These land use designations have not changed since the adoption of the 2012 AQMP. Therefore, the project is consistent with the land use assumptions used to prepare the 2012 AQMP.

Based on the above analysis, the project will not be in conflict with or obstruct implementation of the 2012 AQMP.

5.3(b) Less Than Significant Impact With Mitigation Incorporated. Emissions for the project were estimated by using the CalEEMod which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District. Table 2 and Table 3 show the South Coast Air Quality Management District Thresholds for air emissions compared to the project's peak emissions (i.e. summer months worst case scenario) from construction and operation activities.

**Table No. 2
Construction Emissions (Without Mitigation)**

Pollutant	Emissions (pounds per day)	SCAQMD Thresholds	Exceeds SCAQMD Threshold?
Oxides of Nitrogen (NO _x)	24.78	100	NO
Volatile Organic Compounds (VOC)	39.30	75	NO
Particulate Matter (PM ₁₀)	18.38	150	NO
Particulate Matter (PM _{2.5})	8.43	55	NO
Oxides of Sulfur (SO _x)	5.03	150	NO
Carbon Monoxide (CO)	0.03	550	NO
<i>Source: CalEEMod 2014</i>			

**Table No. 3
Area & Operations Emissions
(Without Mitigation)
(Pounds per Day)**

Source¹	ROG	NO_x	CO	PM₁₀	PM_{2.5}
Area	0.15	0.001	0.0006	0.00	0.00
Energy	0.005	0.05	0.04	0.003	0.003
Mobile	0.74	0.64	1.40	0.39	0.11
Offroad	0.38	5.08	1.40	0.17	0.15
Totals (lbs/day)	1.28	5.78	3.84	0.56	0.27
SCAQMD Threshold (lbs/day)	55	55	550	150	55
Exceeds Threshold	No	No	No	No	No
<i>Source: CalEEMod 2014</i>					

As shown in Tables 2 and 3 above, the project does not exceed the emission thresholds established by the SCAQMD without mitigation. In addition, the project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." The purpose of Rule 403 is to reduce the amount of particulate matter emitted in the air as a result of man-made fugitive dust sources such as stockpiles for the manufacture of concrete. Rule 403 requires implementation of control measures to prevent, reduce, or mitigate fugitive dust emissions and includes a performance standard that prohibits visible emissions from crossing any property line.

Mitigation Measure AQ-1 is required to ensure compliance with applicable SCAQMD Rules and regional air pollutant thresholds.

Mitigation Measure AQ-1: *Prior to the issuance of an occupancy permit or the authorization to continue use of the site, the applicant shall provide verification to the City of Jurupa Valley Building & Safety Department that all required South Coast Air Quality Management District Permits to conduct stockpiling and related activities on Assessor's Parcel Number 175-160-011 have been obtained.*

5.3(c) Less Than Significant Impact. The South Coast Air Basin is in non-attainment for carbon monoxide, PM_{2.5}, PM₁₀ and ozone, which means that the background level of these pollutants are, at times, higher than the ambient air quality standards. According to the SCAQMD CEQA Air Quality Handbook, projects that are within the project-level emission thresholds should be considered less than significant on a cumulative basis unless there is other pertinent information to the contrary. As discussed above, the project would not exceed

SCAQMD thresholds. Thus, the project would not result in a cumulatively considerable net increase in emissions and impacts would be less than significant.

5.3(d) No Impact. A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. The following are land uses (sensitive sites) where sensitive receptors are typically located:

- Schools, playgrounds and childcare centers
- Long-term health care facilities
- Rehabilitation centers
- Convalescent centers
- Hospitals
- Retirement homes.
- Residences

There are no sensitive receptors located in close proximity to the site. The site is adjacent to vacant land except for the existing concrete batch plant to the west.

5.3(e) Less Than Significant Impact. According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The project proposes the stockpiling of materials for the manufacturing of concrete (e.g. sand and aggregate). These materials do not emit objectionable odors.

5.4

BIOLOGICAL RESOURCES

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

Impact Analysis

5.4(a) No Impact. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. There is no vegetation on the site or other natural landforms. There is no habitat for any species identified as a candidate, sensitive, or special status species present on the site based on a field reconnaissance conducted in June 2014.

5.4(b) No Impact. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. Based on a field reconnaissance conducted in June 2014, the site does not contain riparian habitat or any 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.

5.4(c) No Impact. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. Based on a field reconnaissance conducted in June 2014, the site does not contain wetlands or vernal pools.

5.4(d) No Impact. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. Based on a field reconnaissance conducted in June 2014, the site does not contain any habitat that can support wildlife and would impact 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.

5.4(e) No Impact. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. As such, there will be no conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

5.4(f) No Impact. The project area is located within the Western Riverside County Multiple Species Habitat Conservation Plan. However, the project site is not located within a Criteria Cell for purposes of habitat conservation. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. Therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

5.5 CULTURAL RESOURCES

Would the project:	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?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

Impact Analysis

5.5(a) No Impact The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. The area is subject to frequent use by trucks loading and unloading materials and for truck parking. As such, it is not likely that above ground cultural resources of either prehistoric (i.e. Native American) or historical origin are present on the site. However, should sub-surface archaeological resources (including historical archaeological resources) be found during project activities, the project is subject to the City's standard condition of approval regarding archaeological resources that requires the operator to halt work and to retain a qualified archaeologist approved by the City to assess the significance of the resource(s) and to identify appropriate management recommendations. This is a mandatory requirement and not considered a Mitigation Measure.

5.5(b) No Impact. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. The area is subject to frequent use by trucks loading and unloading materials and for truck parking. As such, it is not likely that above ground archaeological resources are present on the site. However, should archaeological resources be found during project activities, the project is subject to the City's standard condition of approval regarding archaeological resources that requires the operator to halt work and to retain a qualified archaeologist approved by the City to assess the significance of the resource(s) and to identify appropriate management recommendations. This is a mandatory requirement and not considered a Mitigation Measure.

5.5(c) No Impact. According to the Riverside County Land Information System website accessed in June, 2014, the project site has a "low potential" for paleontological resources. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. The area is subject to frequent use by trucks loading and unloading materials and for truck parking. As such, it is not likely that paleontological resources are present on the site. However, should paleontological resources be found during project activities, the project is subject to the City's standard condition of approval regarding

paleontological resources that requires the operator to halt work and to retain a qualified paleontologist approved by the City to assess the significance of the resource(s) and to identify appropriate management recommendations. This is a mandatory requirement and not considered a Mitigation Measure.

5.5(d) No Impact. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code Section 7050.5 dictates that no further disturbances shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code Section 5097.98. This is a mandatory requirement and not considered a Mitigation Measure.

5.6(a) (3) Less Than Significant Impact. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking. No habitable structures are proposed.

5.6(a) (4) Less Than Significant Impact. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking. Stockpiled materials would be a maximum of thirty-five (35) feet high. No habitable structures are proposed. Given the limited height and size of the stockpiled material it is not anticipated that people or structures would be exposed to potential substantial adverse effects, including the risk of loss, injury, or death involving a landslide.

5.6(b) No Impact. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking. To control soil erosion during operations, the project proponent is required to comply with the National Pollutant Discharge Elimination System permit applicable to the project area and prepare a *Storm Water Pollution Prevention Plan*. In addition, a *Water Quality Management Plan* is required which addresses post-construction soil erosion. Preparation and implementation of these plans is a mandatory requirement, and is not considered a mitigation measure.

5.6(c) Less Than Significant Impact. Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water. As noted in the response to Question 5.6 (a) (4) above, the site is not susceptible to landslides thus the impacts from lateral spreading are considered less than significant.

5.6(d) No Impact, Table 18-1-B of the 1994 Uniform Building Code (UBC) no longer exists. The adopted State version of the 2001 California Building Code (CBC) included a "Classification of Expansive Soil" that correlated an expansion index with the potential for expansion. The subsequent 2007 CBC contained information on expansive soils, but no longer contains a reference to Table 18-1-B. The 2010 CBC now contains a reference to ASTM D4829, which was formerly known as the American Society for Testing and Materials (ASTM).

Typically expansive soils are a concern for development due to the potential to crack foundations and affect the habitability of structures. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking. No habitable structures are proposed. Therefore, it is not expected that the project would be exposed to hazards associated with expansive soils.

5.6(e) No Impact The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking. The project site will be served by the existing septic system located at the existing batch plant adjacent to the site which has been permitted by the Riverside County Environmental Health Department.

5.7

GREENHOUSE GAS EMISSIONS

Would the project:	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?		X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Impact Analysis

5.7(a) Less Than Significant Impact. There are currently no published statewide or regional thresholds of significance for measuring the impact of GHG emissions generated by a proposed project. CEQA Guidelines §15064.7 indicates only that, "each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects."

Project-generated Greenhouse Gas Emissions (GHG) were modeled using the California Emissions Estimator Model (CalEEMod). Project generated operational emissions were modeled based on project specific information and/or default information contained in CalEEMod. The project is estimated to generate 106.82 MTCO₂e (Metric Tonne (ton) Carbon Dioxide Equivalent) per year (construction emissions amortized over 30 years). Table 4 below compares the project's GHG emissions against the interim threshold established by the South Coast Air Quality Management District.

**Table 4. Greenhouse Gas Emissions
Project Greenhouse Gas Emissions (Unmitigated)**

Source	GHG Emissions MT/yr.			
	N ₂ O	Total CO ₂	CH ₄	CO ₂ e
Mobile Sources	0.000	60.994	0.0026	61.049
Area	0.000	0.0014	0.000	0.0015
Energy	0.0037	28.825	0.001	28.96
Solid Waste	0.000	1.467	0.086	3.289
Water/Wastewater	0.001	5.451	0.044	6.7151
30-year Amortized Construction GHG				6.807
TOTAL				106.82
SCAQMD Threshold				10,000
Exceed Threshold?				NO

Source: CalEEMod 2014

As shown in Table 4, the projected total GHG emissions to be approximately 106.82 MTCO₂e per year. This level is less than the current recommended interim significance threshold established by SCAQMD of 10,000 MTCO₂e/Yr. for industrial projects and would not result in a significant impact on the environment. Finally, the project would comply with all applicable regulations, such as Title 24 and CalGreen. Therefore, this impact is less than significant

5.7(b) Less Than Significant Impact. The Air Resources Board approved a *Climate Change Scoping Plan* in December 2008. The *Scoping Plan* outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The *Scoping Plan* "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008).

The *Scoping Plan* calls for a reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels.

The *Scoping Plan* identifies strategies to reduce California's greenhouse gas emissions in support of AB32. Many of the strategies identified in the *Scoping Plan* are not applicable at the project level, such as long-term technological improvements to reduce emissions from vehicles. Some measures that are applicable and supported by the project are described as follows:

- Medium Duty and High Duty trucks and trailers working from the project will be subject to aerodynamic and hybridization requirements as established by ARB.
- The project will be required recycle a minimum of 50 percent from construction activities and warehouse operations per State and County requirements.
- The project will increase carbon sequestration by increasing on-site trees per the project landscaping plan.

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

5.8 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?			X	
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?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
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?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X

Impact Analysis

5.8(a-b) Less Than Significant Impact. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking. No hazardous materials are proposed to be used on the project site, other than motor vehicle fuels and lubricants used by the trucks parked on the site. There are no refueling facilities or storage of hazardous materials on the site.

5.8(c) No Impact. There are no existing or proposed schools located within ¼ mile of the project site.

5.8(d) No Impact. Based on the *Cortese List Data Resources* webpage maintained by the California Environmental Protection Agency accessed on June 10, 2014, the project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.

5.8(e) No Impact. The property site is not within the boundaries of an airport land use plan. The nearest airport is Flabob Airport which is located approximately 2.3 miles to the south of the project site. Therefore, the subject property would not present a safety hazard for people working or residing in the area.

5.8(f) No Impact. The project site is not located in the vicinity of a private airstrip.

5.8(g) No Impact. The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project will not result in any substantial alteration to road design or capacity that would affect implementation of evacuation procedures. In addition, the project has adequate emergency access via 20th Street and the connecting roadways.

5.8(h) No Impact. According to the Riverside County Land Information System website, the subject property is not located in a high fire hazard area. Therefore, the proposed project would not expose people or structures to a significant risk due to wildland fires.

5.9

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?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the 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)?			X	
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 off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Impact Analysis

5.9(a) Less Than Significant Impact. The project is required to prepare a *Water Quality Management Plan* which addresses post-construction runoff and water quality. As proposed, storm water will be directed to infiltration trenches that will be used for treatment control of storm water pollutants. In addition, the project is required to comply with numerous prohibitions,

requirements, and provisions intended to protect water quality such as the National Pollutant Discharge Elimination System and the Waste Discharge Requirements Program administered by the State Water Resources Control Board.

Compliance with these mandatory requirements will ensure that water quality standards or waste discharge requirements are managed.

5.9(b) Less Than Significant Impact. The project site is located within the Rubidoux Community Service District service area who supplies water to the project site. A 10,000 gallon on-site storage tank is used to fill the water truck(s) that are used to control dust. The proposed caretaker's unit will need potable water.

The sole source of water supply for the District and for all water users in the service area is groundwater extracted from the southern portion of the Riverside-Arlington Subbasin¹ (also referred to as the Riverside South Basin or Basin) of the Upper Santa Ana Groundwater Basin. The District currently does not purchase or otherwise obtain water from a wholesale water supplier, and recycled water is not currently available to the District. The District expects that groundwater extracted from the Basin by six potable and six non-potable (irrigation only) groundwater wells will continue to be its primary (and possibly only) source of water through the year 2035, and possibly beyond.

For water planning purposes, the District's supply and demand for water is assessed in the *2010 Rubidoux Community Service District Urban Water Management Plan (November 2011)*. ("Plan"). According to the Plan, the District does not have an immediate concern with water supply reliability. Because the District's water supply is groundwater, which is not subject to seasonal or year-to-year climatic change it is not subject to short-term water shortages resulting from temporary dry weather conditions. The District and other groundwater users in the Santa Ana Watershed have been implementing ongoing groundwater management practices to extend the useful life of the groundwater resource to meet current and future demands. (Ref. P. 31-32 of the Plan).

Based upon this information, the proposed project would not delete groundwater supplies or interfere with replenishment of the groundwater basin.

5.9(c). Less Than Significant Impact. The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not propose any substantial alteration to a drainage pattern and there are no streams or rivers on the site which can be impacted by siltation. In addition, the project is required to submit and implement a *Water Quality Management Plan* which will implement Best Management Practices to control erosion and siltation. [Also see response to Issue 5.9 (a) above].

5.9(d-e) Less Than Significant Impact. The project would increase the amount of impervious surface on the project site resulting in the potential for additional off-site runoff. The project site design proposes the construction of two (2) on-site storm drains that will capture off-site flows from the southeast and convey them to the existing storm drains system in 20th Street. The system is designed manage flows so they do not exceed the pre-development amount of surface runoff. Therefore, the project would not substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or off-site or would exceed the

capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. [Also see response to Issue 5.9 (a) above].

5.9(f) Less Than Significant Impact. As noted in the response to Questions 5.9(a), and 5.9 (d-e) above, the use of infiltration trenches ensure that the project will not substantially degrade water quality.

5.9(g) No Impact. The project site is located within FEMA Flood Zone C as depicted in Community Panel No. 060245 2085 C, November 20, 1996. Zone C is not within a 100-year flood hazard area. As such, the proposed project would not place housing (i.e., caretaker unit) within a 100-year flood hazard area.

5.9(h) No Impact. The project site is located within FEMA Flood Zone C as depicted in Community Panel No. 060245 2085 C, November 20, 1996. Zone C is not within a 100-year flood hazard area. As such, the proposed project would not place structures within a 100-year flood hazard area.

5.9(i) No Impact. As noted in the response to Question 5.9(g) above, the project site is not subject to flooding. In addition, there are no water bodies in the vicinity of the site that contain a levee and according to Figure S-10 of the Jurupa Valley General Plan, the project site is not located within a Dam Hazard Zone

5.9(j) No Impact. The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential to create a seiche or tsunami. Based on the responses to Questions 5.6 (a) (4) of this Initial Study Checklist, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the project would not be subject to impacts from mudflows.

5.10 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?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Impact Analysis

5.10(a) No Impact. The project site is 9.3 acres in size and is an expansion of an existing industrial site. Three sides of the site are adjacent to vacant land. Therefore, the project would not divide an established community.

5.10(b) No Impact. The analysis contained in this Initial Study Checklist addresses the potential conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Based on this analysis, it is determined that the project will not have a significant impact on any of the environmental resources described in this Initial Study Checklist. Based on the above, it can be determined that the project is not in conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

5.10(c) No Impact. The project area is located within the Western Riverside County Multiple Species Habitat Conservation Plan. However, the project site is not located within a Criteria Cell for purposes of habitat conservation. The site is highly disturbed and consists of an area where materials for the manufacturing of concrete are being stored. Therefore, the project will not conflict with the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan.

5.11 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?			X	
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Impact Analysis

5.11(a) Less Than Significant Impact. The project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, because there are no mining activities being conducted on the site and the location and size of the site precludes future mining.

5.11(b) No Impact. The subject site is not currently designated as a locally-important mineral resource recovery site delineated on the Jurupa Valley General Plan, a specific plan or other land use plan.

5.12 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?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Impact Analysis

5.12(a) Less Than Significant Impact.

Construction Noise: According to Section 11.10.020(H)(I) of the City's Noise Ordinance, noise sources associated with construction are exempted from the provisions of the noise ordinance, when:

1. Private construction projects located one-quarter of a mile or more from an inhabited dwelling; or
2. Private construction projects located within one-quarter of a mile from an inhabited dwelling, provided that:
 - a.) Construction does not occur between the hours of six p.m. and six a.m. during the month of June through September, and
 - b.) Construction does not occur between the hours of six p.m. and seven a.m. during the months of October through May.

The project is required to comply with the above required restrictions. In addition, to minimize the impacts of construction noise, the *Jurupa Valley General Plan Noise Element* includes policies N 12.1, N 12.2, N 12.3 and N 12.4. specify construction practices and measures to limit construction noise impacts. These are mandatory requirements and not considered Mitigation Measures. Compliance with these requirements will ensure that the project will not expose person to excessive construction noise levels. In addition, the site is located in an industrially zoned area and there are no sensitive receptors adjacent to or in the vicinity of the site.

Operational Noise: According to Table 1 of the City's *Noise Ordinance*, a project with a General Plan Land Use Designation of *Light Industrial* is not allowed to 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 75 dBA.

In addition, the project is required to comply with the noise restrictions specified in Table 1 of the City's *Noise Ordinance* which are mandatory requirements and not considered Mitigation Measures. Compliance with these requirements will ensure that the project will not expose persons to excessive operational noise levels. In addition, the site is located in an industrially zoned area and there are no sensitive receptors adjacent to or in the vicinity of the site.

5.12(b) Less Than Significant Impact. According to the City's *General Plan Noise Element* Policy N15.2, the following land uses are considered sensitive to vibration: Hospitals; Residential Areas; Concert Halls; Libraries; Sensitive Research Operations; Schools; and Offices. The project site is an extension of an existing concrete batch plant and adjacent to vacant land on three sides. There are no sensitive receptors in the vicinity of the project site.

5.12(c) Less Than Significant Impact. As noted in the response to Question 5.12(a) above, the increased level of noise from operational activities as a result of the project is required not to exceed the City's noise standards. Therefore, the project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project

5.12(d) Less Than Significant Impact. As noted in the response to Question 5.12(a) above, the increased level of construction noise as a result of the project is required not exceed the City's noise standards. Therefore, the project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project

5.12(e) No Impact. The property site is not within an area subject to airport noise. The nearest airport is Flabob Airport located approximately 2.3 miles to the south of the project site. Therefore, the project would not expose people working in the project area to excessive noise from an airport.

5.12(f) No Impact. The project site is not located in the vicinity of a private airstrip. Therefore, the project would not expose people residing or working in the project area to excessive noise from a private airstrip.

5.13 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)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Impact Analysis

5.13(a) Less Than Significant Impact. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking and is an ancillary use of the existing concrete batch plant to the east. No new employees will be added as a result of the project. In addition, the project site is located in an area that has all existing infrastructure and utilities available. Therefore, the proposed project would not substantially induce population growth in the area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

5.13(b) (c) No Impact. The site is being used for the storage of materials for the manufacturing of concrete and for truck parking. The project site does not contain housing. Therefore, the project would not result in the displacement of existing housing or result in the displacement of substantial numbers of people.

5.14 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?			X	
2) Police protection?			X	
3) Schools?				X
4) Parks?			X	
5) Other public facilities?			X	

Impact Analysis

5.14(a) (1) Less Than Significant Impact. The Riverside County Fire Department would provide fire suppression and medical services to the project area. The nearest County Fire Station is Station #18 located on Mission Boulevard approximately 3.5 miles southwest of the project site. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking and is an ancillary use of the existing concrete batch plant to the east. As such, the project is not expected to result in a change in service needs that would require new or altered facilities for fire services.

In addition, the project is required to pay a Fire Facilities Development Impact Fee in order to address impacts caused by new development on capital facilities. Therefore, impacts are considered less than significant.

5.14(a) (2) Less Than Significant Impact. The Riverside County Sheriff's Department would provide law enforcement services to the project area. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking and is an ancillary use of the existing concrete batch plant to the east. As such, the project is not expected to result in a change in service needs that would require new or altered facilities for police protection services.

5.14(a) (3) No Impact. The project does not propose any residential development thus generating a direct need for more schools. In addition, the project is required to pay a development impact fee for commercial/industrial development to the Jurupa Unified School District. The payment of the fee is deemed to be full and complete mitigation of the impacts of the project on the provision of adequate school facilities pursuant to State law.

5.14(a) (4) Less Than Significant Impact. The project does not propose any residential development thus generating a direct need for parks. In addition, the project is required to pay a Regional/Community Park Development Impact Fee to the Jurupa Area Recreation and Park District in order to address impacts caused by new development. Therefore, impacts are considered less than significant.

5.14(a) (5) Less Than Significant Impact. A project of this size and scope would not significantly impact any other public facilities. In addition, the project is required to pay a Development Impact Fee in order to ensure that all new development bear its fair share cost of providing the public facilities reasonably needed to serve the project. In addition to the Fire Facilities Fee and Regional/Community Park Fee described above, there are fees related to Public Facilities, Transportation – Roads, Bridges, Major and Improvements and Flood Control Facilities. Based on the above, the project will not result in substantial adverse physical impacts related to other public facilities.

5.15 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?			X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			X	

Impact Analysis

5.15(a)-(b) Less Than Significant Impact. The project does not propose any residential development thus generating a direct need for parks. In addition, the project is required to pay a Regional/Community Park Development Impact Fee to the Jurupa Area Recreation and Park Area in order to address impacts caused by new development on parks. Therefore, impacts are considered less than significant.

5.16 TRANSPORTATION/TRAFFIC

Would the project:	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?			X	
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?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Impact Analysis

5.16(a) Less Than Significant Impact. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking and is an ancillary use of the existing concrete batch plant to the east. No new vehicle trips will be added by the project except for the occasional delivery of materials to the site (estimated at less than 6 times per year). This level of traffic is less than the 50 vehicle peak hour trip generation threshold that could result in a change in traffic impacts.

5.16(b) Less Than Significant Impact.

The 2011 *Riverside County Congestion Management Program (CMP)*, adopted on December 14, 2011 is the applicable Congestion Management Program for the project area. 20th Street which provides access to the project is not a designated CMP roadway.

In addition, the project is not anticipated to have an adverse impact on the other components of the Congestion Management Program, such as the frequency and routing of public transit, jobs-housing balance, or the measures to improve air quality (i.e. use of carpools, vanpools, public transit, bicycles, etc.) because it does not impede the use of these forms of transportation.

5.16(c) No Impact. The property site is not within the boundaries of an airport land use plan. Flabob Airport is located approximately 2.3 miles to the south of the project site. Therefore, the project will 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.

5.16(d) No Impact. The project does not propose any changes to the existing roadway alignment or lane configurations that will result in sharp curves or dangerous intersections. In addition, the project is an industrial use located in an industrial area so it will not create a hazard with incompatible uses (e.g., farm equipment).

5.16(e) No Impact. The project will have access from 20th Street which is a paved roadway. 20th Street adjacent to the project frontage will be improved to match the existing improvements on 20th Street. Therefore, the project will not result in inadequate emergency access.

5.16(f) No Impact. The project is located adjacent to 20th Street which is paved roadway. 20th Street adjacent to the project frontage will be improved to match the existing improvements on 20th Street. Therefore, access for alternative transportation (i.e., public transit, pedestrian, bicycle) can be accommodated and the project will not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation

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

Impact Analysis

5.17(a) Less Than Significant Impact. The project would utilize the existing on-site septic system which has been permitted by the Riverside County Environmental Health Department. Therefore, the project will not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board

5.17(b) Less Than Significant Impact. The project would utilize the existing on-site septic system which has been permitted by the Riverside County Environmental Health Department. Therefore, the project would not require or result in the construction or expansion of new wastewater treatment facilities off-site, the construction of which could cause significant environmental effects.

5.17(c) Less Than Significant Impact. The project would increase the amount of impervious surface on the project site resulting in the potential for additional off-site runoff. The project site design proposes the construction of two (2) on-site storm drains that will capture off-site flows from the southeast and convey them to the existing storm drains system in 20th Street. The

system is designed manage flows so they do not exceed the pre-development amount of surface runoff.

The construction of the above described on-site drainage facilities will not result in significant environmental impacts because any potential impacts have been addressed in other sections of this Initial Study Checklist (e.g. Biological Resources, Cultural Resources, Geology and Soils).

5.17(d) Less Than Significant Impact. The project site is located within the Rubidoux Community Service District service area who supplies water to the project site. A 10,000 gallon on-site storage tank is used to fill the water truck(s) that are used to control dust. The proposed caretaker's unit will need potable water.

The sole source of water supply for the District and for all water users in the service area is groundwater extracted from the southern portion of the Riverside-Arlington Subbasin¹ (also referred to as the Riverside South Basin or Basin) of the Upper Santa Ana Groundwater Basin. The District currently does not purchase or otherwise obtain water from a wholesale water supplier, and recycled water is not currently available to the District. The District expects that groundwater extracted from the Basin by six potable and six non-potable (irrigation only) groundwater wells will continue to be its primary (and possibly only) source of water through the year 2035, and possibly beyond.

For water planning purposes, the District's supply and demand for water is assessed in the *2010 Rubidoux Community Service District Urban Water Management Plan (November 2011)*. ("Plan"). According to the Plan, the District does not have an immediate concern with water supply reliability. Because the District's water supply is groundwater, which is not subject to seasonal or year-to-year climatic change it is not subject to short-term water shortages resulting from temporary dry weather conditions. The District and other groundwater users in the Santa Ana Watershed have been implementing ongoing groundwater management practices to extend the useful life of the groundwater resource to meet current and future demands. (Ref. P. 31-32 of the Plan).

Based upon this information, the project will have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded entitlements needed

5.17(e) Less Than Significant. The project would utilize the existing on-site septic system which has been permitted by the Riverside County Environmental Health Department. Therefore, the project would not increase the demand for wastewater treatment services.

5.17(f) Less Than Significant. The three (3) existing landfills that serve the project area include the Badlands, El Sobrante, and Lamb Canyon. Based upon the *Cal Recycle* website accessed on November 6, 2013, the Badlands Landfill is estimated to reach its capacity in 2024, the El Sobrante Landfill is estimated to reach its capacity in 2045, and the Lamb Canyon Landfill is expected to reach its capacity in 2021. The site is to be used for the storage of materials for the manufacturing of concrete and for truck parking and is an ancillary use of the existing concrete batch plant to the east. The only waste generator would be the proposed caretaker unit. The amount of waste generated by the caretaker unit is not expected to be significant nor will it adversely affect the ability of existing landfills to meet projected demands.

5.17(g) No Impact. Riverside County has prepared a Countywide Integrated Waste Management Plan (CIWMP) that was prepared in response to legislation adopted by the State

(AB 939) in 1989. The CIWMP contains goals, policies, and programs needed to maintain the 50 percent diversion rates specified in the legislation and how integrated waste management is to be administered throughout the County and cities. Riverside County operates area landfills and provides franchise approval authority to businesses to collect solid waste. The proposed project would not affect existing laws or regulations related to the collection or disposal of solid waste.

5.18 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?		X		
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Impact Analysis

5.18(a) Less Than Significant with Mitigation Incorporated

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. Throughout this Initial Study, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less-than-significant levels. Accordingly, with incorporation of the Mitigation Measure AQ-1, the project would not substantially degrade the quality of the environment and impacts would be less than significant.

5.18(b) Less Than Significant Impact

Based on the analysis in this Initial Study, the proposed project in the compliance with all applicable regional plans, including but not limited to, water quality control plan, air quality maintenance plan and plans or regulations for the reduction of greenhouse gas emissions. Compliance with these and other regional plans serves to reduce impacts on the regional basis so that the project would not produce impacts that considered with the effects of other past, present, and probable future projects, will be cumulatively considerable.

5.18(c) Less Than Significant with Mitigation Incorporated

As discussed this Initial Study, the project would not expose persons to adverse impacts related to, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, or Utilities or Service Systems. These impacts were identified to have no impact or a less than significant impact.

The results of the Initial Study show that there are potentially significant impacts related to Air Quality (fugitive dust). These impacts will be reduced to less than significant after incorporation of Mitigation Measure AQ-1.

5.19 REFERENCES

The following project specific technical information is available for review at the City of Jurupa Planning Department, 8304 Limonite Avenue, Suite M, Jurupa Valley, CA 92509 during normal business hours:

Site Plan for Conditional Use Permit No. 3434, Revised Permit No. , prepared by IW Consulting Engineers, Inc., November, 2013.

The following references are available on the Internet:

ASTM D4829 Standard Test Method for Expansion Index of Soils, ASTM International, www.astm.org

California Department of Toxic Substances Control, www.dtsc.ca.gov

County of Riverside General Plan, 2003/2008 versions, www.rctlma.org/genplan/default.aspx

General Plan Final Program Environmental Impact Report, Volume I, Riverside County Integrated Project, Riverside County, California www.rctlma.org/genplan/default.aspx

Countywide Integrated Waste Management Plan (CIWMP), www.rivcowom.org

Emergency Operations Plan (EOP), Riverside County Operational Area, February 2006

Envirostor, www.envirostor.dtsc.ca.gov, California Department of Substances Control

Western Riverside County Fire Hazard Severity Zones in SRA, adopted by CAL FIRE (California Department of Forestry and Fire Protection), November 7, 2007, http://frap.cdf.ca.gov/webdate/maps/riverside_west

Flood Insurance Rate Maps, Federal Emergency Management Agency, <https://msc.fema.gov>

Jurupa Valley Sheriff's Station, www.riversidesheriff.org/stations/jurupa.asp

Riverside County Fire Department, Fire Stations, www.rvcfire.org

Riverside County Transportation and Land Management Agency, GIS parcel system; www3.tlma.co.riverside.ca.us/pa/rcis/index.

Riverside County Zoning Ordinance, www.rctlma.org/planning/content/zoning/ordinance/ord348/

South Coast Air Quality Management District, www.aqmd.gov.

Waste Disposal Rates for Business Types, CalRecycle, California Department of Resources Recycling and Recovery, www.calrecycle.ca.gov

2007 Air Quality Management Plan, South Coast Air Quality Management District, www.aqmd.gov/aqmd/07aqmp

2008 Regional Comprehensive Plan, Southern California Association of Governments

2010 Urban Water Management Plan, Rubidoux Community Services District, November 2011,
www.rcsd.org/plans-documents.asp

Sewer System Management Plan, Rubidoux Community Services District, July 2009,
www.rcsd.org/plans-documents.asp

2011 Riverside County Congestion Management Program, www.rctc.org

5.20 REPORT PREPARATION PERSONNEL

Ernest Perea, CEQA Administrator

ATTACHMENT "A" **MITIGATION MONITORING REPORTING PROGRAM**

PROJECT NAME: Alpha Materials, Conditional Use Permit (CUP) 1401.

PROJECT MANAGER: Eduardo Guerrero, Assistant Planner

PROJECT DESCRIPTION: Expand an existing ready mix concrete business and aggregate materials storage and handling facility. The expansion area consists of 9.73 gross acres and will function primarily as an aggregate storage and truck parking area.

PROJECT LOCATION: 6170 20th Street. Assessor's Parcel Number: 175-160-011,

MITIGATION MEASURES		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
AIR QUALITY			
AQ-1:	Prior to the issuance of an occupancy permit or the authorization to continue use of the site, the applicant shall provide verification to the City of Jurupa Valley Building & Safety Department that all required South Coast Air Quality Management District Permits to conduct stockpiling and related activities on Assessor's Parcel Number 175-160-011 have been obtained.	Building & Safety Department	Prior to the issuance of an occupancy permit or the authorization to continue use

City of Jurupa Valley

MEMORANDUM

TO: Rocio Lopez, Associate Planner

FROM: Ernest Perea, CEQA Administrator

SUBJECT: Conditional Use Permit No. 03434R1, Alpha Materials Response to Planning Commission Comments

DATE: October 1, 2014

In response to comments made by the Planning Commission at their meeting of September 24, 2014, please consider the following as supplemental information and analysis for the Initial Study/Mitigated Negative Declaration prepared for the Project.

Wind Erosion and Dust Control

Fugitive dust is described as Particulate Matter and identified as PM₁₀ and PM_{2.5}

Emissions for the operation of the rock crusher 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.

The emissions for the operation of the portable rock crusher were modeled based on rubber tire loader (6-hours 45-days/year) and a crusher/processor (6-hours 45-days/year). Emissions are shown on Table 1.

Table 1. Maximum Daily Emissions

Emissions/Thresholds	Fugitive PM ₁₀	Fugitive PM _{2.5}
Maximum Daily Emissions	6.64	3.39
SCAQMD Regional Threshold	150	55
Exceeds Threshold?	No	No
<i>California Emissions Estimator Model</i>		

As shown on Table 1, the operation of the portable rock crusher does not exceed SCAQMD Thresholds for fugitive dust (PM₁₀ and PM_{2.5}).

Please note that the *California Emissions Estimator Model* does not specifically address wind erosion because mandatory compliance with SCAQMD Rules 403, 1156, and 1157 typically address wind erosion. An analysis of wind erosion follows.

The Applicant states that dust is mitigated by having the materials frequently watered down by an on-site truck and by an on-site sprinkler system which also frequently waters down the stock piles. The site plan also shows proposed rattle plates at the main entrance into the subject 9.73 acre site as a method to control dust from leaving the site.

SCAQMD's Rule 403: *Fugitive Dust*, Rule 1156: *Further Reductions of Particulate Emissions from Cement Manufacturing Facilities*, and Rule 1157: *PM10 Emissions Reductions from Aggregate and Related Operations* all define and address high wind erosion control of open storage piles (stockpiles).

"High Wind" is defined in Rules 403, 1156, and 1157 as: "instantaneous wind speeds exceed 25 miles per hour."

"Open Storage Pile" is defined in Rule 403 as: "any accumulation of bulk material, related material which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet or more and a total surface area of 150 or more square feet."

"Open Storage Pile" is not defined in Rule 1156 as open storage piles would be defined and addressed under Rule 1157.

"Open Storage Pile" is defined in Rule 1157 as: "an accumulation of aggregate or related material which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet or more and a total surface area of 150 or more square feet."

Best Available Control Measures (BACMs) are described in Rules 403, 1156, and 1157 and compliance is mandatory and monitored as part of the SCAQMD's permits that are required for Cement Manufacturing Facilities and Rock Crushing equipment/operations.

In order to address the potential for wind erosion on material stock/storage piles the following are control measures that are required by the SCAQMD per Rules 403, 1156, and 1157 as shown in Table 2.

Table 2. SCAQMD per Rules 403, 1156, and 1157 Control Measures

Rule	Source Category	Control Measure (Mitigation)
403	Crushing	04-1 Stabilize surface soils prior to operation of support equipment; and 04-2 Stabilize material after crushing.
403	Screening	12-1 Pre-water material prior to screening; and 12-2 Limit fugitive dust emissions to opacity and plume length standards; and 12-3 Stabilize material immediately after screening
403	Stockpiles /Bulk Material Handling	14-1 Stabilize stockpiled materials 14-2 Stockpiles within 100-yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.

Rule	Source Category	Control Measure (Mitigation)
403	Truck loading	17-1 Pre-water material prior to loading; and 17-2 Ensure that freeboard exceeds six inches.
1157	Storage Piles	6A – The operator of a facility shall maintain in a stabilized condition the entire surface area of the open storage piles of materials, except for areas of the piles that are actively disturbed during the loading and/or unloading activities.
1157	Storage Piles	6B – At the end of each work day in which loading or unloading activities of materials were performed, the operator of a facility/operation shall re-apply dust suppressants to re-stabilize disturbed areas of the piles.
1157	Storage Piles	6C - The operator of a facility/operation shall not allow any storage piles of materials to be greater than eight feet height if such piles are located within 300-feet of off-site occupied buildings or houses. Alternatively, the operator of a facility/operation shall operate a water irrigation system to maintain in a stabilized condition the entire surface of the piles.

With mandatory compliance to SCAQMD Rules 403, 1156, and 1157, impacts related to wind erosion of stockpiled material would be less than significant.

In the event that a violation of these rules occurs, the public can either access the SCAQMD on-line complaint system to report an observation of excessive dust or call 1-800-CUT SMOG@ (1-800-288-7664). SCAQMD is required to investigate a complaint.

Noise

The Project site is located in an area largely characterized by industrial development and vacant land. The *Rio Vista Specific Plan Land Use Map* shows that the Project site is adjacent to land proposed for "High Density Residential", "Park", and "Commercial" land uses. Richland Communities is currently in the process of revising the Specific Plan. As such, it is unclear at this time as to what the future adjacent land uses may be. Under existing conditions, there are no sensitive receptors located adjacent to or in the vicinity of the Project site.

The background ambient noise levels in the Project vicinity consists primarily of the noise associated with the existing concrete batch plant. At this time, there are no adjacent receptors so it is not possible to determine precise noise impacts to sensitive because noise impacts involve a variety of factors such as the distance of the sensitive receptor to the noise source, intervening structures or topography, or barriers such as walls and vegetation. A more detailed analysis at this time would be speculative.

The *Noise Element* included as Chapter 7 of the *City General Plan* provides performance standards and noise control guidelines for determining and mitigating stationary noise source impacts. As established by *General Plan* performance standards, stationary noise, as projected to any portion of any surrounding property containing a habitable dwelling, hospital, school, library or nursing home (i.e. "sensitive receptors"), 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.

The approximate location of the proposed portable rock crushing, screening, stacking, and conveying activities is shown on the Project's site plan. The portable rock would be located approximately 60 to 80 feet from the property lines. The portable rock crusher is expected to operate approximately 4 times a year to handle the larger chunks of material from the truck wash-out storage pile. Larger material is crushed for approximately 1-2 weeks and then the portable rock crusher is shut down until further rock crushing is warranted.

In order to evaluate potential noise impacts, noise measurements were taken from three rock crushers at 50-feet from the source. Measurements were conducted as part of the *Los Angeles International Airport Expansion EIR* dated 2014, *Ldn Consulting* for County of San Diego dated 2011, and *KPC EHS Consultants* at the MWD Lake Skinner facility dated 2006. The data from the various noise measurements taken at the various locations is shown in Table 3.

Table 3. Potential Noise Impact from Portable Rock Crushers

Project	Equipment	Measurement in dBA @ 50-feet	Calculated noise in dBA @ 100-feet	Calculated noise in dBA @ 250-feet
LA Airport	Unknown portable rock crusher	83	76.98	69.02
San Diego County	Terex Pegsor Rock Crusher	86	79.98	72.02
Lake Skinner	Komatsu Rock Crusher	84	77.98	70.02

These noise levels diminish with distance from the source at a rate of 6 dBA per doubling of distance. For example, a noise level of 83 dBA for a portable rock crusher measured at 50 feet from the noise source to the sensitive receptor would be reduced to 77 dBA at 100 feet from the source to the sensitive receptor, and would be further reduced to 71 dBA at 200 feet from the source to the receptor. To reach the 65 dBA threshold, the portable rock crusher would have to be located approximately 400 feet from the nearest sensitive receptor in the absence of any intervening topography, vegetation, or structures.

In addition, according to the Federal Highway Administration (FHWA) guidelines and models the maximum noise reduction that can be achieved using barriers is 20 dBA for thin screens (walls) and 23 dBA for berms. The FHWA and Caltrans state that material for barrier walls should have a transmission loss (TL) value of at least 20 dBA, which would result in a reduction of at least 10 dBA. The TL value of concrete block is 34 dBA and dense concrete is 40 dBA. With the sound level measured for portable rock crushers estimated at approximately 85 dBA at 50 feet a barrier that would reduce the sound level by 20 dBA would ensure that future sensitive receptors located on adjacent properties within 400 feet would not be exposed to noise levels above 65 dBA.

Mitigation to Ensure Compliance with Laws, Regulations, and Standard Conditions

Although noise projected from the Project site is required not to exceed 65 dBA onto any portion of any surrounding property containing a habitable dwelling, hospital, school, library or nursing home (i.e. "sensitive receptors"), Mitigation Measures NOI-1 below would ensure compliance with the *General Plan* and *City's Noise Ordinance* and minimize the noise exposure to future nearby sensitive receptors (if applicable).

Mitigation Measure NOI-1: Operational Noise. If there are occupied sensitive receptors located within four-hundred feet of the portable rock crusher (or any equipment that is considered a noise generator), a final noise study prepared by a qualified acoustician and approved by the City shall be prepared by the Project operator to evaluate noise exposure to the occupied sensitive receptor(s). If noise levels exceed 65 dBA CNEL to the sensitive receptor(s), noise attenuation measures shall be implemented designed to reduce noise levels to below 65 dBA CNEL. The noise attenuation measures may include, but are not limited to, barriers, setbacks, vegetation or any combination. The City of Jurupa Valley shall review and approve the noise attenuation measures to ensure that the required level of sound attenuation or noise reduction will be achieved.

In the event that a noise study prepared for the Rio Vista Specific Plan indicates that sensitive receptors located adjacent to the property lines of the concrete batch facility will not be exposed to noise levels in excess of 65 dBA, then this mitigation measure may be waived by the Planning Director.

CEQA Conclusions

This memorandum added information to the Mitigated Negative Declaration prepared for the Project in order to clarify, amplify, or make insignificant modifications to the Mitigated Negative Declaration. [CEQA 15073.5(c) (4)].

Mitigation Measure NOI-1 does not create a new significant environmental effect and is not necessary to mitigate an avoidable significant effect, but only to ensure compliance with mandatory requirements of the *General Plan* and *Noise Ordinance*. (CEQA 15073.5(c) (3)).

Therefore, recirculation of the Mitigated Negative Declaration is not required. (CEQA 15073.5).

City of Jurupa Valley

STAFF REPORT

DATE: SEPTEMBER 24, 2014

TO: CHAIR BURRIS AND MEMBERS OF THE PLANNING COMMISSION

FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
ROCIO LOPEZ, SENIOR PLANNER

SUBJECT: AGENDA ITEM NO. 6.2
CONDITIONAL USE PERMIT (CUP) NO. 03434, REVISED PERMIT NO. 1

PROPOSAL: REQUEST TO EXPAND AN EXISTING CONCRETE BATCH PLANT OPERATION TO INCLUDE AGGREGATE MATERIAL STORAGE, TRUCK PARKING, MAINTENANCE AND HANDLING OPERATIONS ON A 9.73 ACRE PARCEL. APPLICANT ALSO REQUESTS THAT THE REVISED CUP PERMIT EXTEND THE LIFE OF THE ORIGINAL CUP UNTIL THE YEAR 2043

LOCATION: 6170 20TH STREET (APN: 175-160-011 & 178-020-026)

APPLICANT: ALPHA MATERIALS, INC.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2014-09-24-02 granting the issuance of Conditional Use Permit (CUP) No. 03434R1, Revised Permit No. 1, subject to the Conditions of Approval, and adopt the Mitigated Negative Declaration.

PROJECT DESCRIPTION

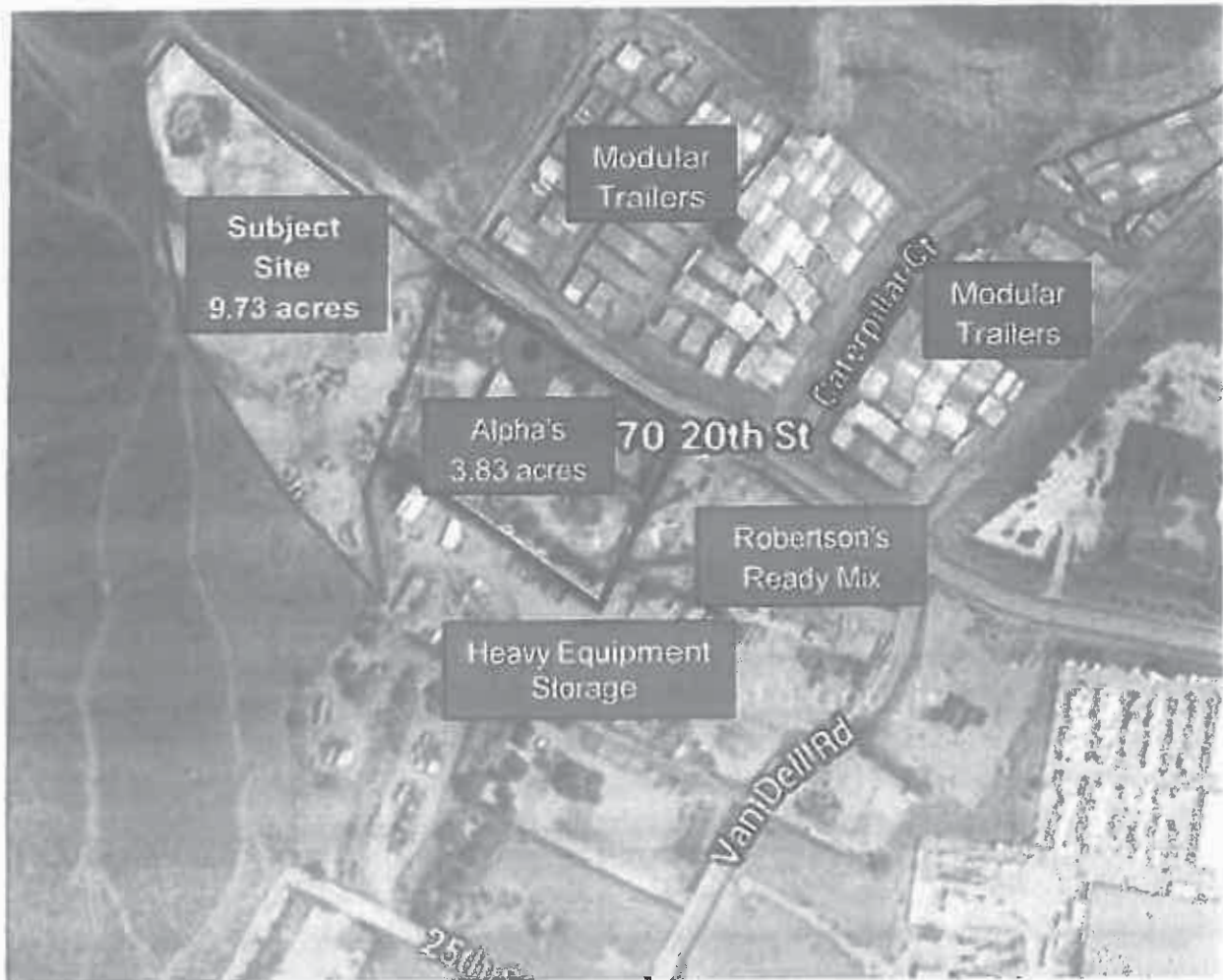
Alpha Materials, Inc. ("Applicant" or "Alpha Materials, Inc.") requests approval of CUP No. 03434R1 to revise the original CUP to legalize the expansion of an existing concrete batch plant operation within a 9.73 acre parcel. The 9.73 acre parcel is adjacent to the existing concrete batch operation plant which is located to the east on a 3.83 acre parcel, see Exhibit 1. The expansion primarily focuses on aggregate storage and truck parking. As part of the revised permit, the Applicant also proposes to extend the life of the original CUP until the year 2043.

TABLE 1: GENERAL PROJECT INFORMATION	
Project Area	9.73 acres
General Plan Land Use Designation	LI (Light Industrial)
Zoning	M-M (Manufacturing Medium)
Existing Land Use	Materials Storage

LOCATION

The subject site is located north of the 60 Freeway and west of Rubidoux Boulevard, just west of Caterpillar Court at 6170 20th Street. Surrounding land uses include a vacant lot to the north; storage of modular office trailers to the northeast; Alpha Materials' site to the immediate east, west and south; Robertson's Ready Mix (with similar concrete batch operations) to the east; and a heavy industrial equipment storage yard to the southeast.

EXHIBIT 1: SITE LOCATION MAP



REQUIRED ENTITLEMENTS

Per Article XIa, M-M (Manufacturing – Medium), of the City of Jurupa Valley Zoning Ordinance (No. 348), the proposed use is permitted with an approved Conditional Use Permit (CUP). The original CUP was approved by the County of Riverside Planning Commission ("County") on September 28, 2005 for a concrete/gunite batch plant and truck maintenance facility on the 3.83 acre site. On March 26, 2007, the County of Riverside Planning Department approved Plot Plan No. 21515, approving the fencing, landscaping and irrigation systems for the concrete/gunite batch plant and related trucking operations associated with CUP 03434.

The Applicant submitted an application for a first revision to CUP 03434 on January 29, 2014. The application is therefore being processed in accordance with Section 18.28 (Conditional Use Permits) and Section 18.43 (Applications for Modifications to Approved Permits).

BACKGROUND

Alpha Materials, Inc. is a privately owned company that has been mixing and delivering concrete since 2001. Alpha Materials has been operating from the 6170 20th Street site since its CUP was approved by the County on September 28, 2005. The life of the original CUP 03434 permit was approved with an October 1, 2023 expiration date. As such, the Applicant would have approximately nine (9) years left on the CUP if an extension is not granted. The Applicant is requesting that, in addition to the approval of the concrete batch expansion, that the Planning Commission also approve a 29 year extension, to expire on September 29, 2043.

The Applicant is seeking this extension to maximize the overall investments made and to be made into both parcels they own. In addition, the Applicant requests that the City grant them a similar time extension as the neighboring business, Robertson's Ready Mix. On April 6, 2011, the County (on a 5-0 vote) approved CUP No. 3178, Revised Permit No.1, granting Robertson's an extension of time to operate a concrete batch plant until September 29, 2043.

DISCUSSION

The existing 3.83 acre site contains approximately 1 acre of outside raw materials storage; a 3,375 square-foot metal shade cover; a 420 square-foot office; two (2) processing/recycling machines; 42 standard parking spaces and 25 truck parking spaces. The Applicant is proposing to connect the existing operations with the adjacent 9.73 acre site by installing a driveway to link both parcels.

The revised permit proposes to legalize the expansion of the concrete batch operations onto the adjacent 9.73 acre site. The subject site is currently being used to store aggregate materials such as rock and sand within three to four piles averaging 35 feet in height. The revised permit also proposes two (2) 2,700 square foot vehicle maintenance shade structures; a recycle/material storage area; a 432 square-foot caretakers unit; four (4) material storage bins within a total 4,420 square-foot area; 23 standard vehicle parking spaces; 10 truck parking spaces; and equipment storage parking, consisting of truck mixers and materials transfer trucks.

Operations

Operations of the existing concrete batch plant on the 3.83 acre site were expanded onto the adjacent subject site without the benefit of permits. The subject site is highly disturbed and consists of an area where aggregate material is being stored at an average height of 30 feet. These materials are transported to the existing batch plant to the east by truck on an as needed basis when "back-up" materials are needed for a construction job.

The equipment used in the operations consist of 20 concrete mixers; seven (7) material transfer trucks; two (2) cement bulk haulers; one (1) water truck; two (2) front end loaders and one (1) screening plant. The Applicant anticipates having 42 employees on the largest shift, consisting of seven (7) mechanics; 28 truck drivers; five (5) office personnel; and two (2) dispatch employees. Hours of operation approved under original CUP will remain unchanged: 5 a.m. to 5 p.m. Aggregate material (rock and sand) is brought in from another site in Colton, where it is stored in two (2) existing storage tanks located on the 3.83 acre parcel. The material is then mixed with water and poured into the mixer trucks for delivery to customers. Material which is not used in the truck mixers returns on-site and the material is then recycled. The site is fully equipped with washout areas which contain industrial wastewater catch basins. In addition, the

subject site will contain an infiltration trench to separate the recycled materials (sand, rock, water) for future use and proposed rattle plates at the main entry gates to prevent materials from leaving the site. The Applicant indicates that deliveries to and from the site are based as follows:

Concrete delivery during peak hour: 15 per peak hour with 50-75 average loads (inbound or outbound per day)

Aggregate materials: 3 per hour and 30-40 inbound per day

Misc. deliveries: Approximately 3 maximum per day

The Applicant has stated that all the necessary regulatory permits have been obtained from the following agencies to operate the concrete batch operation plant:

- SCAQMD (#151886; F97114; F97115; F97116; F97117; F97118; F97119 & F97120
- Storm Water Management
- Hazard Waste Management
- Motor Carrier Permit
- ARB Truck and Bus Regulations
- ARD Doors
- City of Jurupa Valley Business Registration No. 0444

Site Screening

The 3.83 acre site is enclosed by a six (6) foot high chain-link fence with landscaped screening installed within the entire front setback area along 20th Street. The Applicant is proposing to install a six (6) foot high wrought iron fencing along the front property line within a portion of the of the subject site as shown on the Site Plan (under separate cover). The remainder of the 9.73 acre parcel is proposed with perimeter fencing to consist of a six (6) foot high chain-link fencing. As a condition of approval, Planning staff is recommending that the Applicant provide extensive landscaped screening to consist of vines planted closely together to completely conceal all perimeter chain-link fencing; large shrubs planted closely together to provide further screening and large mature trees of sufficient height and spaced closely together to adequately screen the piles of materials stored on site, see Conceptual Landscape Plan (under separate cover) and the Project Plant Palette, Attachment 3. At the existing 3.83 acre site, staff will condition that additional shrubs, vines and if necessary trees be installed to provide further screening of existing on-site operations and storage of materials.

Off Site Improvements

As part of a conditions of approval, the Applicant will be required to construct off-site improvements to include new sidewalk, curb and gutter, street lighting and any other improvements deemed necessary by the City's Engineering and Public Works Department. At minimum, the Applicant will be required to pay the City an "in-lieu" fee or bond for the construction of these off-site improvements.

Environmental Concerns

An Initial Study (IS)/Mitigated Negative Declaration (MND) were prepared for this project on July 1, 2014 by the City's Environmental Consultant in accordance with the California Environmental Quality Act (CEQA) (see Attachment 2). The environmental impacts associated with the existing concrete batch plant and its operations were evaluated in the County Environmental

Assessment No. 39622 prepared in April 2005, and were therefore not part of the analysis for this project.

The subject site is designated as Light Industrial by the City's General Plan and is zoned M-M (Manufacturing Medium). These land use designations have not changed since the adoption of the 2012 South Coast Air Quality Management Plan (AQMP). Therefore, the project is consistent with the land use assumptions used to prepare the 2012 AQMP and, as determined by the City's Environmental Consultant, would not exceed the regional significance thresholds for construction or operation emissions established by the South Coast Air Quality Management District (SCAQMD).

In summary, the findings of the Initial Study revealed that the project would not pose any Significant Impacts to the environment and that only one section of the Air Quality analysis presented a "Less than Significant Impact with Mitigation Incorporated". To address this section, the project shall adhere to the Mitigation Monitoring Reporting Program, attached to the Initial Study (see Attachment 2).

Dust Control

While the project was determined to have a "Less than Significant Impact" on Air Quality, the Applicant states that dust is mitigated by having the materials frequently watered down by an on-site truck and by an on-site sprinkler system which also frequently waters down the stock piles. The site plan also shows proposed rattle plates at the main entrance into the subject 9.73 acre site as a method to control dust from leaving the site.

Land Use Compatibility

During the review of the proposed project, staff evaluated the project area to determine the land use compatibility of the proposed use with existing land uses in the area. The project site is situated on the south side of 20th Street, westerly of Rubidoux Boulevard. Directly east of the subject site is the Applicant's concrete batch operations which was originally approved by the County in 2005 (CUP 03434) and to the east of Alpha Materials is Robertson's Ready Mix, another concrete batch operation, approved by the County in 1993 (CUP 3178), see Exhibit 1 (Site Location Map). Directly to the northeast of the site are properties that are occupied by heavy equipment storage uses. The subject site is surrounded by gradual slopes and mountains to the south and west; vacant land to the immediate north and industrial uses to the east. Exhibit 2 (Zoning Map) and Table 2 (Land Uses) shows that property located to the south, west and north of the site are zoned SP (Rio Vista Specific Plan). Properties located to the northeast and east are all zoned M-M (Manufacturing Medium).

EXHIBIT 2: ZONING MAP

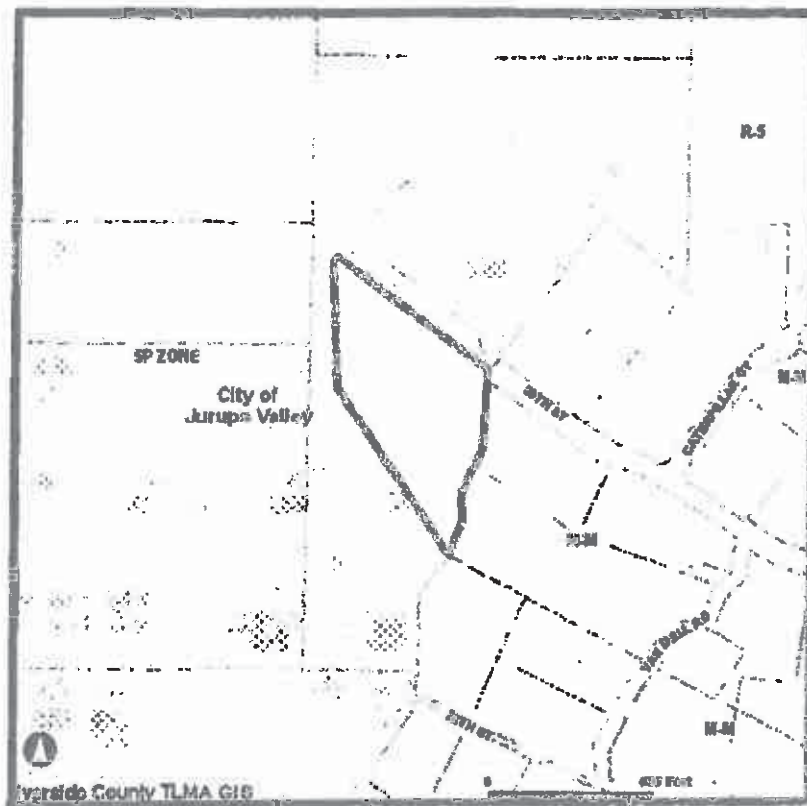


EXHIBIT 3: LAND USE MAP

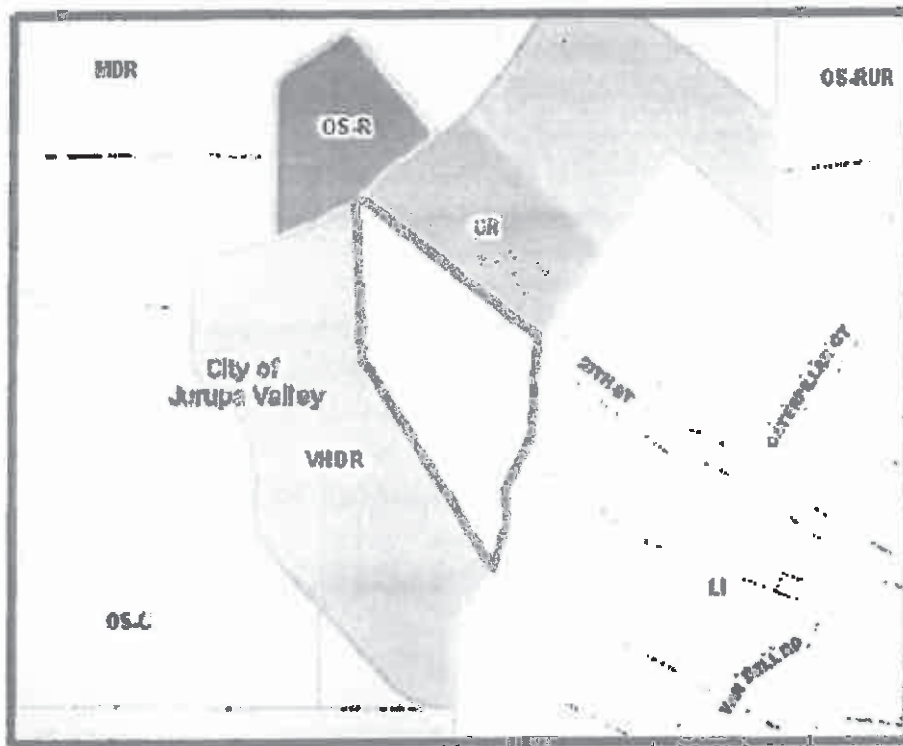
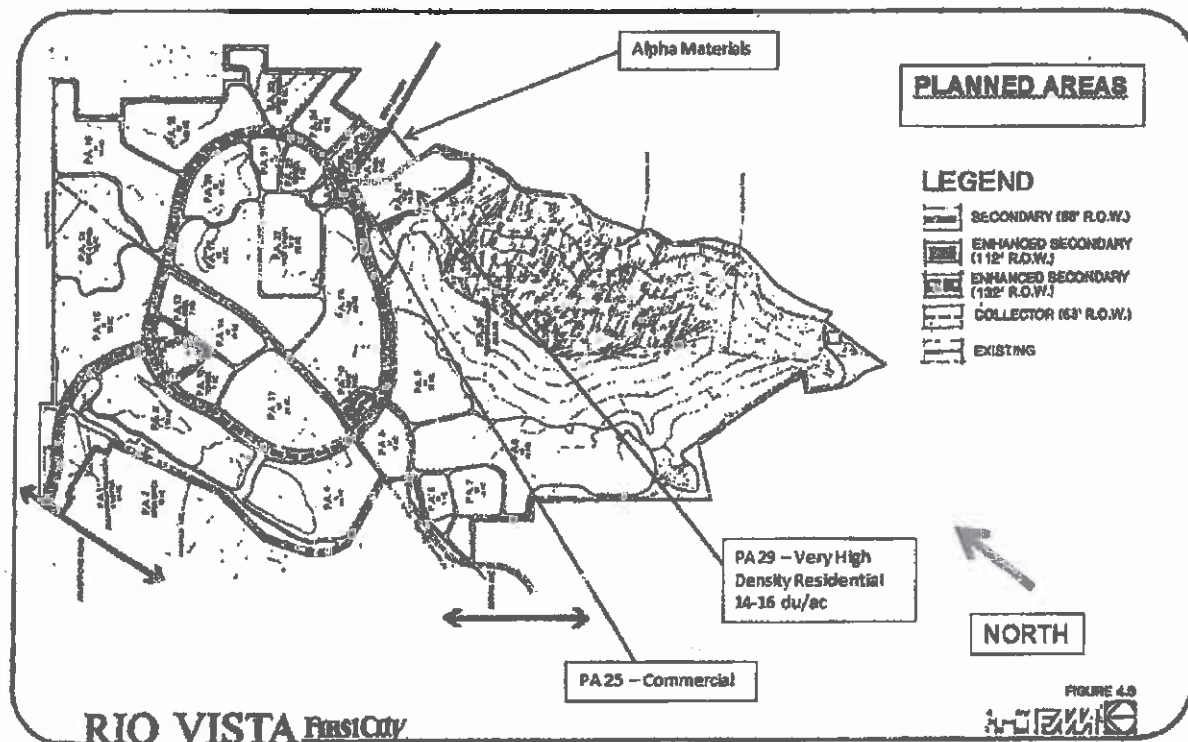


TABLE 2: LAND USES			
Location	Existing Use	General Plan	Zoning
Subject Site - 9.73 acres	Materials Storage	Light Industrial	M-M (Manufacturing Medium)
North	Vacant	Commercial Retail	SP (Rio Vista Specific Plan)
South	Vacant	Very High Density Residential-VHDR	SP (Rio Vista Specific Plan)
West	Vacant	VHDR	SP (Rio Vista Specific Plan)
East-3.83 acre	Concrete Batch Plant	Light Industrial	M-M (Manufacturing Medium)

The Rio Vista Specific Plan (RVSP) is currently vacant and is comprised of principally undeveloped open space. The RVSP, as shown on Exhibit 4, comprises several planned areas for the purpose of creating a planned residential community within a rural county setting, aimed at preserving and enhancing the naturally unique topography of the site. The two (2) planning areas adjacent to the subject site are P.A. 29, immediately to the south and P.A. 25, directly to across 20th Street to the north. P.A. 29 proposes 12 acres of Very High Density Residential development for a total of 16 du/ac or 192 multi-family attached dwelling units. P.A. 25 proposes 5 acres of general retail and service oriented commercial uses (see Attachment 8).

EXHIBIT 4: RIO VISTA SPECIFIC PLAN



Due to the economic recession throughout the last decade, there has been no activity within the Rio Vista Specific Plan and it is difficult to forecast when residential development will occur within this area. Richland Development is currently processing a Specific Plan Amendment for the Rio Vista development, and phasing is not known at this time.

The City's General Plan Land Use Designation for the subject site is Light Industrial (LI), which calls for development of uses that do not produce substantial amounts of dust or noise. However, according to the City's Zoning Ordinance No. 348, a concrete batch plant is allowed in the M-M (Manufacturing Medium) zone and LI designation provided that a CUP has been granted. Such CUP was originally issued by the County in 2005 (CUP03434) with an expiration date of October 1, 2023 for the Applicant's 3.83 acre site.

In approving CUP03434, Revised Permit No. 1, the City can condition the project to ensure that any impacts associated with the business are mitigated and also periodically review the use to insure compatibility with the present and future logical development of the area. While the Applicant is requesting a 29 year extension of time as part of the revised permit, the City Attorney has advised staff that such a limitation on time does not apply in this case, as a CUP entitlement runs with the land and therefore, there is no sunset date.

There is a prospect that future development of adjacent property will result in homes or other facilities that would expose sensitive receptors to the industrial area. In order to assure that future operations are not harmful to future residents in the vicinity, staff recommends a condition requiring Planning Commission review of this CUP every five (5) years to ensure that the subject site is still compatible with surrounding land uses. The Commission would review the status of compliance with conditions, whether complaints have been received by relevant public agencies and determine if additional mitigation is needed. The Commission would not have the authority to unilaterally impose new regulations, but could initiate the process for revocation of the CUP if mitigation is not feasible.

Should surrounding land uses change to uses other than industrial type uses, or the Rio Vista Plan area initiate future development, staff can then recommend appropriate measures to mitigate any impacts the Applicant's use may have on those sensitive land uses.

ANALYSIS

Conditional Use Permit

The Applicant is requesting CUP 03434R1, Revised Permit No.1, to legalize the expansion of an existing concrete batch plant operation and is requesting an extension of time until September 29, 2043. Per Section 18.28(e), Conditional Use Permits, of the Jurupa Valley Zoning Ordinance No. 348, the following criteria must be met in order to approve the CUP request:

(e) A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as deemed necessary to protect the health, safety or general welfare of the community.

Findings

1. While the Light Industrial Land Use Designation allows industrial and related uses including warehouse/distribution, assembly and light manufacturing, repair facilities and supporting retail uses, the expansion of the concrete batch plant, for primary storage of aggregate materials and truck parking, may operate on the subject site for a specified amount of time, pursuant to the approval of a conditional use permit (Ordinance No. 348).

2. The M-M zone is therefore conditionally consistent with the Light Industrial Land Use Designation for the site.
3. Surrounding land uses include a vacant lot to the north; storage of modular office trailers to the northeast; Alpha Materials' site to the immediate east; Robertson's Ready Mix (with similar concrete batch operations) to the east; a heavy industrial equipment storage yard to the southeast and a vacant lot to the south.
4. The subject site is surrounded by properties that are zoned M-M (Manufacturing Medium) and residential in the SP (Rio Vista Specific Plan).
5. The subject site is not located within any of the following areas:
 - a. A California Gnatcatcher habitat area;
 - b. In an agricultural preserve;
 - c. A liquefaction potential area;
 - d. A fault zone;
 - e. A General Plan Policy Area;
 - f. A criteria cell for the MSHCP (Multiple Species Habitat Conservation Plan); or
 - g. A flood zone;

CONCLUSION

Staff has determined that the proposed expansion is allowed in the M-M zone subject to a revision to the original CUP. Staff has also determined that the project is conditionally consistent with the City's General Plan. Furthermore, the project is compatible with the present land uses in the area and any future development which may pose an incompatibility with the Applicant's site will require a possible modification of CUP 03434, Revised Permit No.1 to address and mitigate any impacts as deemed appropriate; including, but not limited to, additional landscaped screening; limiting the hours of operation and possibly reducing the life of the permit.

The following findings have been met for the granting of Conditional Use Permit 03434, Revised Permit No. 1, for the proposed expansion of the concrete batch plant on the subject 9.73 acre site:

1. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the proposed expansion of the concrete batch plant on the subject site is compatible with existing land uses such as Alpha Materials concrete batch operations to the east, Robertson's Ready Mix (with similar concrete batch operations) to the east; a heavy industrial equipment storage yard to the southeast and the storage of modular office trailers to the northeast.
2. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the proposed use is located within the M-M (Manufacturing Medium) zone and is conditionally consistent with the General Plan Land Use designation of Light Industrial.
3. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the background of the Applicant and the history of existing and past operations have not been detrimental to the health, safety and welfare of the community. Furthermore, the Applicant states that he has all the necessary regulatory permits from various State agencies to operate the concrete batch operation plant.

4. That the applicant will agree, in writing, to the conditions placed upon the license and Application, in that the Applicant has agreed, in writing, to the recommended conditions.

In summary, staff finds that the proposed project, as conditionally approved, will not be detrimental to the health, safety or general welfare of the community. Staff further finds that the approval of CUP03434R1 (Revised Permit No. 1) is appropriate for the subject site.

ENVIRONMENTAL REVIEW

The proposed project is subject to environmental review under the provisions of the California Environmental Quality Act (CEQA). A brief description of the environmental review process is provided below. A full environmental review summary, and the requisite environmental review documents (IS/MND, Mitigation Monitoring and Reporting Program, and any Comments received thusfar) are provided as Attachment 2 to this report.

Environmental Review Process Summary

An Initial Study was prepared for the project. The IS/MND is included as an attachment to this staff report, see Attachment 2. The findings of the Initial Study revealed that the project would not pose any Significant Impacts to the environment and that only one section of the Air Quality analysis presented a "Less than Significant Impact with Mitigation Incorporated". To address this section, the project shall adhere to the Mitigation Monitoring Reporting Program, attached to the Initial Study. Based upon the findings of the IS, staff prepared a draft Mitigated Negative Declaration (MND).

The City noticed the availability of the IS/MND along with the Notice of Intent to Adopt a Mitigated Negative Declaration in the Riverside County Record Newspaper on September 4, 2014. The same noticing was also posted in public places throughout the City and notice of the public hearing was mailed to property owners within a 300 foot radius of the site. A 20-day public review period commenced on September 4, 2014 and closed on September 24, 2014. No comments were received on the NOI/MND. The IS/MND has been processed in accordance with the CEQA Guidelines, and that, subject to the mitigation measures identified within the IS/MND, there would be no significant environmental impacts as a result of the proposed project.

Prepared by:



Rocio Lopez
Senior Planner

Submitted by:



Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s/ Serita Young

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Planning Commission Resolution No. 2014-09-14-02 with attached Conditions of Approval
2. Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Program
3. Site Photographs
4. Project Plant Palette
5. Caretaker's Unit: Floor Plan and Elevations
6. Shade Structure: Floor Plan and Elevations

Site Plan, Conceptual Landscape Plan and Conceptual Fence Plan under separate cover.

ATTACHMENT 4
General Plan and Zoning Compatibility Matrix

- 1- Highly Consistent
- 2- Conditionally Consistent
- 3- Generally Inconsistent
- 4- Inconsistent

RCIP General Plan Land Use Designations - Zoning Consistency Guidelines

12/18/2003

Current Zoning	Community Development																Rural Comm.				Rural		Ag.	Open Space					
	EDR (2 AC)	VLDR (1 AC)	LDR (1/2 AC)	MDR (2-5)	MHDR (5-9)	HDR (9-14)	VHDR (14-20)	HTDR (20+)	GR	CO	CT	CC	LI	HI	BP	PF	EDR (2 AC)	VLDR (1 AC)	LDR (1/2 AC)	RR (5 AC)	RD (10 AC)	AG (10 AC)		C	CH	REC	RUR (20 AC)	W	MR
A-1	2*	2*	3	3	3	3	3	3	3	3	3	3	2	3	3	3	1*	1*	1	1*	3*	3*	1*	3	4	3	3*	3	3
A-2	1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3*	3	3	2*	3*	3*	1*	3	4	4	3*	4	4
A-D	1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	3	3	2*	4	4	1*	3	4	4	4	4	4
A-P	1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3*	3	3	2	3*	4	1	3	4	4	3	4	4
CV	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3*	4	4	3	4	4	1	4	4	4	4	4	4
C-MC-P	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	3	3	3	4	4	4	4	4	4	4	4	4
C-CV	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
C-O	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
C-P-S	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
C-R	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	2	2	2	2	2	3	4	4	4	4	4	4	4
C-T	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
I-P	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
M-H	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
M-M	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
M-R	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
M-R-A	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
M-SC	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
N-A	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	4	4	2	1	3	1	1	1	2	1	2	4
R-1	1*	1*	1*	1	2	3	4	4	4	4	4	4	4	4	4	4	2*	2*	2*	3*	2*	4	4	4	4	3	2*	4	4
R-1A	1*	1*	1*	1	3	3	4	4	4	4	4	4	4	4	4	4	2*	2*	2	3*	3*	4	4	4	4	3	2*	4	4
R-2	4	4	3*	2*	1	1	1	1	4	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
R-2A	4	4	3*	2*	1	1	1	1	4	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
R-3	4	4	3*	2*	1	1	1	1	4	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
R-3A	4	4	2*	1	1	1	1	1	4	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
R-4	4	3*	2*	1	1	1	1	1	4	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
R-5	1	4	1	1	1	1	1	1	4	3	3	3	3	3	3	3	1	1	1	2*	1	2	3	1	2	1	2	2	3
R-6	4	4	2*	2	1	1	1	1	4	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
R-A	1*	1*	1	2	3	3	4	4	4	4	4	4	4	4	4	4	4*	1*	1	1*	2*	4	2	3	4	4	4	4	4
R-D	1*	2*	2	2	2	2	2	2	4	2	2	2	4	4	4	4	2*	2*	2	2	2	2	3	4	4	3	4	4	4
R-R	2*	3*	3	3	3	3	4	4	4	3	3	3	4	3	3	3	1*	1*	1	1*	2	2	2	3	4	4	3*	4	4
R-R-O	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
R-T	2*	2*	1*	1*	1	1	2	4	4	3	3	3	4	4	4	4	4	4	4	3	4	4	4	4	4	4	4	4	4
R-T-R	1*	1	2	3	4	4	4	4	4	4	4	4	4	4	4	4	4*	3*	3*	2*	4	4	4	4	4	3	4	4	4
R-V-C	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
SP	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	1	2	1	1	1	1	1
W-1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
W-2	2*	3*	3	3	3	3	4	4	4	3	4	2	4	3	3	3	2*	2*	2	2*	2*	2	2	3	3	2	3*	4	3
W-2-M	2*	3*	3	3	3	3	4	4	4	3	4	4	4	4	4	4	2*	2*	1	2*	4	4	4	4	4	4	3*	4	4
W-E	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	2	2	4	4	4	4	2	2	4

Requires a density suffix for consistency

* Requires a density suffix for consistency

ATTACHMENT 5

**Letter dated October 1, 2014 from Alpha Materials Clarifying
Recycling Operations**



6170 20th Street Riverside, CA 92509
(951) 275-8920 • Fax: (951) 275-8922

October 1, 2014

City of Jurupa Valley, California
Planning Commission
8304 Limonite Avenue, Suite 'M'
Jurupa Valley, CA 92509

Alpha Materials, Inc. accumulates approximately 26 tons per day in leftover materials per day. Left over material is dumped into a settling pond (washout pit). The material dilutes & separates as it sits overnight in water. The water in the wash out pit is 100% recycled. Material is then removed from pit and moved over to next pit so that water can run off material back into pond. Material is then moved into back lot to dry for approximately one week before being processed through recycling screen.

Material is screened into 3 sizes. After separating the material which consists of 60% Sand, 25% Class II Base and remaining 15% of oversized materials. The Sand is 100% reused in raw materials for concrete production. The Class II Base is used under roads and highways. The Class II Base is delivered out in our trucks as they are returning to pick up raw materials for concrete production (adding zero truck traffic/back haul). The Oversized material is collected and requires to be impacted approximately 2 times per year. After Oversized material is impacted then material is separated where the material is 100% reused.

By delivering with back haul we save an additional 6 loads (truck trips) per month and by recycling leftover materials Alpha Materials, Inc. has reduced truck traffic by approximately 22 truck trips in and another 22 truck trips out, equaling 50 less truck trips per month and 600 truck trips per year, overall reducing truck traffic.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Oaks".

Brian Oaks
President

ATTACHMENT 6
Letter from RHA (9/29/14)



September 22, 2014

Conceptual Landscape Plan – 2nd Submittal Review Comments

ALPHA MATERIALS EXPANSION CUP [6170 20TH Street] – CUP03434R1

1. Revise and resubmit the conceptual landscape plan for review approval as follows. Revise civil CUP drawing to be consistent with the landscape plan related to fencing requirements.
2. Provide 6' tall decorative iron fencing [not chain link], gates and pilasters along the 20th Street frontage and continue along the northerly p/l to the north westerly corner of the project. Provide an elevation of the proposed iron fence and pilaster with cap; indicate spacing of masonry pilasters [not to exceed 60' o/c and at ends and corners of fencing]. Provide closely spaced vine plantings along the street facing sections of fencing.
3. Along the southwest p/l 30' wide landscape area, continue the Heteromeles shrub row planting to the southeast property corner and continue northerly along the east property line to parking area.
4. Plant Palette – Provide a photograph of the Coastal Sage Shrub planting as it will look after establishment [the provided photo is of seed, not plant material].
5. After approval of the conceptual plan and upon project entitlement, submit construction documents prepared by a licensed landscape architect for review approval; a generalized review check list is available upon request. Submit complete construction documents including 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. The City has adopted County of Riverside Ordinance 859 and the Riverside County Guide to California Friendly Landscaping.
 - a. Provide WUCOLS ratings for plant pallet to support proposed preliminary water use program.
 - b. Include the following elements on the landscape irrigation plans:
 1. Applicant's signature and date with statement, "I agree to comply with the criteria of the City of Jurupa Valley Water Use Efficiency Ordinance"
 2. Water budget calculations; MAWA and EAWU
 3. Hydrozone information table
 4. Irrigation run time schedules; six month establishment period and for established landscape

c. Include the following general notes on the construction documents:

1. 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.
2. 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 landscape and irrigation installation.

ATTACHMENT NO. 3

Applicant's Status Report

May 17, 2021

City of Jurupa Valley
Planning Department
8930 Limonite Ave
Jurupa Valley, CA 92509

RE: Status on Compliance

To whom it may concern:

We have been meeting all compliance and complying to all conditions of approval. All landscape and maintenance done weekly by an outside service, dust control as needed, daily street sweeping, compliant with storm water pollution plan and AQMD permits included.

Respectfull



Brian Oaks
President



May 17, 2021

City of Jurupa Valley, California
Planning Commission
8304 Limonite Avenue, Suite 'M'
Jurupa Valley, CA 92509

Alpha Materials, Inc. accumulates approximately 26 tons per day in leftover materials per day. Left over material is dumped into a settling pond (washout pit). The material dilutes & separates as it sits overnight in water. The water in the wash out pit is 100% recycled. Material is then removed from pit and moved over to next pit so that water can run off material back into pond. Material is then moved into back lot to dry for approximately one week before being processed through recycling screen.

Material is screened into 3 sizes. After separating the material which consists of 60% Sand, 25% Class II Base and remaining 15% of oversized materials. The Sand is 100% reused in raw materials for concrete production. The Class II Base is used under roads and highways. The Class II Base is delivered out in our trucks as they are returning to pick up raw materials for concrete production (adding zero truck traffic/back haul). The Oversized material is collected and requires to be impacted approximately 2 times per year. After Oversized material is impacted then material is separated where the material is 100% reused.

By delivering with backhaul we save an additional 6 loads (truck trips) per month and by recycling leftover materials Alpha Materials, Inc. has reduced truck traffic by approximately 22 truck trips in and another 22 truck trips out, equaling 50 less truck trips per month and 600 truck trips per year, overall reducing truck traffic.

Respectfully,

Brian Oaks,
President



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

DATE: 11/03/2020

EQUIPMENT LOCATED AT: 6170 20TH ST
RIVERSIDE, CA 92509-2031

LEGAL OWNER CO. ID: 151886
OR OPERATOR ALPHA MATERIALS, INC.
6170 20TH ST
RIVERSIDE, CA, 92509-2031

PERMIT/APPLICATION RENEWAL

PERMIT/ APPL NBR	EQUIPMENT DESCRIPTION	NEXT RENEWAL DATE
BILLING YEAR: 2020		
F97114	BAGHOUSE, AMBIENT TEMP (>500 SQ FT)	11/16/2021
F97115	CONCRETE BATCH EQUIPMENT	11/16/2021
F97116	BAGHOUSE, AMBIENT TEMP (>500 SQ FT)	11/16/2021
F97117	CONCRETE BATCH EQUIPMENT	11/16/2021
F97118	I C E (50-500 HP) EM ELEC GEN-DIESEL	11/16/2021
F97119	STORAGE SILO CEMENT	11/16/2021
F97120	STORAGE SILO CEMENT	11/16/2021
G53361	AGGREGATE SIZE CLASSIFICATION	11/16/2021



CALIFORNIA

AIR RESOURCES BOARD

Certificate of Reported Compliance Truck and Bus Regulation

Issued to:

Alpha Materials

CA-222666 IRP-NA

38 Vehicles Reported

This certificate confirms that the fleet owner has attested under penalty of perjury that the statements and information they provided to the California Air Resources Board (CARB) are true, accurate, and complete regarding all relevant vehicles in the fleet required to show compliance. CARB hereby finds that the fleet listed above has reported compliance with title 13, California Code of Regulations, section 2025 (Truck and Bus Regulation). If CARB subsequently finds that the statements and information that have been provided are not true, accurate, and complete, this certificate shall be effectively revoked and the fleet subject to noncompliance penalties.

This certificate is valid until **December 31, 2021**

Printed on 2021-02-04

TRUCRS Fleet Identification
51521

Sydney Vergis
Division Chief, Mobile Source Control Division
California Air Resources Board

To verify the authenticity of this certificate, visit
www.arb.ca.gov/msprog/onrdiesel/tblookup.php


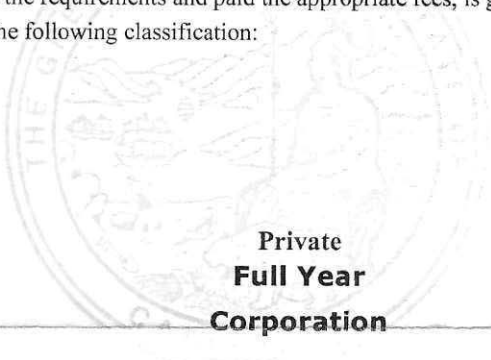
DEPARTMENT OF MOTOR VEHICLESRegistration Operations Division MS H875
P.O. BOX 932370 Sacramento, CA. 94232-3700

(916) 657-8153

12/21/2020



ALPHA MATERIALS INC
6170 20TH STREET
RIVERSIDE, CA 92509

 DEPARTMENT OF MOTOR VEHICLES A Public Service Agency		MOTOR CARRIER PERMIT	
DEPARTMENT OF MOTOR VEHICLES Registration Operations Division P.O. BOX 932370 Sacramento, CA. 94232-3700 ALPHA MATERIALS INC 6170 20TH STREET RIVERSIDE, CA 92509		Valid From:	02/01/2021
		Valid Through:	01/31/2022
		CA#:	0222666
		The carrier named on this permit, having made written application to the Department of Motor Vehicles for a permit to operate as a motor carrier of property as defined in vehicle code section 34601, and having met the requirements and paid the appropriate fees, is granted a permit of the following classification:	
		 Private Full Year Corporation	
Pmt Date:	12/17/2020	Office #:	154
Account #:	362180	Tech ID:	R1
Sequence #:	0041	Amt Paid:	\$1,391.00

!!!IMPORTANT REMINDERS!!!

1. Your permit will expire at midnight on the 'Valid Through' date. If you do not receive a renewal notice 30 days prior to the expiration date, please submit an original application and check the "Renewal" box.
2. Your insurance must remain valid through the term of your permit or a suspension action could occur.
3. Changes to your fleet are not required to be reported until your renewal.
4. Changes to your business entity may require a new CA# and application for another Motor Carrier Permit.
5. If you decide to no longer operate as a motor carrier of property, you must submit a 'Voluntary Withdrawal' form.
6. For changes to the address, business name, officers, or authorized representative's name, please complete the 'Notice of Change' form. Changes during your renewal period may be submitted on your renewal application.
7. You may download forms from the Internet at www.dmv.ca.gov or receive further information by calling: (916) 657-8153.

California Relay Telephone Service for the Deaf or Hard of Hearing from TDD Phones: 1-800-735-2929; from Voice Phones: 1-800-735-2922



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH
www.rivcoeh.org

Certified Unified Program Agency
HAZARDOUS MATERIALS MANAGEMENT PERMIT

AREA #: H01
DISTRICT #: H001

SITE ADDRESS 6170 20th St
Jurupa Valley, CA 92509

OWNER: Alpha Materials, Inc
DBA: Alpha Materials, Inc

MAILING ADDRESS: Alpha Materials, Inc
6170 20th St
Jurupa Valley, CA 92509

EPA ID: CAL000305520
FACILITY #: FA0025277
CERS ID: 10324189

PERMIT ISSUANCE DATE: 08/02/2021
PERMIT EXPIRATION DATE: 07/31/2022

Regulated Programs:

PR0024137 5203 - 26-50 Hazardous Waste Generator
PR0034806 5150 - Level III
PR0073550 5347 - APSA-Tier II Facilities

This permit is granted for the business indicated on the condition that the business will comply with the laws, ordinances and regulations that are now or may hereafter be in force by the United States Government, the State of California, and the County of Riverside pertaining to the above mentioned business.

- This permit serves as a receipt for payment of fees for the above listed programs.
- This permit must be renewed on or before the expiration date shown above.
- Inspection of this business may be conducted by a duly authorized representative of the Director of Environmental Health.

POST IN A CONSPICUOUS PLACE
THIS PERMIT IS NOT TRANSFERABLE OR REFUNDABLE

BUSINESS REGISTRATION CERTIFICATE #**00444****CITY OF JURUPA VALLEY**

The person, firm or corporation named below is hereby registered to engage in the business, profession, or trade described below in the City of Jurupa Valley for the period indicated. This certificate is issued pursuant and subject to all laws and ordinances which are applicable to the conduct of such business in the City of Jurupa Valley. Issuance of this certificate is not an endorsement, nor certification of compliance with applicable local, state and/or federal laws and ordinances. This certificate is issued without verification that the business is subject to or exempt from licensing by the State of California.



BUSINESS NAME: ALPHA MATERIALS, INC.
BUSINESS LOCATION: 6170 20TH ST
JURUPA VALLEY, CA 92509-2031
BUSINESS OWNER: BRIAN OAKS

Expiration Date: March 01, 2022

Description: Ready Mix Concrete

ALPHA MATERIALS, INC.
6170 20TH ST
JURUPA VALLEY, CA 92509-2031

TO BE POSTED IN A CONSPICUOUS PLACE AT BUSINESS LOCATION

NOT TRANSFERABLE:
REPORT CHANGES OF ADDRESS,
OWNERSHIP, OR ACTIVITY.

RE: Info - 6170 20th St. - Alpha Materials

John Wingett <jwingett@jurupavalley.org>

Mon 7/19/2021 6:31 AM

To: Rocio Lopez <rlopez@jurupavalley.org>

Rocio,

They are inspected annually, typically in Jan.-March. There have been no NPDES compliance issues. The operator has constructed basins which capture all storm water. They have not had actual runoff from their site in years.

Sincerely,

John Wingett
Environmental Programs Inspector
City of Jurupa Valley
(951) 332-6464 ext. 259
8930 Limonite Ave. Jurupa Valley CA 92509

ALPHA MATERIALS, INC.
6170 20TH STREET
JURUPA VALLEY, CA 92509
DUST CONTROL PLAN

CUP3434R1

Alpha Materials, Inc. is not a construction site. Site is used for truck parking, material storage and the recycling (screening) of leftover concrete.

Alpha Materials, Inc. will comply with all AQMD permits required for operations.

Water will be applied by sprinklers 3 times per day to ensure that there are no dust plumes. See table below for details. Water truck is on site at all times and a sweeper for continuous sweeping of yard and street. Open bodied trucks will be covered and rattle plates/rumble strips will prevent trackout on public roads.

No person shall allow track-out to extend 25 feet or more in cumulative length from the point of origin from an active operation. Notwithstanding the preceding, all track-out from an active operation shall be removed at the conclusion of each workday or evening shift.

SOURCE CATEGORY	CONTROL MEASURE	GUIDANCE
Crushing	Stabilize surface soils prior to operation of support equipment; and Stabilize material after crushing.	✓ Follow permit conditions for crushing equipment ✓ Pre-water material prior to loading into crusher ✓ Monitor crusher emissions opacity ✓ Apply water to crushed material to prevent dust plumes
Disturbed soil	Stabilize disturbed soil throughout the site; and Stabilize disturbed soil between structures	✓ Limit vehicular traffic and disturbances on soils where possible.
Importing/exporting of bulk materials	Stabilize material while loading to reduce fugitive dust emissions; and Maintain at least six inches of freeboard on haul vehicles; and Stabilize material while transporting to reduce fugitive dust emissions; and Stabilize material while unloading to reduce fugitive dust emissions; and Comply with Vehicle Code Section 23114.	✓ Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage ✓ Comply with track-out prevention/mitigation requirements ✓ Provide water while loading and unloading
Landscaping	Stabilize soils, materials, slopes	✓ Apply water to materials to

		stabilize ✓ Maintain materials in a crusted condition ✓ Maintain effective cover over materials
Screening	Pre-water material prior to screening; and Limit fugitive dust emissions to opacity and plume length standards; and Stabilize material immediately after screening.	✓ Dedicate water truck or high capacity hose to screening operation ✓ Drop material through the screen slowly and minimize drop height
Stockpiles/ Bulk Material Handling	Stabilize stockpiled materials. Stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.	✓ Add or remove material from the downwind portion of the storage pile ✓ Maintain storage piles to avoid steep sides
Truck loading	Pre-water material prior to loading; and Ensure that freeboard exceeds six inches (CVC 23114)	✓ Empty loader bucket such that no visible dust plumes are created ✓ Ensure that the loader bucket is close to the truck to minimize drop height while loading
Open storage piles	Apply water to at least 80 percent of the surface area of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust.	✓ Ensure that no visible dust plumes are created

ATTACHMENT NO. 4

Status of City and County Conditions

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR CUP 03434R1 (REVISED PERMIT NO. 1)

PLANNING

- | | |
|---|--|
| N/A | <p>1. PROJECT APPROVAL. CUP03434R1 is for the approval to expand an existing concrete batch plan operation to include aggregate material storage, truck parking, maintenance and handling operations on a 9.73 acre site (APN: 175-160-011) located at 6170 20th Street.</p> |
| STATUS PAID
CONDITION
SATISFIED | <p>2. FEES. The approval of CUP03434R1 shall not become effective until all planning fees have been paid in full.</p> |
| STATUS MET
CONDITION
SATISFIED | <p>3. APPROVAL PERIOD. This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.</p> |
| STATUS
AGREE
CONDITION
SATISFIED | <p>4. HOLD HARMLESS. The applicant/permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Jurupa Valley ("City") its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning CUP 03434R1. The City will promptly notify the applicant/permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.</p> |
| STATUS MET
CONDITION
SATISFIED | <p>5. CONFORMANCE TO APPROVED EXHIBITS. The project shall be in conformance to the approved plans. The approved plans includes the following:</p> <ul style="list-style-type: none">a. Site Plan (dated September 5, 2014)b. Conceptual Landscape Plan (dated September 17, 2014)c. Conceptual Fence Plan (dated September 17, 2014)d. Floor Plan and Elevations of Caretakers Unit and Shade Structure (received September 16, 2014) |
| STATUS MET
CONDITION
SATISFIED | <p>6. ON-SITE LANDSCAPING. Applicant shall revise and resubmit Conceptual Landscape Plan per the comments provided by the City's Landscape Consultant RHA.</p> <ul style="list-style-type: none">a. The Landscape Plan shall include the addition of vines, shrubs and trees as needed to provide further screening to the applicant's existing 3.83 acre site.b. All trees shall be a minimum of 24-inchbox size, or as recommended by RHA. |

Prior to the issuance of any Building permit, the applicant shall submit the following items for City review and approval:

- a) Complete "Professional Services (PROS)" application (Planning) for the review of the final landscape and irrigation plans.
- b) Initial deposit for PROS application.
- c) Three (3) sets of final landscape and irrigation plans and digital copies (CD format) that demonstrates compliance with the landscape provisions of Section 18.12 (Off-Street Vehicle Parking) of Ordinance 348 and Ordinance 859. In addition, it should address all the comments prepared by RHA.
- d) The total cost estimate of landscaping and irrigation.
- e) Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.
- f) Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.

Prior to the final inspection of any Building permit, the Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley once s/he has deemed the installation is in conformance to the approved plans. Following the inspection of the Landscape Architect of Record, the applicant shall schedule a City inspection with the City's landscape architect.

- 7. ENVIRONMENTAL MITIGATION MEASURES.** Applicant shall ensure compliance with all of the required mitigation measures as set forth in the Mitigated Negative Declaration including the requirement to provide the City with copies of the South Coast Air Quality Management District permits prior to the issuance of an occupancy permit or final building permit.
- 8. FIVE YEAR COMPLIANCE REVIEW.** For such time as any zoning or land use that allows sensitive receptors is located within 1,000 feet of the boundaries of the subject property during the life of this Conditional Use Permit, the applicant shall submit an application to the Planning Director for Planning Commission review of the Conditional Use Permit every five years. The application shall include a status report on compliance with the conditions of approval, including maintenance of the landscaping control of dust, and current permits from other regulating agencies. The Planning Commission shall consider the status report, review existing conditions and the nature of any complaints received by the City and advise the applicant if additional mitigation measures are needed or if compliance with existing conditions must be achieved.
- 9. LIFE OF PERMIT.** Condition of Approval No. 20.2 approved by the County of Riverside Planning Commission on September 28, 2005 is hereby deleted. CUP No. 03434 is no longer subject to a durational time limit.

MET
SATISFIED

MET
SATISFIED
REPORTS
INCLUDED

AGREED

MET SATISFIED	10. PREVIOUS CONDITIONS OF APPROVAL. All other Conditions of Approval for the original CUP 03434 shall remain in effect, except as otherwise amended and modified by Condition No. 8, and No. 9 of these Conditions of Approval, which requires a "Five Year Compliance Review", eliminates "Life of Permit".
WAITING FOR FINAL APPROVAL	11. <u>Prior to the final inspection of any Building permit</u> , Applicant shall post a bond for the future installation of a six-foot high solid masonry wall along the northwestern, western and southwestern property line which adjoins parcels zoned for residential use. The amount of the bond shall be determined by the Building Official and shall be in place for a minimum of 15 years. Said wall shall be constructed at such time as the abutting property is developed.
MET SATISFIED	12. <u>Prior to the final inspection of any Building permit</u> , Applicant shall install a six-foot high wrought iron fence along 20 th Street, approximately 328.59 feet in length, as shown on the Site Plan dated September 5, 2014. Remaining fencing around property perimeter shall be as noted on the Site Plan dated September 5, 2014. Said fencing shall remain in place until such time that a block wall is required pursuant to Condition No. 11.
N/A NOT BUILDING AT THIS TIME	13. <u>Prior to the issuance of an Occupancy permit</u> , Applicant shall provide verification to the Building & Safety Department that the caretaker's unit is properly insulated to meet a minimum interior sound attenuation of 45 dba.
MET SATISFIED REPORTS INCLUDED	14. <u>Prior to the issuance of an Occupancy permit</u> , Applicant shall provide verification to the Building & Safety and Planning Departments that operations shall not exceed 65 dba as measured from the property line and the rock crusher operations shall not exceed 75 dba measured beyond the property line. These noise limits shall be maintained during the life of the use.

END OF CONDITIONS OF APPROVAL

11/10/05
11:18

PINKS

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03434

Parcel: 178-020-001

10. GENERAL CONDITIONS

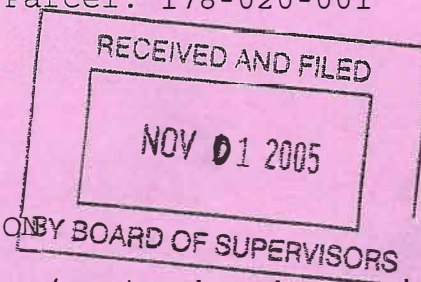
EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

The use hereby permitted is for a concrete/gunite batch plant and related trucking operations on a 4.14 acre site, in the unincorporated community of Belltown in the 2nd Supervisorial District. The development includes 19,587 square feet of landscaping, 42 parking vehicular parking spaces, 25 truck spaces, 1 acre of outside raw material storage area, a 3,375 square foot metal shade cover, and a 420 square foot office building.

The project site is located south of 20th Street and west of Vandell Road.



Status:
NOTAPPLY

Condition:
Satisfied

10. EVERY. 2

USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP03434. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Status:
NOTAPPLY

Condition:
Satisfied

10. EVERY. 3

USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3434 shall be henceforth defined as follows:

Status:
NOTAPPLY

Condition:
Satisfied

APPROVED EXHIBIT A = EXHIBIT A = Conditional Use Permit No. 3434, Exhibit A, Amended No. 2, dated 5/3/05.

APPROVED EXHIBIT B = EXHIBIT B = Conditional Use Permit No. 3434, Exhibit B, dated 7/19/05 (Office Elevations and Floor Plans).

CONDITIONAL USE PERMIT Case #: CUP03434

Parcel: 178-020-001

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

- 10.BS GRADE. 1

USE -GIN INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

Status: MET

Conditions: Satisfied
- 10.BS GRADE. 3

USE-G1.2 OBEY ALL GDG REGS

All grading shall conform to the Uniform Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

Status: MET

Conditions: Satisfied
- 10.BS GRADE. 4

USE-G1.6 DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

Status: MET

Conditions: Satisfied
- 10.BS GRADE. 5

USE-G2.3SLOPE EROS CL PLAN

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

Status: MET

Conditions: Satisfied
- 10.BS GRADE. 6

USE-G2.5 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

Status: MET

Conditions: Satisfied
- 10.BS GRADE. 7

USE-G2.6SLOPE STABL'TY ANLYS

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

Status: MET

Conditions: Satisfied
- 10.BS GRADE. 9

USE-G2.8MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

Status: MET

Conditions: Satisfied

CONDITIONAL USE PERMIT Case #: CUP03434

Parcel: 178-020-001

10. GENERAL CONDITIONS

10.BS GRADE. 10

USE-G2.9DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".

Status: MET

Conditions: Satisfied

10.BS GRADE. 11

USE-G2.10 SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.

Status: MET

Conditions: Satisfied

10.BS GRADE. 13

USE-G2.23 OFFST. PAVED PKG

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

Status: MET

Conditions: Satisfied

10.BS GRADE. 17

USE-G4.1E-CL 4:1 OR STEEPER

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

Status: MET

Conditions: Satisfied

10.BS GRADE. 18

USE-G4.3PAVING INSPECTIONS

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

Status: MET

Conditions: Satisfied

FIRE DEPARTMENT

10.FIRE. 1

USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Status: MET

Conditions: Satisfied

10.FIRE. 2

USE-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on

Status: MET

Conditions: Satisfied

11/10/05
11:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03434

Parcel: 178-020-001

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW (cont.)

Status:
MET

the job site. Fire flow is based on type VN construction per the 2001 CBC.

Conditions:
Satisfied

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT

Status:
MET

Super fire hydrant(s) (6"x4"x2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

Conditions:
Satisfied

10.FIRE. 4 USE-#84-TANK PERMITS

Status:
MET

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (current plan check deposit base fee is \$217.00 for first tank, each additional tank \$32.00.)

Conditions:
Satisfied

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX

Status:
MET

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (current plan check deposit base fee is \$126.00.)

Conditions:
Satisfied

10.FIRE. 6 USE-#25-GATE ENTRANCES

Status:
MET

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used.

Conditions:
Satisfied

11/10/05
11:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03434

Parcel: 178-020-001

10. GENERAL CONDITIONS

10.FIRE. 7 USE-#88A-AUTO/MAN GATES

Status:
MET

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

Conditions:
Satisfied
Status:
NOTAPPLY

Condition:
Sa

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

Status:
MET

Conditional Use Permit 03434 is a proposal for a concrete/gunite recycling plant and related trucking operations in the Belltown area on the south side of 20th Street west of Vandell Road.

Conditions:
Satisfied

The site lies at the base of steep hills. Storm flows from an offsite drainage area of approximately 130 acres are tributary to the area. Storm flows will tend to sheet flow across the site before outletting along 20th Street during storm events.

The developer has proposed a weir structure at the bottom of the slope along the property's west boundary. This weir structure's intent is to ensure that tributary storm flows are released in a sheet flow manner across the site to mimic the natural drainage patterns of the area. All proposed structures shall be floodproofed by elevating the finished floors a minimum of 18 inches above surrounding ground.

The developer has proposed an infiltration basin at the northeast corner of the site to mitigate the onsite flows for water quality. Onsite flows would be outletted to 20th Street.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET

Status:
MET

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Conditions:
Satisfied

CONDITIONAL USE PERMIT Case #: CUP03434

Parcel: 178-020-001

10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS

Status:
MET

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Conditions:
Satisfied

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN

Status:
MET

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Conditions:
Satisfied

10.FLOOD RI. 7 USE ELEVATE FINISH FLOOR

Status:
MET

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

Conditions:
Satisfied

10.FLOOD RI. 14 USE BMP - TRASH RACKS

Status:
MET

Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris.

Conditions:
Satisfied

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO NO. 1417

Status:
MET

County Geologic Report (GEO) No. 1417 was prepared for this project (CUP03434) by CHJ, Inc, and is entitled: "Liquefaction Screening Investigation, Proposed Office Building, 6170 20th Street, Crestmore Area, Riverside County, California," dated December 20, 2004.

Conditions:
Satisfied

GEO No. 1417 concluded that the potential for liquefaction

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO NO. 1417 (cont.)

Status:
MET

at this site is negligible, based on the groundwater depth which excess of 50 feet and the location of the site on Pleistocene-age alluvium.

Conditions:
Satisfied

GEO No. 1417 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1417 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES

Status:
MET

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

Conditions:
Satisfied

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 3 USE - FEES FOR REVIEW

Status:
MET

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Conditions:
Satisfied

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED

Status:
MET

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Conditions:
Satisfied

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10.PLANNING. 7 USE - HOURS OF OPERATION

Status:
MET

Use of the facilities approved under this conditional use permit shall be limited to the hours of 5a.m. to 5p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

Conditions:
Satisfied

The hours and days of operation were changed to allow for operations to start at 5am, instead of 6am, and to allow Saturday operations. (Planning Commission, 9/28/05)

10.PLANNING. 8 USE - BASIS FOR PARKING

Status:
MET

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b).

Conditions:
Satisfied

10.PLANNING. 9 USE - PERMIT SIGNS SEPARATELY

Status:
MET

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Conditions:
Satisfied

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING

Status:
MET

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Conditions:
Satisfied

10.PLANNING. 14 USE - LANDSCAPE SPECIES

Status:
MET

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

Conditions:
Satisfied

10.PLANNING. 15 USE - LANDSCAPE SCREENING

Status:
MET

Landscape screening located around the perimeter of the site shall be designed to be opaque up to a minimum height of eight (8) feet at maturity except that planting within ten (10) feet of an entry or exit driveway shall not be

Conditions:
Satisfied

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- 10.PLANNING. 15 USE - LANDSCAPE SCREENING (cont.) Status:
MET
- permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections. Conditions:
Satisfied
- 10.PLANNING. 18 USE - RECLAIMED WATER Status:
NOTAPPLY
- The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. Condition:
Satisfied
- 10.PLANNING. 22 USE - NO OFF-ROAD USES ALLOWED Status:
MET
- Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions. Conditions:
Satisfied
- 10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS Status:
MET
- Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. Conditions:
Satisfied
- 10.PLANNING. 24 USE - NOISE MONITORING REPORTS Status:
MET
- The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit
- Conditions:
Satisfied

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - NOISE MONITORING REPORTS (cont.)

Status: MET

sufficient funds to cover the costs of this approval prior to commencing the required report).

Conditions: Satisfied

10.PLANNING. 26 USE - VIABLE LANDSCAPING

Status: MET

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

Conditions: Satisfied

10.PLANNING. 30 USE - CAUSES FOR REVOCATION

Status: MET

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Conditions: Satisfied

10.PLANNING. 31 USE - CEASED OPERATIONS

Status: MET

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Conditions: Satisfied

10.PLANNING. 32 USE - 90 DAYS TO PROTEST

Status: MET

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

Conditions: Satisfied

10.PLANNING. 37 USE - ORD 810 O S FEE (1)

Status: MET

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE

Conditions: Satisfied

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ORD 810 O S FEE (1) (cont.)

Status:
MET

PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Conditions:
Satisfied

10.PLANNING. 41 USE - CLOSURE CLEAN UP

Status:
MET

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

Conditions:
Satisfied

10.PLANNING. 42 USE - AQMP Compliance

Status:
MET

The proposed use shall comply with all of the provisions set forth in the most current adopted Air Quality Management Plan (AQMP), adopted by the South Coast Air Quality Management District. Compliance must be maintained throughout the duration of this permit.

Conditions:
Satisfied

This condition was added as a result of the 9/28/05 Planning Commission Hearing.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

Status:
MET

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Conditions:
Satisfied

10.TRANS. 6 USE - STD INTRO 3(ORD 460/461)

Status:
MET

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted

Conditions:
Satisfied

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10. GENERAL CONDITIONS

10.TRANS. 6

USE - STD INTRO 3(ORD 460/461) (cont.)

for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Status: MET

Conditions: Satisfied

10.TRANS. 7

USE - UTILITY INSTALL. 1

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

Status: MET

Conditions: Satisfied

10.TRANS. 8

USE - ASSESS/BENEFIT DIST

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Status: MET

Conditions: Satisfied

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

USE - LIFE OF THE PERMIT

The life of Conditional Use Permit No. 03434 shall terminate on October 1, 2023. This permit shall thereafter be null and void and of no effect whatsoever.

City reversed to 5 year compliance review.

20.PLANNING. 4

USE - EXPIRATION DATE-CUP

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use

Status: MET

Conditions: Satisfied

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP (cont.)

Status:
MET

Conditions:
Satisfied

of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 6 USE - MITIGATION MONITORING

Status:
MET

Conditions:
Satisfied

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 39662.

20.PLANNING. 7 USE - EXPIRATION CODE ENFORCE

Status:
MET

Conditions:
Satisfied

This permit shall be considered used as of the day of the effective date. WITHIN ONE-HUNDRED AND TWENTY (120) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT (this change was made by the Planning Commission, 9/28/05) the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

Status: ☒ MET
NOT APPLY

Conditions: ☒ MET
Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

Status: ☒ MET
MET

Conditions: ☒ MET
Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

Status: ☒ MET
MET

Conditions: ☒ MET
Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS

Status: ☒ MET
MET

Conditions: ☒ MET
Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9

USE-G1.4 NPDES/SWPPP

Status:
MET

Conditions:
Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 10

USE IMPORT/EXPORT

Status:
MET

Conditions:
Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

USE SUBMIT PLANS

Status:
MET

Conditions:
Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS (cont.)

Status:
MET

the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Conditions:
Satisfied

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD

Status:
MET

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

Conditions:
Satisfied

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN

Status:
MET

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

Conditions:
Satisfied

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING

Status:
MET

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Conditions:
Satisfied

60.FLOOD RI. 9 USE BMP - FILTRATION

Status:
MET

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration basin BMP's can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

Conditions:
Satisfied

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

Status:
MET

If grading is proposed, the project must comply with the following:

Conditions:
Satisfied

- a. The developer shall submit one print of a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

Status:
MET

comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

Conditions:
Satisfied

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2 USE - NPDES COMPLIANCE (2)

Status:
MET

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

Conditions:
Satisfied

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1)

Status:
MET

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall

Conditions:
Satisfied

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1) (cont.)

Status:
MET

submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

Conditions:
Satisfied

60.PLANNING. 15 USE - FEE BALANCE

Status:
MET

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for Environmental Assessment No. 39662 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Conditions:
Satisfied

60.PLANNING. 17 USE - IF HUMAN REMAINS FOUND

Status:
MET

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

Conditions:
Satisfied

60.PLANNING. 18 USE - PM10 MITIGATION PLAN

Status:
MET

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

Conditions:
Satisfied

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - PM10 MITIGATION PLAN (cont.)

Status:
MET

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

Conditions:
Satisfied

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

Status:
MET

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

Conditions:
Satisfied

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT

Status:
MET

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and

Conditions:
Satisfied

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT (cont.)

Status:
MET

Safety Department.

Conditions:
Satisfied

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".
THE REPROT STILL DOES NEED A SEIVE ANALYSIS DUE TO THE RATE OF THE MPI DROP (<5mpi).

80.E HEALTH. 2 USE - RWQCB OK

Status:
MET

A clearance letter from the California Regional Water Quality Control Board.

Conditions:
Satisfied

80.E HEALTH. 3 USE - SEPTIC PLANS

Status:
MET

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

Conditions:
Satisfied

80.E HEALTH. 4 USE - SSD PERMITTED

Status:
MET

This Department has reviewed the soils data available in the CHJ INCORPORATED, percolation test dated 10-26-04, Job Number 04998-2 we will permit Domestic Sewage Disposal from the individual lots/parcel as follows: For every 100 gallons of septic tank capacity 20 sq.ft of bottom area of leach line.

Leach lines should be placed in native soils and at the depths (3-5 feet)tested. SIDEWALL ALLOWANCES WILL NOT BE ALLOWED DUE TO THE 20 SF RATE.

Final plans showing the idspiosal system desgin shall be reviewed, stamped and signed by CHJ PRIOR to submittal to the DEH.

Conditions:
Satisfied

80.E HEALTH. 5 USE -WATER/SEWER WILL SERVE

Status:
MET

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

Conditions:
Satisfied

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

Status:
MET

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

Conditions:
Satisfied

80.FIRE. 2 USE-#4-WATER PLANS

Status:
MET

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Conditions:
Satisfied

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

Status:
MET

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Conditions:
Satisfied

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS

Status:
MET

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Conditions:
Satisfied

No onsite lighting fixtures shall exceed fifteen (15) feet in height.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - LIGHTING PLANS (cont.)

Status:
MET

All light emissions from the project site shall not exceed one (1) footcandle at the property line, and must maintain an average of six (6) footcandles throughout the project site.

Conditions:
Satisfied

The use of low-sodium lighting is required.

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS

Status:
MET

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

Conditions:
Satisfied

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS

Status:
MET

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B, PAGE 2.

Conditions:
Satisfied

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

Status:
MET

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Conditions:
Satisfied

80.PLANNING. 12 USE - RAIN SHUT-OFF IRRIGATION

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 13 USE - LANDSCAPING SECURITIES

Status:
MET

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released two years after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Conditions:
Satisfied

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 USE - FENCING PLAN REQUIRED

Status:
MET

A fencing plan shall be submitted showing all all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Conditions:
Satisfied

80.PLANNING. 18 USE - MITIGATION MONITORING

Status:
MET

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 39662 which must be satisfied prior to the issuance of a building permit.

Conditions:
Satisfied

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 20 USE - HEIGHT LIMITATIONS

Status:
MET

All buildings within this permit shall not exceed 40 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. Structures (as shown on approved Exhibit B) related to the operations of the use are allowed up to a height of seventy-five (75) feet (this change was made by the Planning Commission, 9/28/05). The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

Conditions:
Satisfied

80.PLANNING. 26 USE - PARKING/LANDSCAPING PLAN

Status:
MET

Prior to issuance of grading or building permits, seven (7) copies of a Shading, Parking, Parking Lot Lighting and Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

Conditions:
Satisfied

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - WASTE MGMT. CLEARANCE

Status:
MET

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the following conditions: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Conditions:
Satisfied

80.PLANNING. 31 USE - SCHOOL MITIGATION

Status:
MET

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

Conditions:
Satisfied

80.PLANNING. 42 USE - FEE BALANCE

Status:
MET

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Conditions:
Satisfied

80.PLANNING. 46 USE - EDISION CLEARANCE

Status:
MET

A clearance letter from the Edison Company shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 13, 2004.

Conditions:
Satisfied

TRANS DEPARTMENT

80.TRANS. 7 USE - LANDSCAPING

Status:
MET

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department.

Conditions:
Satisfied

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District or enter into a continuous landscape maintenance agreement as approved by the Transportation Department.

80.TRANS. 8 USE - STREETLIGHTS - L&LMD

Status:
MET

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

Conditions:
Satisfied

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - STREETLIGHTS - L&LMD (cont.)

Status:
MET

Conditions:
Satisfied

1. Completed Transportation Department application
2. (2)Sets of street lighting plans approved by Transportation Department.
3. Appropriate fees for annexation.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

Status:
MET

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

Conditions:
Satisfied

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

Status:
MET

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

Conditions:
Satisfied

90.E HEALTH. 2 USE - HAZMAT REVIEW

Status:
MET

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Conditions:
Satisfied

90.E HEALTH. 3 USE - HAZMAT CONTACT

Status:
MET

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

Conditions:
Satisfied

90.E HEALTH. 4 USE - HAZMAT WASTE

Status:
MET

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and

Conditions:
Satisfied

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 4 USE - HAZMAT WASTE (cont.)

66261.3. The report and fee is due.

Status: MET
Conditions: Satisfied

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Status: MET
Conditions: Satisfied

90.FIRE. 2 USE-#27-EXTINGUISHERS

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Status: MET
Conditions: Satisfied

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - MAINT & INSPECT

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

Status: MET
Conditions: Satisfied

90.FLOOD RI. 3 USE BMP - EDUCATION

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

Status: MET
Conditions: Satisfied

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3

USE BMP - EDUCATION (cont.)

Status:
MET

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

Conditions:
Satisfied

PLANNING DEPARTMENT

90.PLANNING. 1.

USE - MITIGATION MONITORING

Status:
MET

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 39662.

Conditions:
Satisfied

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2

USE - HEIGHT LIMITATIONS

Status:
MET

All buildings and structures within this permit shall not exceed 40 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

Conditions:
Satisfied

90.PLANNING. 6

USE - PARKING PAVING MATERIAL

Status:
MET

A minimum of 14 car parking spaces and 24 truck parking spaces and shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Conditions:
Satisfied

90.PLANNING. 7

USE - ACCESSIBLE PARKING

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

Status:
MET

Conditions:
Satisfied

disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE - LOADING SPACES

Status:
NOT APPLY

Conditions:
Satisfied

A minimum of four (4) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY

Status:
MET

Conditions:
Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

Status:
MET

Conditions:
Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department

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90. PRIOR TO BLDG FINAL INSPECTION

- 90.PLANNING. 12

USE - ROOF EQUIPMENT SHIELDING (cont.)

approval.

Status: MET

Conditions: Satisfied
- 90.PLANNING. 15

USE - UTILITIES UNDERGROUND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

Status: MET

Conditions: Satisfied
- 90.PLANNING. 20

USE - TRASH ENCLOSURES

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Status: MET

Conditions: Satisfied
- 90.PLANNING. 22

USE - COMPLY W/ LANDSCAPE PLAN

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The Land Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

Status: MET

Conditions: Satisfied
- 90.PLANNING. 23

USE - CERTIFY LANDSCAPE COMPLY

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the

Status: MET

Conditions: Satisfied

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - CERTIFY LANDSCAPE COMPLY (cont.)

Status:
MET

Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

Conditions:
Satisfied

90.PLANNING. 25 USE - REMOVE OUTDOOR ADVERTISE

Status:
MET

All existing outdoor advertising displays, signs or billboards shall be removed.

Conditions:
Satisfied

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS

Status:
MET

Wall and/or fence locations shall be in conformance with the approved fencing plan.

Conditions:
Satisfied

90.PLANNING. 28 USE - CONDITION COMPLIANCE

Status:
MET

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

Conditions:
Satisfied

90.PLANNING. 29 USE - PARKING DUST TREATMENT

Status:
MET

The arking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

Conditions:
Satisfied

90.PLANNING. 33 USE - ORD 810 O S FEE (2)

Status:
MET

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3434 is calculated to be 3.48 net acres. In the event Riverside

Conditions:
Satisfied

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33

USE - ORD 810 O S FEE (2) (cont.)

County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Status:
MET

Conditions:
Satisfied

90.PLANNING. 34

USE - EDA CLEARANCE

A clearance letter from the Economic Development Agency (EDA) shall be provided to the Riverside County Planning Department verifying that the development is in compliance with the conditions of their letter dated August 2, 2004.

Status:
MET

Conditions:
Satisfied

TRANS DEPARTMENT

90.TRANS. 1

USE - IMPROVEMENTS

20th Street is a County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 93. (38'/59')

Status:
MET

Conditions:
Satisfied

90.TRANS. 2

USE - IMP PLANS

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

Status:
MET

Conditions:
Satisfied

90.TRANS. 6

USE - SIGNING & STRIPING

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

Status:
MET

Conditions:
Satisfied

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - WRCOG TUMF

Status:
MET

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Conditions:
Satisfied

90.TRANS. 10 USE STREETLIGHT AUTHORIZATION

Status:
MET

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

Conditions:
Satisfied

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 11 USE - STREETLIGHT PLAN

Status:
MET

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

Conditions:
Satisfied

90.TRANS. 12 USE - LANDSCAPING PLAN

Status:
MET

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within 20th Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

Conditions:
Satisfied

90.TRANS. 13 USE - STREET LIGHTS INSTALL

Status:
MET

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Conditions:
Satisfied

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90.TRANS. 13

USE - STREET LIGHTS INSTALL (cont.)

Status:
MET

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

Conditions:
Satisfied

It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

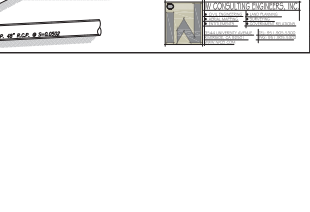
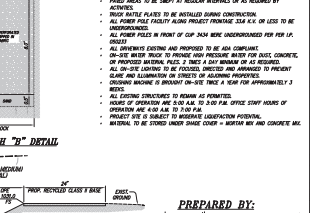
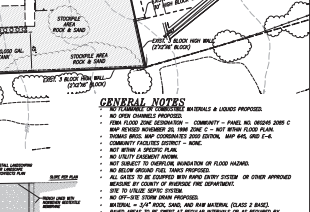
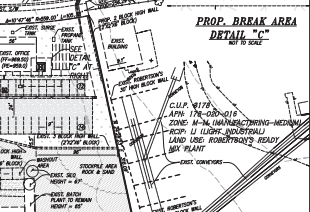
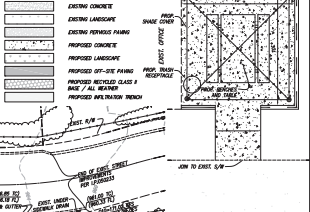
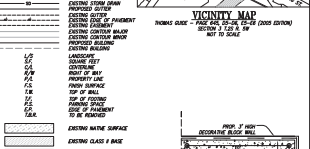
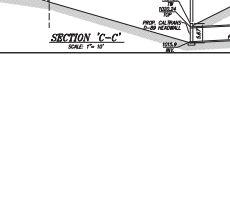
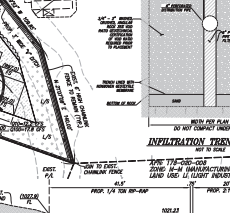
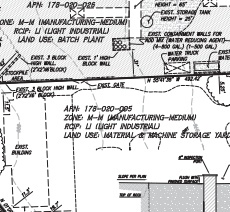
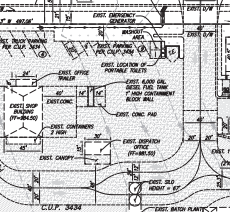
ATTACHMENT NO. 5

Approved Site Plan

LEGENDA

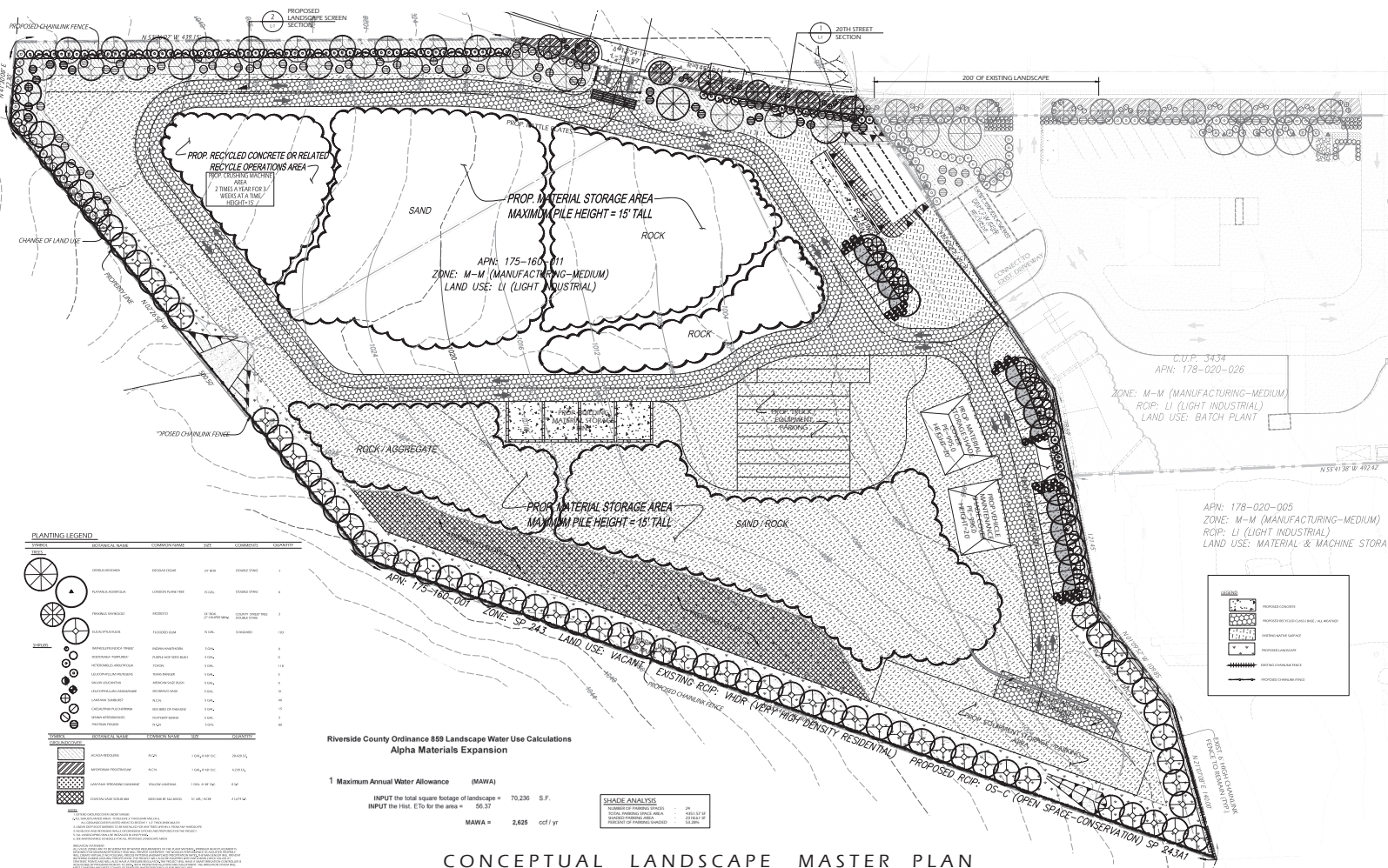
COMBINED AREA SUMMARY TABLE				
OFFICE	NO. OF	1990/1	1990/2	PERIOD
ADP OFFICE	2,500	625	625	ADP 1990/1
ADP NORTH SHORE OFFICE	2,500	1,000	1,000	ADP 1990/2
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/3
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/4
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/5
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/6
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/7
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/8
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/9
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/10
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/11
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/12
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/13
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/14
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/15
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/16
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/17
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/18
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/19
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/20
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/21
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/22
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/23
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/24
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/25
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/26
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/27
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/28
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/29
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/30
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/31
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/32
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/33
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/34
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/35
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/36
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/37
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/38
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/39
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/40
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/41
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/42
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/43
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/44
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/45
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/46
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/47
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/48
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/49
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/50
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/51
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/52
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/53
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/54
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/55
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/56
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/57
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/58
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/59
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/60
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/61
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/62
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/63
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/64
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/65
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/66
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/67
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ADP BAYVIEW OFFICE	400	250	250	ADP 1990/69
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/70
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/71
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/72
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/73
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/74
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/75
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/76
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/77
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/78
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/79
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/80
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/81
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/82
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/83
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/84
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/85
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/86
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/87
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/88
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/89
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/90
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/91
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/92
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/93
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/94
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/95
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/96
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/97
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/98
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/99
ADP BAYVIEW OFFICE	400	250	250	ADP 1990/100

APN 175-190-028
 ZONE M-W (MANUFACTURING)
 RICH H LIGHT INDUSTRIAL
 LAND USE VACANT
 NEEDHAM
 LOCAL RD
 EXIST. CHAN & GUTTER
 SECRET
 EXIST. UNDER (SEA 17.5)
 EXIST. UNDER (SEA 10.7)
 EXIST. CHAN & GUTTER
 EXIST. UNDER (SEA 10.7)



ATTACHMENT NO. 6

Approved Landscape/Fence Plans



CONCEPTUAL LANDSCAPE MASTER PLAN ALPHA MATERIALS EXPANSION CUP

IAN DAVIDSON LANDSCAPE ARCHITECT

3744 TENTH STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-683-1283

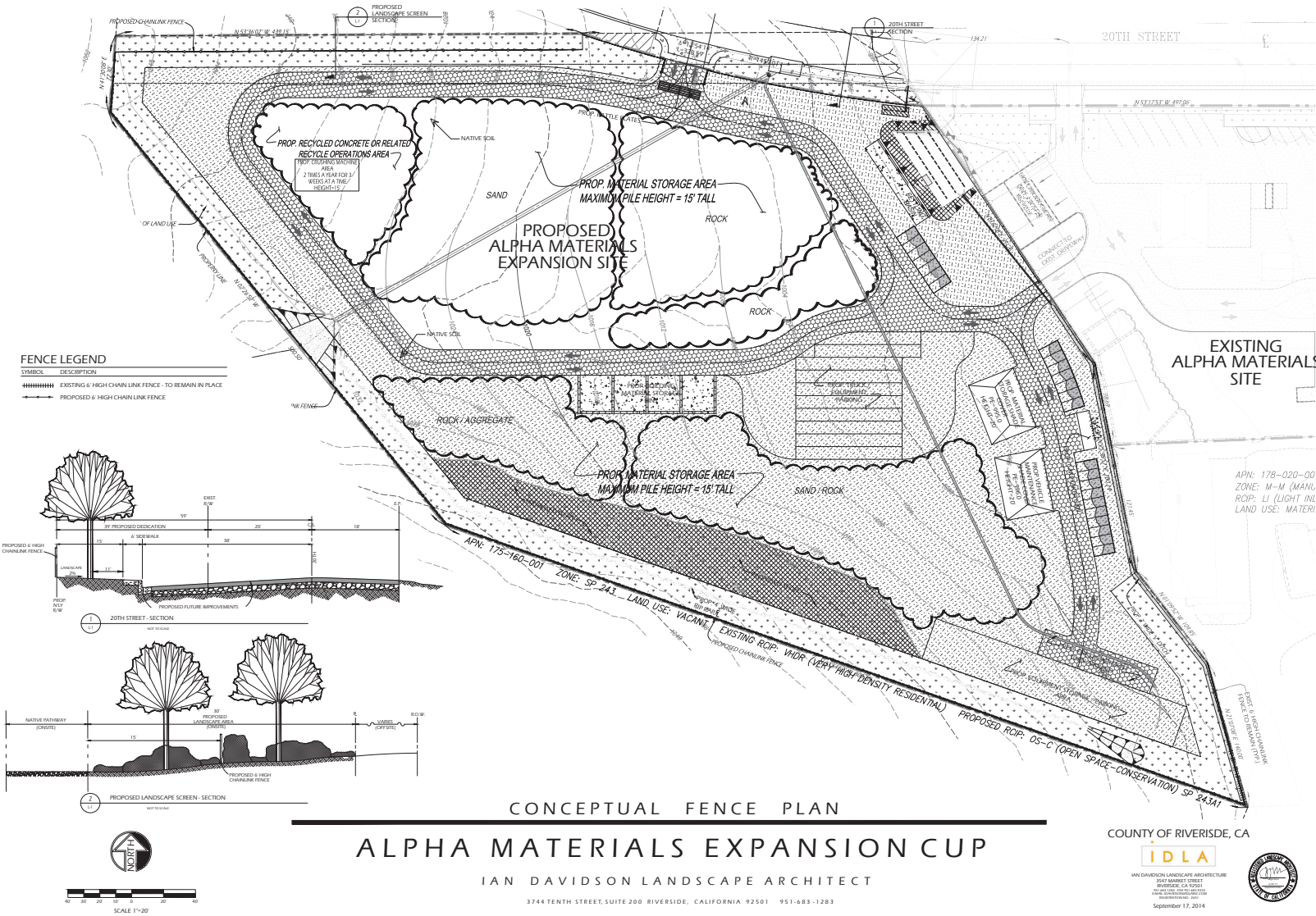
COUNTY OF RIVERSIDE, CA

IDLA

IAN DAVIDSON LANDSCAPE ARCHITECT
3744 TENTH STREET
RIVERSIDE, CA 92501
951-683-1283
WWW.IANDAVIDSON.COM

September 17, 2014





ATTACHMENT NO. 7

Approved Plant Palette



Project Plant Palette

ALPHA MATERIALS
COUNTY OF RIVERSIDE, CA 92509

9/17/2014

IDLA, INC.
IAN DAVIDSON LANDSCAPE ARCHITECTURE, INC.
3547 MARKET STREET
Riverside, CA 92501
P.951.683.1283 F.951.683.4352
Mailing Address: P.O. Box 570
Riverside, CA 92502



ALPHA MATERIALS PLANT PALETTE

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	SHRUBS/GROUNDCOVERS
7)	PURPLE HOPSEED BUSH
8)	TOYON
9)	TEXAS RANGER
10)	RED BIRD OF PARADISE
11)	FEATHERY SENNA
12)	PHOTINIA FRASERI
13)	ACACIA REDOLENS
14)	MYOPORUM 'PROSTRATUM
15)	SCRUB SEED MIX



ALPHA MATERIALS PLANT PALETTE

**DESIGN CONCEPT
December 4, 2008**

This is an expansion of an existing site for Alpha Materials. The landscaping for the existing portion of the project has already been installed and is shown on the landscape plan as reference for existing conditions within 200 feet. The design concept for our expansion is one that mimics the existing streetscape along 20th Street. There is also a large landscape setback that lies a good distance away from 20th street that is used to create a landscape screen from the materials yard. This creates a natural screen of the projects materials yard from public view. Many of the plants used throughout the site are native to California.

The street tree being used is the Fraxinus 'Raywood'. This is the existing street tree on 20th Street. Also being proposed along the street frontage is the ground cover Myoporum 'Prostratum'. The Myoporum is also currently existing along 20th Street.

Screen hedges of Photinia and Toyon run the perimeter along the wrought iron fence and chain link fence with Fern Pines at close spacing for a dense screen. Naturalized shrub layering is also being proposed with Acacia ground cover being mixed in with some Photinia shrubs.

ALPHA MATERIALS PLANT PALETTE

TREES



CEDRUS DEODARA DEODAR CEDAR

HEIGHT: 80'
SPREAD: 40'
TYPE: EVERGREEN
REGULAR WATERING
FLOWER COLOR: NONE
GROWTH RATE: FAST

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ALPHA MATERIALS PLANT PALETTE



PLATANUS ACERIFOLIA LONDON PLANE TREE

HEIGHT: 30'-80'
SPREAD: 20'-50'
TYPE: DECIDUOUS
MODERATE TO REGULAR WATERING
FLOWER COLOR: NONE
GROWTH RATE: FAST

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ALPHA MATERIALS PLANT PALETTE



FRAXINUS 'RAYWOOD' **MODESTO ASH**

HEIGHT: 25' – 35'
SPREAD: 25'
TYPE: DECIDUOUS
REGULAR WATERING
FLOWER COLOR: NONE
GROWTH RATE: FAST

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ALPHA MATERIALS PLANT PALETTE



EUCALYPTUS RUDIS FLOODED GUM

HEIGHT: 40' – 60'
SPREAD: 20' – 40'
TYPE: EVERGREEN
REGULAR WATERING
FLOWER COLOR: WHITE
GROWTH RATE: FAST GROWING

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ALPHA MATERIALS PLANT PALETTE

SHRUBS/GROUNDCOVERS



DODNAEA 'PURPUREA'
PURPLE HOPSEED BUSH

HEIGHT: 10' – 15'
SPREAD: 10' – 15'
TYPE: EVERGREEN
LOW TO REGULAR WATERING
FLOWER COLOR: NONE
GROWTH RATE: FAST

ALPHA MATERIALS PLANT PALETTE



HETEROMELES ARBUTIFOLIA TOYON

HEIGHT: 6' – 10'
SPREAD: 6' – 10'
TYPE: EVERGREEN
REGULAR WATERING
FLOWER COLOR: WHITE
GROWTH RATE: FAST

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ALPHA MATERIALS PLANT PALETTE



LEUCOPHYLLUM FRUTESCENS TEXAS RANGER

HEIGHT: 6' – 8'

SPREAD: 6' – 8'

TYPE: EVERGREEN

LOW TO MODERATE WATERING

FLOWER COLOR: LIGHT PURPLE

GROWTH RATE: SLOW

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ALPHA MATERIALS PLANT PALETTE



CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE

HEIGHT: 10'

SPREAD: 10'

TYPE: DECIDUOUS

LOW TO MODERATE WATERING

FLOWER COLOR: ORANGE / RED

GROWTH RATE: FAST

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ALPHA MATERIALS PLANT PALETTE



SENNA ARTEMISIOIDES FEATHERY CASSIA

HEIGHT: 3' – 5'

SPREAD: 3' – 5'

TYPE: EVERGREEN

LOW TO MODERATE WATERING

FLOWER COLOR: YELLOW

GROWTH RATE: MODERATE

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ALPHA MATERIALS PLANT PALETTE



PHOTINIA FRASERI **N.C.N.**

HEIGHT: 10' – 15'
SPREAD: 10' – 15'
TYPE: EVERGREEN
REGULAR WATERING
FLOWER COLOR: WHITE
GROWTH RATE: MODERATE TO FAST

ALPHA MATERIALS PLANT PALETTE



ACACIA REDOLENS N.C.N.

HEIGHT: 1' – 6'
SPREAD: 15'
TYPE: EVERGREEN
LOW WATERING
FLOWER COLOR: YELLOW
GROWTH RATE: FAST

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ALPHA MATERIALS PLANT PALETTE



MYOPORUM 'PROSTRATUM'
N.C.N.

HEIGHT: 3" – 6"

SPREAD: 9'

TYPE: EVERGREEN

LOW TO MODERATE WATERING

FLOWER COLOR: WHITE

GROWTH RATE: FAST

ALPHA MATERIALS PLANT PALETTE



COASTAL SAGE SCRUB SEED MIX

HEIGHT: 12" – 54"
TYPE: EVERGREEN
VERY LOW WATERING
FLOWER COLOR: MULTI COLORED
GROWTH RATE: FAST