

City of Jurupa Valley

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday October 13, 2021

Regular Meeting: 7:00 P.M.

City of Jurupa Valley City Hall

City Council Chambers

8930 Limonite Ave., Jurupa Valley, CA 92509

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

REGULAR SESSION

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

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

2. Pledge of Allegiance

3A. Public Appearance/Comments (30 minutes)

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- September 22, 2021 Regular Meeting

5.2 Summary of City Council Actions & Development Update

5.3 City Manager's Update

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

6. Public Hearings

6.1 MASTER APPLICATION (MA) NO. 20065: CHANGE OF ZONE (CZ) NO. 20002, TENTATIVE TRACT MAP (TTM) NO. 37714 AND VARIANCE NO. 21002

PROJECT: APPALOOSA SPRINGS – SUBDIVISION OF 67.67 COMBINED ACRES INTO 254 SINGLE- FAMILY RESIDENTIAL LOTS

LOCATION: 6501 CLAY STREET (APNS: 163-400-001 & 052)

APPLICANT: I.H.C. JURUPA, LLC

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-10-13-01, recommending that the City Council (1) adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; (2) approve Change of Zone No. 20035; (3) approve Tentative Tract Map (TTM) No. 37714; and (4) approve Variance No. 21002 in order to allow the subdivision and development of Appaloosa Springs on a 67.67-acre site located at 6501 Clay Street (APNS: 163-400-001 & 052).

6.2 CHANGE OF ZONE (CZ) NO. 21001 (CZ21001)

PROJECT: REZONE APPROXIMATELY 56 COMBINED GROSS ACRES OF REAL PROPERTY FROM: (1) M-SC (MANUFACTURING – SERVICE COMMERCIAL) ZONE TO C-T (COMMERCIAL TOURIST) ZONE FOR LAND USE AREA 3 (LUA 3); (2) W-2 (CONTROLLED DEVELOPMENT AREAS) ZONE TO C-T (COMMERCIAL TOURIST) ZONE FOR LAND USE AREA 4 (LUA 4); AND (3) A-1 (LIGHT AGRICULTURE) ZONE TO R-A (RESIDENTIAL AGRICULTURE) ZONE FOR LAND USE AREA 17 (LUA 17)

LOCATIONS: NORTHWEST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) (LUA 3); NORTHEAST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-030-005, -013, -015) (LUA 4); AND 10396 BELLEGRAVE AVENUE ON THE SOUTHSIDE OF BELLEGRAVE BETWEEN DODD STREET AND GRAPEVINE STREET (APNS: 159-030-001, -002, -003, -004, -005) (LUA 17)

The City has prepared a Previous Environmental Document Review Determination (PERD) in accordance with CEQA and the CEQA Guidelines. The proposed zone change is within the scope of a previously certified EIR.

RECOMMENDATION

By motion, adopt Resolution No. 2021-10-13-02 recommending that the City Council approve Change of Zone No. 21001 (CZ21001) to change the zoning of approximately 56 combined acres of land (LUAs 3, 4, and 17) to C-T (Commercial Tourist) and R-A (Residential Agriculture) zones.

6.3 CHANGE OF ZONE NO. 21002 (CZ21002)

PROJECT: REZONE OF APPROXIMATELY 2.06 GROSS ACRES OF REAL PROPERTY FROM C-P-S (SCENIC HIGHWAY COMMERCIAL) ZONE TO W-2 (CONTROLLED DEVELOPMENT AREAS) ZONE

LOCATION: 8931 GRANITE HILL DRIVE (APN: 173-160-024)

The City has prepared a Previous Environmental Document Review Determination (PERD) in accordance with CEQA and the CEQA Guidelines. The proposed zone change is within the scope of a previously certified EIR.

RECOMMENDATION

By motion, adopt Resolution NO. 2021-10-13-03, initiating Change of Zone No. 21002 (CZ21002) and recommending that the City Council approve Change of Zone No. 21002 to change the zoning of approximately 2.06 gross acres of real property located at 8931 Granite Hill Drive from C-P-S Zone (Scenic Highway Commercial) to W-2 Zone (Controlled Development Areas).

7. Commission Business - NONE

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Community Development Director's Report

11. Adjournment to the October 27, 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](#)

AGENDA ITEM NO. 5.1
DRAFT MINUTES
PLANNING COMMISSION
September 22, 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 September 22, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

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

Member (s) absent:

- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

2. Public Appearance/ Comments - None

3. STUDY SESSION: TO CONSIDER PROPOSED TRADITIONAL NEIGHBORHOOD DESIGN AND DEVELOPMENT STANDARDS FOR SINGLE FAMILY SUBDIVISIONS THAT EXCEED TWO UNITS PER ACRE

Mr. Jim Pechous, Principal Planner, presented traditional neighborhood design and proposed development standards by PowerPoint presentation and requested feedback from the Planning Commission. Mr. Pechous provided background on this code amendment. The City Council initiated a code amendment in November 2020 in order to develop and adopt new subdivision design and development standards that would require new single family residential projects to be designed as traditional neighborhoods. A list of core issues that were discussed included the following:

- Ordinance would apply to all proposed subdivisions with a density that exceeds two units per acre
- Lot size-to-Home Size ratio
- Architecture reflective of the City's historic character
- Connections to Equestrian Trails
- Narrower Street Widths

- Wide parkways and shorter block length
- Neighborhood connectivity and identity

COMMISSIONER DISCUSSION

- Reduction of lot size of 6,000 or less clarified
- Connectivity to substreets
- Responsibility for the maintenance of Public Right-of-Way
- Support for conceptual design standards
- Support for connecting to existing stub streets or by stubbing interior tract streets to adjacent undeveloped land
- Reconsider neighborhood identification
- Identify zoning for proposed standards when item comes before Planning Commission meeting

Public Appearance/Comments

Mr. Scott Cates, resident, discussed an incident regarding his property on Agate St. and the Sheriffs Dept.

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

Member(s) absent:

- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

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

3. Public Appearance / Comments – NONE

4. Approval of Agenda

Chair Pro Tem Pruitt moved and Commissioner Carmona seconded a motion to approve the September 22, 2021 agenda. The motion was approved 3-0-2.

Ayes: Newman, Pruitt, Carmona

Noes: None

Abstained: None

Absent: Jackson, Shultz

5A. Consent Calendar

5.1. Approval of the Minutes

5.2. Summary of City Council Actions & Development Updates

Chair Pro Tem Pruitt moved and Commissioner Carmona seconded a motion to approve the Consent Calendar. The motion was approved 3-0-2.

Ayes: Newman, Pruitt, Carmona,

Noes: None

Abstained: None

Absent: Jackson, Shultz

6. Public Hearings

6.1 ZONING CODE AMENDMENT NO. 21006 (ZCA21006) REVISING REGULATIONS OF 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

Ms. Tamara Campbell, Principal Planner, provided a PowerPoint presentation of a proposed zoning code amendment which would revise regulations regarding alcohol beverage sales and adding an annual fee. Ms. Campbell provided background of the code amendment, an overview of the recommendations, and locations of existing establishments that sell alcoholic beverages. Ms. Campbell discussed the “Deemed Approved” provisions in detail. She also explained an Annual Alcohol Regulatory Study Fee and how Code Enforcement would be involved with administering the process.

COMMISSIONER DISCUSSION

- Revocation process clarified by City Attorney
- Sheriff’s Department noted violations amongst transients
- Consideration for financial penalties for repeated violators
- Code Enforcement Staff count confirmed

PUBLIC HEARING OPENED

PUBLIC HEARING CLOSED

Commissioner Carmona moved and Chair Pro Tem Pruitt seconded a motion to adopt Resolution No. 2021-09-22-01 recommending that the City Council approve the new alcoholic beverage sales ordinance. The motion was approved 3-0-2.

Ayes: Newman, Pruitt, Carmona

Noes: None

Abstained: None

Absent: Jackson, Shultz

7. Commission Business - NONE

8. Public Appearance / Comments – NONE

9. Planning Commissioners' Reports and Comments –Chair Pro Tem Pruitt noted concerns for hit and runs occurring within the city in the City Manager's Update and inquired of the Traffic Safety Committee meeting being held on Thursday, September 23.

10. Community Development Department Report

Mr. Joe Perez, Community Development Director, provided a summary of the September 2 2021 City Council meeting which introduced the amendments to the Multi-Family Standards Ordinance and the adoption of an extension to the Gas Station Moratorium. Mr. Perez stated the Stakeholders' Truck Intensive meeting is scheduled for Thursday, September 23 and noted a joint Planning Commission and City Council Study session is scheduled for October 7, 2021 at 6:00 pm. Mr. Perez announced the Groundbreaking event for the Jurupa Road Grade Separation Project for Wednesday, September 29 at 9:30 am.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: OCTOBER 13, 2021

TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: AGENDA ITEM NO. 5.2

SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

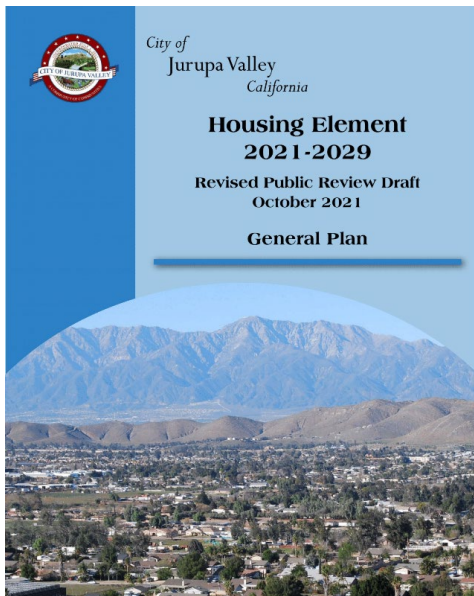
RECOMMENDATION

That the Planning Commission receive and file the development update.

DEVELOPMENT UPDATES

The following is an update on various projects currently under review by the Community Development Department and upcoming meetings.

- **Housing Element**



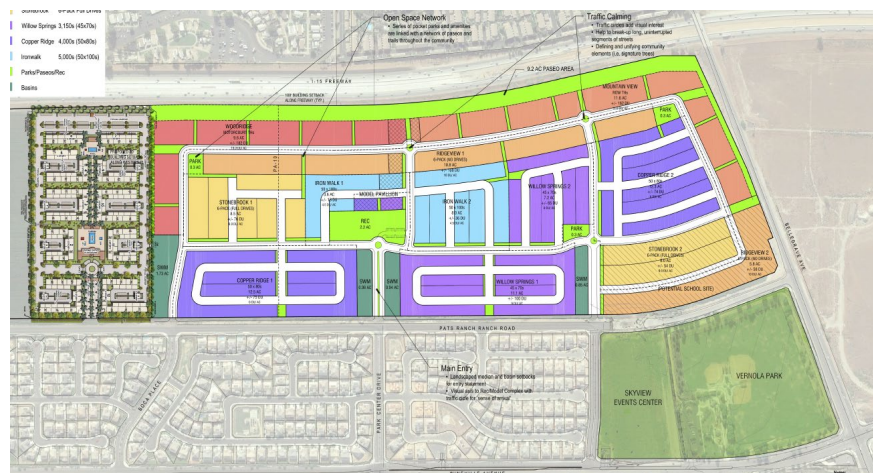
The City received a comment letter from the California Department of Housing and Community Development (HCD) and met with HCD on their recommended revisions to the City's draft Housing Element. In Response to Comments from HCD, the City revised the Public Review Housing Element Draft and will be presenting the Draft Housing Element at a future Planning Commission and City Council public hearing for adoption. The revised public review draft has been uploaded to the City Website. To view more information on the City's Housing Element, please visit the [Housing Element Update webpage](#). You can also view the Housing Element Revised Public Review Draft on the [City website](#).

- **Vernola Ranch**

- The Community Development Department is currently processing a Pre-Application for the proposed “Vernola Ranch” project. The applicant proposes to construct Vernola Ranch, a planned residential community on 153 acres located just east of the I-15 Freeway and south of Bellegrave north of Limonite, and west of Pats Ranch Road. The proposal includes subdivision of land currently used for agriculture into several interconnected residential communities, including 1,576 single- and multi-family units, internal streets, open spaces and amenities, sidewalks and trails, landscaping, and parking areas. A future commercial development will be located at the intersection of Limonite and I-15 to complement the land uses



proposed at Vernola Ranch. The applicant expects to submit formal entitlement applications later this year. A study session for this item was scheduled for the October 7, 2021 City Council meeting.



- **Proposed Truck Intensive Use Ordinance Update**

- The City of Jurupa Valley held a [Stakeholder meeting](#) on Thursday, September 23, 2021 on the proposed Truck Intensive Use Ordinance and a Joint Planning Commission and City Council Study Session on Thursday, October 7, 2021. The purpose of the meetings was to review a preliminary concept of a draft Truck Intensive Use Ordinance and North Pyrite Master Plan to get feedback from the City Council, Planning Commission, and stakeholders' before taking the draft Ordinance to the Planning Commission for their consideration.

The City Council previously expressed concerns regarding the City's current zoning and General Plan and how they do not adequately address the impacts of truck traffic upon air quality, congestion, and street infrastructure that disproportionately degrade residential neighborhoods. To address their concerns, on January 21, 2021 the City Council initiated a Zoning Code amendment to establish locations truck intensive uses will be allowed with new development standards and adopted a moratorium on new or expanded truck intensive uses.

To address the City Council's concerns with truck intensive uses, the City is pursuing a two-phase approach. The first phase is an amendment to the zoning code to establish where truck-intensive uses are allowed. It will also offer new development standards that will allow truck-related uses that are not truck intensive and include standards that reduce their potential impacts on residential and other sensitive uses. The second phase of the project proposes rezoning properties options and rationale for potential land-use changes within five study areas that reflect the goals in the City General Plan.

Provided below are the proposed upcoming meetings regarding the project:

- 10-27-21 Planning Commission Meeting
- 12-02-21 City Council Meeting
- **Richmond American Home - Bridle Path at Paradise Knolls**
 - Planning inspections continue for Richmond American (Bridle Path), a 107-lot single family home project on approximately 24 acres of land. Bridle Path is located within the Paradise Knolls Specific Plan. It is on the south side of Limonite Avenue, west side of Downey Street and north of the Santa Ana River. Bridle Path provides only one-story homes. There is a total of 3 model homes, which are now available for viewing. Phase 1 of the projects consists of 4 units. Unit sizes range from 2,289 square feet to 2,610 square feet. Construction on Phase 1 will commenced this week and it is expected to be completed within 4 to 5 months.



Prepared by:

A handwritten signature in black ink that reads "Joe Perez". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Joe Perez

Community Development Director

[RETURN TO AGENDA](#)

Agenda Item No. 5.3 City Manager's Update



City Manager's Update - Volume 23



This week I had the opportunity to tour the Riverside County Workforce Development Center, meet with their staff and receive an update on all of the services being provided to Jurupa Valley residents and businesses. If you are a person that is currently looking for work, a business that is looking for new employees or even if you are just looking for some additional resources, I highly recommend that you reach out to the Workforce Development Center. While the vast majority of services are available online, the facility also includes meeting rooms, training rooms, computer and printer access, resume assistance and personal assistance. To access these free resources please check out the Workforce Development Center Website at Rivcoworkforce.com or call them at (951) 955-3100. If you are under the age of 18 and are looking for work or employment resources the phone number is (951)683-9622.

COVID-19 Updates

***As of 9/30/21**

- 4,124,940 tests have been completed in Riverside County
- 353,364 confirmed cases in Riverside County, 4,985 deaths, 343,056 recovered
- 18,458 confirmed cases in Jurupa Valley, 209 deaths, 13,861 recovered
- 380 currently hospitalized in Riverside County, Including 104 currently in ICU

Visit the Riverside County Department of Public Health's [website](#) for more information

[Click here](#) for a list of vaccination sites in Jurupa Valley and throughout Riverside County

Sheriff's Department Updates

Statistics



09/14/2021 - 09/27/2021

- Calls for service - 2,525
- Stolen Vehicles - 21
- Recovered Stolen Vehicles - 5

Traffic Enforcement Activity

- Motor Citations - 104
- Commercial Citations - 37
- Drivers License Violations - 0
- DUIs - 16

Collisions

- Major / Minor Collisions - 19
- Property Only Traffic Collisions - 41
- Hit and Run - 24
- Fatal Traffic Collision - 0

Noise Citations - 5

SIGNIFICANT ACTIVITY - Problem-Oriented Policing Team (POP) Activity

During the time frame of this Bi-Weekly report, the Jurupa Valley POP team conducted proactive enforcement within the city and arrested 2 individuals for outstanding felony warrants and assisted in executing an illegal marijuana grow warrant.

The Jurupa Valley POP Team conducted high visibility patrol on the business street of Harrel St. The location is known for homeless encampments and people living out of their RV and vehicles. Upon arrival the POP Team located an RV and provided Path of Life services. The owners understood the cities ordinances and agreed to re-locate.



The Jurupa Valley Problem Oriented Policing Team (POP) conducted high visibility patrol near the intersection of Valley Way and Mission Boulevard. The location frequents homeless encampments in the open lot southwest of the intersection. The POP Team located several subjects living on the property in makeshift tents. Path of Life Ministries

was contacted to provide outreach services. A couple weeks later the POP team conducted follow-up at the location and contacted the property owner. The property owner requested assistance removing everyone from the location. All the subjects refused outreach services.

The POP Team successfully cleared the open lot without incident.



The Jurupa Valley POP Team conducted follow-up at a known location for illegal dumping, near the intersection of 37th Street and Wallace Street. While checking the area we located a large encampment with two subjects living on the property. The POP Team collaborated with Riverside County Property Management Facilities to clear the encampment. Outreach services were offered through Path of Life Ministries. After working diligently with several outreach groups, the location was cleaned without incident.



The Jurupa Valley POP Team conducted high visibility patrol in the area of Campbell St X Granite Hill. We located two RVs that appeared to have set up camp under the bridge. Both subjects were contacted and offered outreach services through Path OF Life Ministries. All outreach services were turned down. The subjects were explained the cities ordinances and asked to leave the area both agreed.



Cal Fire Update



Emergency Incident Statistics - September 2021

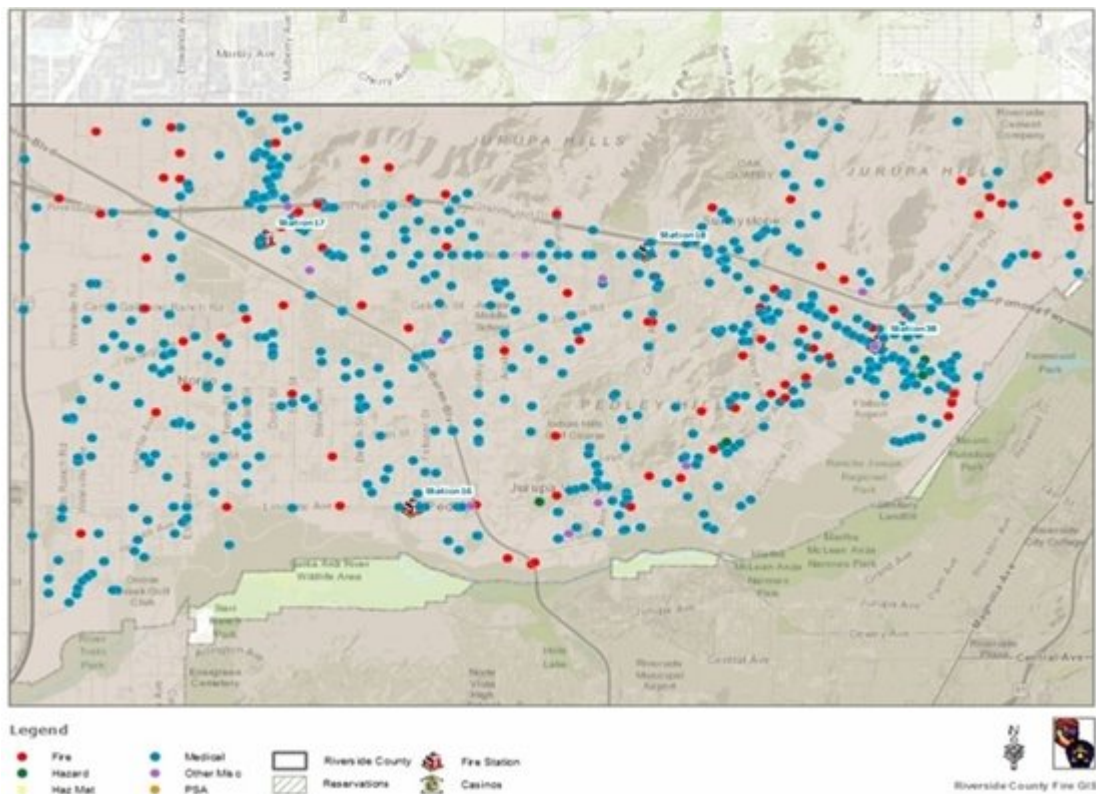
Report Provided by Riverside County Fire Department
Incidents reported for the month of September, 2021.
Incidents are shown based on the primary response area for the incident location. This does not represent total response times for all units only the first unit in.

False Alarm	74	8.0%
Medical	664	71.9%
Other Fire	23	2.5%
Other Misc	14	1.5%
Public Service Assist	33	3.6%
Res Fire	4	0.4%
Rescue	1	0.1%
Ring ing Alarm	2	0.2%
Standby	7	0.8%
Traffic Collision	85	9.2%
Vehicle Fire	4	0.4%
Wildland Fire	13	1.4%
Total:	924	100.0%

Average Enroute to Onscene Time

<5 Minutes	+5 Minutes	+10 Minutes	+20 Minutes	Average	%0 to 5 Min
564	346	59	14	5.4	61.1%

		False Alarm	Medical	Other Fire	Other Misc	Public Service	Res Fire	Rescue	Ring Alarm	Standby	Traffic Collision	Vehicle Fire	Wildland Fire	Total
Station 47 Norco	City of Junipia Valley	0	0	0	0	0	0	0	0	0	1	0	0	1
	Station Total	0	0	0	0	0	0	0	0	0	1	0	0	1
Station Total		0	0	0	0	0	0	0	0	0	1	0	0	1
Station 16 Pedley	City of Junipia Valley	14	152	4	3	5	0	0	0	1	21	0	2	202
	Station Total	14	152	4	3	5	0	0	0	1	21	0	2	202
Station 17 Glen Avon	City of Junipia Valley	20	155	6	2	16	1	1	1	1	19	1	2	225
	Station Total	20	155	6	2	16	1	1	1	1	19	1	2	225
Station 18 West Riverside	City of Junipia Valley	9	146	4	3	5	2	0	0	1	19	0	3	192
	Station Total	9	146	4	3	5	2	0	0	1	19	0	3	192
Station 27 Eastvale	City of Junipia Valley	1	26	0	0	1	0	0	0	0	3	0	0	31
	Station Total	1	26	0	0	1	0	0	0	0	3	0	0	31
Station 38 Rubidoux	City of Junipia Valley	30	185	9	6	6	1	0	1	4	22	3	6	273
	Station Total	30	185	9	6	6	1	0	1	4	22	3	6	273
Station Total		74	664	23	14	33	4	1	2	7	64	4	13	923
Station Total		74	664	23	14	33	4	1	2	7	65	4	13	924



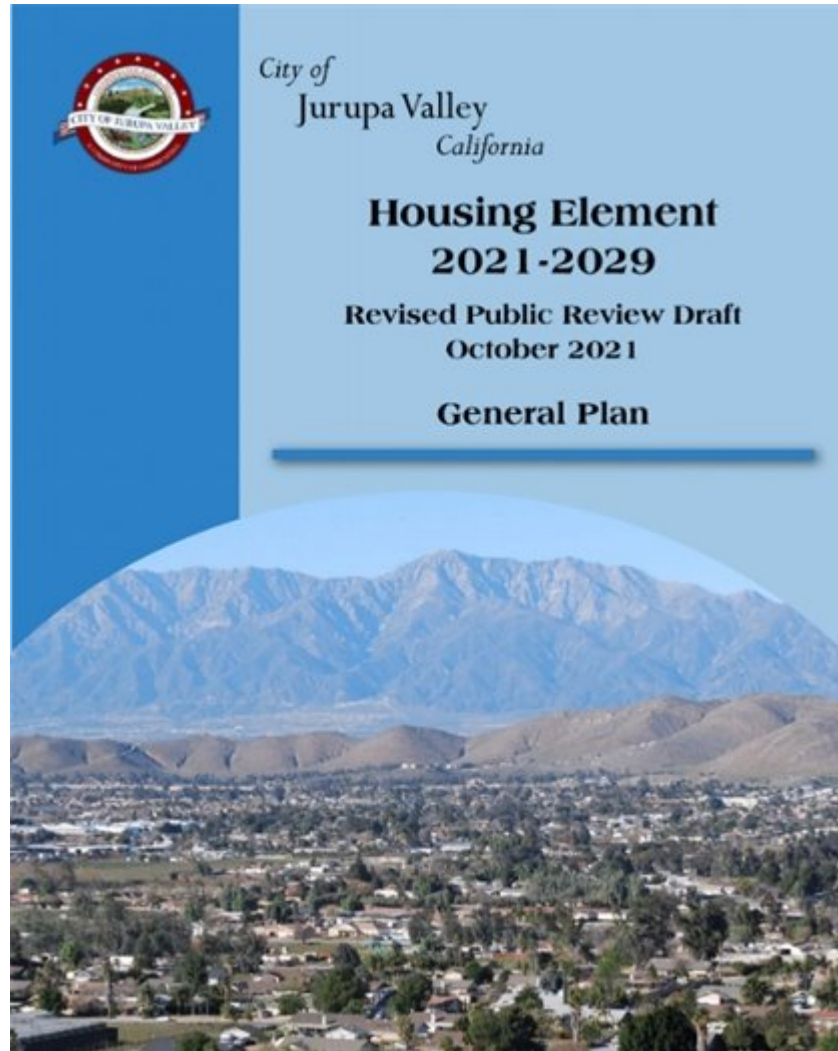
Station 18 - New windows and desert scape



Community Development Department Updates

Housing Element Update

The City 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. In Response to Comments from HCD, the City revised the Public Review Housing Element Draft and will be presenting the Draft Housing Element at a future Planning Commission and City Council public hearing for adoption. The revised public review draft has been uploaded to the City Website. To view more information on the City's Housing Element, please visit the City website at <https://www.jurupavalley.org/462/3217/Housing-Element-Update>



Study Session - Truck Intensive Use Ordinance

The City of Jurupa Valley is holding a Joint City Council and Planning Commission Study Session on Thursday, October 7, 2021 on the proposed Truck Intensive Use Ordinance. The meeting will be from 5:30pm to 7:00pm in the City Council Chambers, located at 8930 Limonite Avenue, Jurupa Valley, CA 92509. The purpose of the meeting is to review a preliminary concept of a draft Truck Intensive Use Ordinance to get stakeholders' feedback before taking the draft Ordinance to the Planning Commission for their consideration.

The City Council previously expressed concerns regarding the City's current zoning and

General Plan and how they do not adequately address the impacts of truck traffic upon air quality, congestion, and street infrastructure that disproportionately degrade residential neighborhoods. To address their concerns, on January 21, 2021 the City Council initiated a Zoning Code amendment to establish locations truck intensive uses will be allowed with new development standards and adopted a moratorium on new or expanded truck intensive uses.

To address the City Council's concerns with truck intensive uses, the City is proposing a two-phase approach. The first phase is an amendment to the zoning code to establish where truck-intensive uses are allowed. It will also offer new development standards that will allow truck-related uses that are not truck intensive and include standards that reduce their potential impacts on residential and other sensitive uses. The second phase of the project proposes rezoning properties options and rationale for potential land-use changes within five study areas that reflect the goals in the City General Plan.

Provided below is the project schedule:

- 09-23-21 Stakeholder Meeting
- 10-07-21 Joint PC/CC Meeting
- 10-27-21 PC Meeting
- 12-02-21 CC Meeting

Richmond American Home - Bridle Path at Paradise Knolls

Planning Inspections continue for Richmond American (Bridle Path), a 107 lot single family home project composed of 1 store homes. The 107 lots are within 24.63 acres and are located on the south side of Limonite Avenue, westerly of Downey Street and northerly of the Santa Ana River within the Paradise Knolls Specific plan. The 3 model homes have been completed and are now available for viewing. Phase 1 of the projects consists of 4 units. Unit sizes are 2289 square feet or 2493 square feet. Construction on Phase 1 will commence this week and it is expected to be finished within 4 to 5 months.



Vernola Ranch- Study Session

The Community Development Department is currently processing a Pre- Application for the proposed "Vernola Ranch" project and a Study Session for this project is scheduled for the October 7, 2021 City Council meeting to introduce the item. The applicant proposes to construct Vernola Ranch, a planned residential community on 153 acres located just east of the I-15 Freeway and south of Bellegrave north of Limonite, and west of pats Ranch



1. Striping has been completed
2. Upcoming work : Traffic Signal Modification at Mission Blvd and Valley Way



Jurupa Grade Separation

1. Southern California Gas Company is in the process of relocating 3" gas main by method of Directional Bore at Felspar and Jurupa Rd
2. Fuel tanks at both demoed fuel stations were recently removed and hauled away
3. Jurupa Rd shoulder widening from Hill Place to J Street

Residential Projects

- **Shadow Rock – Tract Home Project**
 1. Home Building continuing (phase 4)
 2. ROW infrastructure continuing 85% complete



- **Paradise Knolls - Tract Home Project**

1. Gas line install continues

- **Jurupa Estates - Tract Home Project**

1. Housing tract 100% complete
2. Punch list continuing (Landscape, park & detention basin)
3. Bond Release Pending



- **Granite Hill – H2O Project**

1. Granite Hill Dr. reopened between Pyrite and Camino Real



- **Vernola Marketplace Apartments**

1. 1st Phase completed

- **TR 37052 (60 and Hudson) - Tract Home Project**

1. Rough grading is complete
2. Wet utility work to begin



Commercial Projects

- **Horizon Business Park**

1. ROW Infrastructure 60% complete
2. Building pad 100% complete
3. Walls under construction, but will lift this week



- **Agua Mansa**

1. Demo 70% complete
2. Building Pad #2 Certification complete



Cold Storage

- Starting off-site work next week
- Building construction 80% complete



Arco Limonite Commercial Phase 2

1. Construction started

Emerald Ridge

1. Currently clearing and grubbing site and removing trees

Rubidoux Industrial

- Work continued on Right-of-Way sewer line placement



Public Works

In the past 14 days, we have received a total of 70 work order requests from residents. We have completed 63 and the remaining 7 are in the process of being completed.

1. Maintenance staff continues to dispose of illegal dumps from City Right-of-Way
2. Erosion and potholes continue to get patched by our maintenance department
3. Maintenance staff has successfully responded to emergency calls to remove debris from roadways



Code Enforcement Department Updates

Code Enforcement Statistics:

- Calls for Service -212
- Parking Enforcement by Code Division -36 issued citations

- Completed Inspections -372
- Cases Opened -199
- Cases Closed -227

Homeless Encampment & Accumulation of rubbish & garbage

- Code Enforcement received reports of homeless people illegally dumping and residing on a vacant lot.
- The property owners abated the trash & debris.



Illegal dumping on City Property -Boxing Gym

- City property, City gym illegal dumping of materials.
- The City Public Works assisted with the clean of debris.




Homeless Encampment in front of the Youth Center on Mission Blvd.

- Homeless individuals started to reside in front of the Youth Center on Mission Blvd.

- Code Enforcement collaborated with the Sheriff's Dept. & Path of Life Ministries.
- The trash & debris were abated and the homeless person moved along.



Employee Spotlight - Meet Keith Clarke



Employee Spotlight

Keith Clarke

Building Department Director

Q: How long have you worked for the City of Jurupa Valley? A: 6 1/2 years

Q: What does a Building Department Director do in the City of Jurupa Valley? A: My position is responsible for the overall administration of the Building & Code Enforcement Division. Our Building Department is responsible for reviewing plans, inspecting the construction of new & modified structures, and ensuring compliance with all State and Local laws. Our Code Enforcement Division is the enforcement arm of this city where we enforce all Fire Codes, Zoning Codes, Public Works Codes and Building Codes when violations of these codes occur.

Q: What do you enjoy most about your job? A: I love the technical challenges the most. This happens during the design or construction stages, when the licensed professional has difficulty with a design or a Contractor has difficulty in the field, while in the construction phase. It is very rewarding when I am able to assist the public with their projects and find solutions to the challenges.

Q: Describe your typical day? A: typical day in the life of as a Building Director is to try to touch base with most of the 22 members of my department to keep abreast of "what's going on" and to offer any assistance that they may need. I attend at least 1 to 2 hours of meetings a day with developers, city staff, design professionals and citizens regarding their projects. Lastly, I spend a lot of time replying to numerous e-mails and voicemails from other city staff, the public, and elected and appointed officials.

Q: What is one accomplishment at work you are most proud of? A: This year our Building Department won the "Building Department of the Year Award." It was presented to us by the California Building Officials (Calbo) organization in May of this year. This means we have the best Building Department in the State for 2021.

Q: What types of questions would you say you deal with on a daily basis from the community/businesses/developers? A: On the Building Division side, we receive many questions regarding the permit process and the inspection process. We also receive many questions regarding fees and time frames to complete our internal plan review. On the Code Enforcement side, we receive many complaints (300 to 400 per month) from the public regarding Municipal Code Violations and we receive numerous questions from the property owners regarding the mitigation of violations.

Q: What are the most rewarding projects you have been involved in? A: In the last 40+ years, I have been involved with many amazing projects, however, when I was employed with the City of Corona; I was involved with the construction of the City Hall - which was "cutting edge" technology at the time (15 years ago). Since working with the City of Jurupa Valley, I have really enjoyed all the home developers and the larger multi-family projects such as the 397 unit Vernola Market Place Apartment project. The commercial and industrial projects are also very rewarding to work on because of the sheer size and volume of them.


Q: Best advice anyone has ever given you? A: "Be Compassionate, and do the right thing."

Q: What is your favorite thing to do when you are not at work? A: Restoring Classic vehicles from the 50's & 60's, but also engaging with my children & grandchildren.

Q: What are your plans for the future? A: Retiring from the City of Jurupa Valley, and donating my time to my local church & Habitat for Humanity.

Q: What is something most of your co-workers don't know about you? A: I was a former World Dirt-Track Championship for Quarter Midgets race cars!

Q: Anything else you would like to mention? A: The leadership at the City of Jurupa Valley is second to none. Our City Manager, Assistance City Manager, City Council and Executive staff have paved the way for a bright future for this city. Our City staff in general are very talented and customer service oriented and supportive of our long-term goals and objectives.



October Events

GREAT FOOD - LIVE ENTERTAINMENT
RAFFLES - SILENT & LIVE AUCTIONS

JURUPA VALLEY

\$20 IN ADVANCE

\$25 AT THE DOOR

4PM-7:30PM

BROUGHT TO YOU BY:



SKYVIEW EVENT CENTER

5257 WINEVILLE AVE. JURUPA VALLEY, CA 91752

SATURDAY OCT. 16TH

BUY
TIX

WWW.JURUPAFOODFEST.COM

October 23, 2021, 5:00 pm - 9:00 pm

JURUPA AREA RECREATION & PARK DISTRICT

Spooktacular

ALL AGES!

Candy
Game Booths
Food Trucks
Zombie Laser Tag
Costume Contest
Mini Train
& More!

**Pumpkin
Decorating Contest**
Participants will need to
bring their own
pre-decorated pumpkin.
The contest will take
place at 6:00 pm.

COSTUME CONTEST: 6:30 PM
MARIONETTE SHOW: 7:30 PM
\$5.00 WRISTBANDS
for access to the Game Booths,
Zombie Laser Tag and Mini Express Train.

REGISTER AT WWW.JARPD.ORG
Rancho Jurupa Regional Sports Park
5249 Crestmore Rd., Jurupa Valley, CA 92509



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City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: OCTOBER 13, 2021
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: ROCIO LOPEZ, SENIOR PLANNER
SUBJECT: AGENDA ITEM NO. 6.1
MASTER APPLICATION (MA) NO. 20065: CHANGE OF ZONE (CZ) NO. 20002,
TENTATIVE TRACT MAP (TTM) NO. 37714 AND VARIANCE NO. 21002
PROJECT: APPALOOSA SPRINGS – SUBDIVISION OF 67.67 COMBINED
ACRES INTO 254 SINGLE-FAMILY RESIDENTIAL LOTS
LOCATION: 6501 CLAY STREET (APNS: 163-400-001 & 052)
APPLICANT: I.H.C. JURUPA, LLC

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-10-13-01, recommending that the City Council (1) adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; (2) approve Change of Zone No. 20035; (3) approve Tentative Tract Map (TTM) No. 37714; and (4) approve Variance No. 21002 in order to allow the subdivision and development of Appaloosa Springs on a 67.67-acre site located at 6501 Clay Street (APNS: 163-400-001 & 052).

BRIEF PROJECT DESCRIPTION

The Applicant (“Applicant” or “I.H.C. JURUPA, LLC”) submitted an application for Change of Zone No. 20002, Tentative Tract Map No. 37714 and Variance No. 21002 for the “Appaloosa Springs” (herein referred to as “Project”) residential subdivision of 67.67 combined acres into 254 single family residential lots on 25.59 acres, 14.34 acres of park space, 10.75 acres of preserved open space, 1.70 acres of open space/landscaping, 1.83 acres for a water quality basin and 13.46 acres of public roads. Table 1 outlines information on the subject site. The Applicant intends to record the map and sell the entitled project to DR Horton, home builder, for future development.

LOCATION AND SURROUNDING LAND USES

The site is located between Pedley Road and Clay Street; to the north of the site is De Anza Marketplace Shopping Center and to the west of the site is Clay Street. The property is bounded by the Union Pacific Railroad on the south. Beyond the railroad tracks to the south are industrial land uses. Surrounding land uses include the Riverside Medical Clinic to the northeast, the Pacifica Senior Living housing complex, vacant land and a fast food restaurant to the east of Clay Street. The western boundary of the property is a riparian habitat, also to the north, and further west of that is a mixture of residential and light industrial land uses. Exhibits 1 and 2 provide vicinity and site location maps of the project site.

City of Jurupa Valley

TABLE 1: PROJECT INFORMATION

GENERAL PLAN LAND USE	GENERAL PLAN POLICY OVERLAY	ZONING	PROPOSAL	REQUIRED ENTITLEMENTS
MHDR (Medium High Density Residential): 5 to 8 dwelling units per acre	(1) Flabob & Riverside Municipal Airport and (2) Pedley Village Town Center Overlays	M-SC (Manufacturing-Service Commercial)	Subdivide site and develop 254 single family homes	Tentative Tract Map, Variance and Change of Zone to R-4 (Planned Residential)

EXHIBIT 1: VICINITY MAP

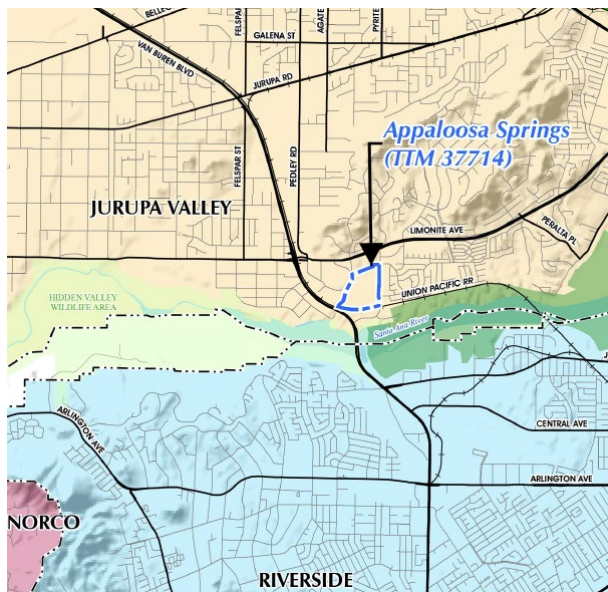


EXHIBIT 2: SITE LOCATION MAP



BACKGROUND

The site consists of approximately 67.67 acres of vacant land. According to the Phase 1 Environmental Site Assessment (ESA) prepared for this Project, the property and adjacent property were undeveloped land with portions plowed from at least 1938. In 1964, development of the property began, which included structures and storage facilities associated with several pipe manufacturing companies (Northwest Pipe, California Steel Pressure Pipe and United Concrete Pipe). In 2006, all structures associated with the property were removed and the property has remained vacant since that time.

The Riverside County Department of Environmental Health, Site Cleanup Program (RCDEH-SCP) reviewed the Remedial Action Completion Report & Site Closure Request prepared by the Applicant's consultant, GeoKinetics, July 5, 2019, for the site cleanup at the former pipe manufacturing facility.

On February 25, 2020, the RCDEH-SCP issued a "No Further Action Letter." The "No Further Action Letter" determined that no further action related to this cleanup was required. Additionally, the County recommended that the proposed residential development install a vapor intrusion

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mitigation measure, i.e., vapor barrier and/or sub-slab venting system, as a conservative approach to residential construction within the former West Batch Plant area of the site, see Attachment No. 2. Condition No. 27 further requires that the Applicant provide a clearance letter from the County Department of Environmental Health, Site Cleanup Program prior to the issuance of any grading permit.

PLANNING COMMISSION STUDY SESSION

On September 9, 2020, the Planning Commission conducted a Study Session to review, discuss and provide feedback on the Applicant's initial submittal. An excerpt of the September 9, 2020 Planning Commission minutes are provided as Attachment 11. At the meeting, the Commission provided the following feedback to the Applicant and the responses to the feedback are included in Attachment 12:

- Requested clarification on soil test results
- Sale price of homes
- Clarification of Airport Land Use Commission radius
- Clarification of widening Clay Street
- Clarification of preservation of existing trees
- Clarification of street lighting on Clay Street flooding onto residential rear walls

PROPOSAL

Overall Project

The project proposes to subdivide a combined 67.67-acre parcel as follows: 254 single family lots; 10 tot lots/parks; one (1) water quality basin lot; and 15 open space lots, including one conservancy open space lot (Lot Y), see Exhibit 3 (Conceptual Plan) and full sized plans provided as Attachment No. 14. Lot Y is planned to be deeded to the Southwest Resource Management Association (SRMA) for perpetual maintenance.

The Conceptual Plan, shown on Exhibit 3, depicts the main entrance into the residential development at the intersection of Clay Street and Linares Avenue, where there is currently a traffic signal. The secondary entrance, proposed north of the main entrance, proposes a right-in, right-out only turn. The plan shows a variety of neighborhood type parks with amenities and a landscaped berm with sound wall located along the entire southerly property line where the project borders the railroad. A water quality basin is proposed along the southwestern portion of the property and the riparian habitat, which runs along the northern portion of the property and along the western property boundary, will be incorporated into the new development. The plan also shows an integral 10-foot decomposed granite multi-purpose trail along the interior of the property as well as along the eastern property boundary.

The residential lots range from 3,610 to 8,281 square feet and average 4,398 square feet. The project proposes a mixture of one (1) and two (2) story homes, with approximately 26% being one (1) story homes. The residential lots feature detached single-family homes with varied setbacks, architecturally enhanced designs, outdoor spaces, varied garage treatments, landscaping, and other neighborhood design techniques to create a visually interesting street scene and identifiable neighborhood character. The development proposes varying front yard setbacks and single-story elements to break up long stretches of linear massing, and when combined with private outdoor spaces, such as front porches and front yards, promotes an interactive street scene that encourages pedestrian activity. Table 2 depicts the proposed development standards.

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EXHIBIT 3: CONCEPTUAL PLAN



TABLE 2: PROJECT DEVELOPMENT STANDARDS

Typical Lot (Minimum)	
Lot Size	3,600 square feet
Lot Depth	90 feet
Lot Width	40 feet
Lot Frontage (Knuckles or Cul-de-Sacs)	35 feet
Setbacks (Minimum)	
Front: Living Area (to R.O.W.)	15 feet
Front: Garage (to R.O.W.)	20 feet
Front: Porch / Balcony (to R.O.W.)	15 feet
Interior Side yard	One-Story: 4 feet min. / Two-Story: 5 feet min.
Street / Corner	9 to 10 feet min.
Rear yard	10 feet
Building Height (Maximum)	
	30 feet (2 stories maximum)

The R-4 (Planned Residential) section of this report includes the proposed colored architectural elevations of the five architectural styles. Proposed right-of-way improvements along Clay Street and throughout the interior streets are presented in the Tentative Map, Development Plan and Conceptual Landscape Plans provided as Attachment 14.

Common Areas and Recreational Amenities

The project proposes 14.34 acres of comprehensive open space and passive recreation which include parks, recreational amenities which include, but are not limited to, open turf areas for informal play and gatherings, half-court basketball courts, picnic tables, overhead shade structure, tot lots for multiple age groups, exercise equipment, and meandering concrete pedestrian

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pathways. There are also open space and overlook areas that tie into the residential development. Large open space areas are provided above an existing gas utility line easement that traverses the center of the property. Please reference the Conceptual Landscape Plan and R-4 Development Plan Workbook within Attachment 14 for further details.

Per County roadway requirements, the project provides 56 foot right-of-way, of which 36 feet is dedicated to the road and County Fire Department requires a minimum of 24 foot road clearance. As such, parking will be permitted along one side of the interior streets only. Once the roadways are completed, the City will install signage throughout the interior streets which prohibit parking along one side of the street only. Additionally, the Applicant is required to submit a street improvement plan for roadway improvements, including all street lighting.

Maintenance

The project proposes the following responsible parties for the corresponding areas:

- Conservancy lot, Lot Y, will be deeded to Southwest Resource Management Association (SRMA) for perpetual maintenance.
- Recreational Lot, Lot B, will be dedicated to the Jurupa Area Parks and Recreation District (JARPD) for perpetual maintenance as a recreational lot for the residents of the community and the general public.
- All other open space lots will be owned and maintained by Homeowner's Association (HOA).
- Storm detention / water quality bio-retention basin will be owned and maintained by the City through a Communities Facilities District (CFD).
- All streets and improvements within the streets will be owned and maintained by the City through a CFD and Landscape Lighting and Maintenance District (LLMD).

ANALYSIS

I. GENERAL PLAN

- A. MEDIUM HIGH DENSITY RESIDENTIAL (MHDR).** In 2017, the City Council changed the land use designation of this project site from Industrial to Medium High Density Residential (MHDR). The MHDR designation permits up to eight (8) dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet. Under the current land use designation, up to 541 dwelling units would be permitted. The project proposes 254 residential lots at a density of 3.7 dwelling units per acre which is below the maximum allowable density.

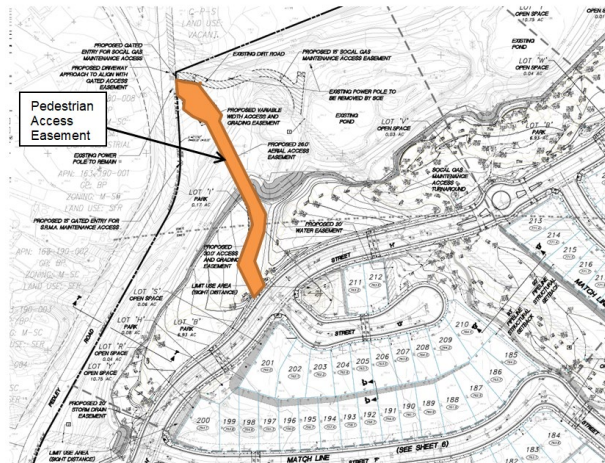
Clustered development is encouraged in this category. The property is also located within the Pedley Village Center and as such, must adhere to the Pedley Village Center Design Guidelines (PVCDG), which includes minimum 3,500 square foot lots. The PVCDG are provided as Attachment 6.

- B. LAND USE OVERLAY - PEDLEY VILLAGE TOWN CENTER OVERLAY (TCO).** The TCO encourages development of traditional, pedestrian oriented town centers with characteristics that distinguish them from surrounding areas. These centers promote walkability, equestrian accessibility, civic, cultural, entertainment, retail, and service uses.

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Project is consistent with the policies of the TCO including LUE 5.25 Connectivity: *Integrate pedestrian, equestrian and bicycle-friendly street and trail networks connecting town centers with surrounding land uses.* The project is consistent with the Pedley Village Center Design Guidelines (PVCDG) (Attachment 6). The project provides for connectivity to many amenities within walking distance, including, but not limited to the De Anza retail center to the north and east of the project site, including post office, the Santa Ana River Trail to the south and the Pedley Metro Link Station to the north. The project includes a future connection from Pedley Road to Clay Street (see Exhibit 5) via an easement for pedestrians, bicyclists and equestrians. Condition No. 26 requires a \$500,000 in-lieu fee for future pedestrian/equestrian and bicycle connectivity.

EXHIBIT 5: ACCESS EASEMENT (PEDESTRIAN/BIKE/EQUESTRIAN)



C. **LAND USE OVERLAY - FLABOB AND RIVERSIDE MUNICIPAL AIRPORTS OVERLAY (FLO).** The project is within the both Flabob and Riverside Municipal Airports Overlay and complies with all of the applicable policies. The project was designed to comply with the standards of the Airport Land Use Compatibility Plan (ALUCP), which includes a provision that zone D areas require a density of at least five (5) dwelling units per acre, see Attachment 5. ALUC has deemed this project compatible with its ALUCP, see Attachment 7. Recommended Condition No. 28 requires a clearance letter from ALUC to confirm satisfaction of ALUC's project conditions.

D. **MOBILITY ELEMENT**

1) **Trails Map.** The Mobility Element identifies the west side of Clay Street, along the project frontage, as a Secondary Equestrian Route designation per the Generalized Equestrian Trails Plan. Additionally, the Jurupa Area Recreation and Parks District (JARPD) designates the west side of Clay Street, along the project frontage, within their Community Trails plan.

The project's trail system is consistent with the City's Mobility Element, which includes an access and grading easement shown on the map and plans for future pedestrian, bike and equestrian connectivity from Pedley Road to Clay Street (see also Condition No. 26). The project is also consistent with the Jurupa Area Recreation and Park District's (JARPD) Trails Map and design standards. The development plan includes

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a Regional Trail along the entire eastern property boundary with easements and dedication to the JARPD.

The project includes a trail system map within the proposed Development Plan (Attachment 14b). The Regional Trail and internal trails should promote the City's predominant equestrian lifestyle and should provide extension of equestrian routes to the Santa Ana River, as outlined in the PVCDG.

- 2) **Pedestrian and Bicycle Master Plan.** The City's Circulation Master Plan for Bicyclists and Pedestrians requires connection at 63rd and Pedley Road over the project's ravine to connection to Clay Street. Since this particular area is the widest portion of the ravine and has a significant grade variance from 63rd Street to the subject property, the Applicant has provided for an access easement at northwest portion of the location, see Exhibit 5, which already contains an existing concrete filled area along a narrow portion of the ravine. Condition No. 26 will require an in-lieu fee to cover the cost of future connectivity, including the construction of a bridge if deemed necessary by the city

II. ZONING DEVELOPMENT STANDARDS. As the property is currently zoned M-SC (Manufacturing-Service Commercial), the project requires a Change of Zone to R-4 (Planned Residential) to accommodate the proposed residential development and be consistent with the underlying land use designation. The project complies with the R-4 zone, with the granting of the Variance.

A. R-4 ZONE (PLANNED RESIDENTIAL). The R-4 Zone requires a Development Plan that sets the requirements, design guidelines, and standards for this tract. **Development Plan.** The following items are addressed and included in the Development Plan:

1. **Walls & Fencing.** The Wall and Fence plan depicts several types of walls and fences within the tract.
 - **Perimeter Walls.** The project proposes six (6) foot high decorative block walls along the entire perimeter. Split-face block walls include decorative river rock veneer pilasters and decorative caps. In compliance with the Noise Analysis prepared for this project, the project includes a nine (9) foot high sound wall above a 24-inch high landscaped berm along the southern property line, adjacent to the railroad easement; and an eight (8) foot high sound wall along a portion of the eastern property line, south of Linares Avenue.
 - **Interior Side Fence/Wall.** The project proposes 6-foot high block walls for interior lot lines and six-foot high wrought iron side yard gates.
 - **Water Quality Basin.** The water quality basin will be surrounded by six (6) foot high tubular steel fencing and access gates.
 - **Trail Fencing.** Trail fencing is proposed throughout various open space lots within and along the eastern boundary of the tract. Six (6) foot high tubular steel fencing and 42-inch PVC, 2-rail fence is proposed throughout the parks and open spaces areas. Please reference the Conceptual Wall and Fence Plan (sheet L-2) within the Conceptual Landscape Plan (Attachment 14d). Fence must meet JARPD trail fence

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standards. Along the Clay Street frontage, the proposed fence is 48-inch, 3-rail PVC per the County's trail fence standards.

- **Front Yard Fence/Wall:** Recommended Condition of Approval No. 16 regulates the maximum height of solid walls or fencing within front yards: "Maximum height of solid fencing and walls within the front setback. No solid fencing or wall shall exceed 42 inches in height within the front setback." The purpose of this condition is for pedestrian and overall community safety. This condition promotes visibility into the yard by the Sheriff's and other law enforcement officers and allows for maximum visibility towards the street and sidewalks for drivers.
- 2. **Plotting of Lots.** The Development Plan indicates the locations of building footprints and the homes must comply with the proposed various setbacks and layout per the Development Plan, please reference Table 2. As the project proposes a deviation of one (1) foot from required 5-foot interior side yard setback for 25 lots; and deviation of one (1) to five (5) feet from required 10-foot corner setback requirement for 8 lots, a Variance is also being processed concurrently with the map and development plan.
- 3. **Landscaping.** The Conceptual Landscape Plan includes minimum 24-inch box evergreen screen trees, variety of large, medium and small scaled shrubs and a colorful variety of ground cover planted throughout the development project. The trees will be strategically planted adjacent to the southern wall, project perimeter and interior streets to provide a visual buffer and act as a natural air filtration for future residents of this project, please refer to the Conceptual Landscape Plan provided as an Attachment 14d. Additionally, the project includes landscaped parkways adjacent to the curbs and gutters. The proposed development plan workbook and conceptual landscape plans provide adequate open space, parks and generous landscaping throughout the site.
- 4. **Architecture.** There are five (5) proposed architectural styles for Appaloosa Springs: Spanish, Bungalow, Tuscan, Craftsman and Mediterranean (see colored elevations within Attachment 14e. These styles are synonymous architectural styles of Southern California and the Development Plan includes a rich color palette with a variety of roof, exterior architectural treatments and colors. The Applicant proposes up to seven (7) different plans with varying exterior elevations and a different floor plan per each of the plans as depicted within the Development Plan (Attachment 14b and 14e), and all plans feature two-car garages.

SOUTHERN CALIFORNIA GAS PIPELINE EASEMENT

Southern California Gas Company owns a 30-inch natural gas transmission pipeline that bisects the project site within a 16.5-foot easement. A Pipeline Safety Hazard Assessment (PSHA) has been conducted to determine if proximity to this pipeline would pose a significant risk to occupants of the proposed residential development. To minimize potential risks to future residents, the site layout for the Project incorporates a minimum 93-foot structural setback distance from the centerline of the pipeline easement to the nearest residential building. The nearest residential property line would be approximately 83 feet from the centerline of the pipeline easement and 75 feet from the pipeline easement. The PHSA document is provided as Attachment 8.

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Leighton and Associates, a geotechnical and environmental consulting firm, reviewed the PHSA on behalf of the City. Supplemental calculations were performed as part of the Revised Pipeline Safety Hazard Assessment by the Applicant's consultant, PlaceWorks, to determine the risk to the pipeline and calculate the maximum potential load the pipeline may experience in the event of an emergency aircraft landing within the proposed greenbelt. The analysis found that, based on the latest statistics from the Riverside Municipal Airport, the grassy greenbelt could support such a landing.

With the implementation of the recommended mitigation measures, the report concluded that the 30-inch natural gas pipeline would not pose a significant risk to site occupants in the unlikely event of a pipeline incident.

TENTATIVE TRACT MAP

Subdivisions are regulated by Title 7 (Subdivisions) of the Jurupa Valley Municipal Code. This project is a Schedule "A" subdivision. The proposed subdivision is consistent with the code with the approval of Change of Zone No. 20002 and approval of Variance No. 21002.

Dedication and Public Right-Of-Way Improvements

Clay Street North Section: Clay Street will be widened westerly by 8 feet beginning from the existing bus stop (located just north of Linares Avenue) to Haven View Drive. Ultimate right-of-way width will be 118-ft. and Applicant will need to dedicate property to an ultimate half-width right-of-way of 59-ft from centerline to property line. This area includes a new 21-ft parkway including 6-ft meandering sidewalk and landscaping.

Clay Street South Section: There is no widening of Clay Street from the existing bus stop to Linares Avenue. Ultimate right-of-way width is 121-ft with half width right-of-way of 62-ft from centerline to property line. This area includes a 24-ft parkway including 10-ft decomposed granite multi-purpose trail. The location of existing curb, gutter, and sidewalk to remain.

Pedley Road: Along the project's frontage, is a paved city-maintained street and is identified as a local road with an ultimate right-of-way width of 60-feet. The project will be conditioned to dedicate property along the project frontage to an ultimate half-width right-of-way of 30 feet from centerline to property line. Improvements will include full-width pavement rehabilitation; removal and replacement of AC berm/dike; removal, relocation, and/or undergrounding of existing overhead utilities; and construction of a 6-foot high fence along the project boundary.

Please reference Attachment 14a-e for street sections.

Water and Sewer Improvements

Water and sewer service to the project site will be provided by the Jurupa Community Services District (JCSD). The County Department of Environmental Health (DEH) has prepared the required SANS 53 clearance letter which states that JCSD will provide water and sewer service to the proposed subdivision, see Attachment 9.

Water: The Project will connect to the existing 12-inch diameter waterline in Clay Street and the 8-inch diameter waterline in Van Buren Boulevard. The connection to Van Buren Boulevard will require an off-site extension underneath the railroad tracks. The connection to Van Buren Boulevard will require an off-site extension underneath the railroad tracks.

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Sewer: The Project will connect to the existing 8-inch diameter sewer line in Van Buren Boulevard. The connection to Van Buren Boulevard will require an off-site extension underneath the railroad tracks. The connection to Van Buren Boulevard will require an off-site extension underneath the railroad tracks.

Storm Drain: The Project's drainage plan includes a series of storm drains and pipes ranging from 18-inches to 42-inches, with catch basins and a water quality and storm detention basin located at the southwest corner of the site. Storm water conveyance will be through the storm drain system to the water quality and storm detention basin. High flows will be conveyed to an existing storm drain and system located within the Pedley Road right-of-way and under the Union Pacific Railroad.

FINDINGS FOR TENTATIVE LAND DIVISION MAPS (SECTION 7.15.180)

The project is in conformance with the General Plan, Zoning Code, Subdivision code with the approval of Change of Zone No. 20002 and Variance No. 21002. The land division is physically suitable for the type of the development and the proposed density. The design of the project will not cause substantial environmental damage, harm any wildlife, nor cause serious public health problems. See Attachment No. 1 for detailed findings for the approval of the TTM.

FINDINGS FOR APPROVAL OF A VARIANCE – SETBACKS

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

The above findings can be made to support a recommendation for granting a variance to permit the following:

- **Interior Side Yard Setback:** One (1) foot deviation from the required five (5) foot interior side yard setback for 25 lots (Lot Nos. 6, 10, 14, 18, 27, 31, 57, 61, 65, 73, 78, 82, 109, 113, 117, 121, 129, 136, 159, 165, 174, 191, 195, 222 and 234); and
- **Corner Street Setback:** One (1) to five (5) feet deviation from the required 10-foot corner setback requirement for 8 lots (Lot Nos. 50, 51, 86, 99, 126, 150, 151 and 240).

As indicated by the following facts, there are unique or special circumstances that exist for these lots:

1. The site is located within the Riverside Municipal Airport Overlay and the majority of the site is located within Zone D of the Airport Land Use Compatibility Plan (ALUCP). Zone D includes a provision that requires new residential developments to provide a density of at least five (5) dwelling units per acre. As a result, the project was designed to comply with R-4 development standards and minimum 3,500 square-foot lots.
2. In order for the tract to comply with the minimum required density of 5 du/ac mandated by the ALUC, the project was required to accommodate 241 lots within Zone D. As a result, the average lot size is 4,398 square feet in order to accommodate other necessities such as project amenities, water quality basin, multiple parks, and public right-of-way improvements required to provide access to the tract.
3. With the required minimum density of 5 du/ac per ALUCP requirements, the reduced lot

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sizes averaging 4,398 square feet, and the required amenities per the R-4 Planned Residential development standards, the project is proposing a variance for reduced side and corner yard setback requirements in order to comply with these requirements.

ENVIRONMENTAL REVIEW

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project. The proposed Mitigated Negative Declaration is supported by an Initial Study that evaluated potential effects. The proposed MND determines that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The City's decision to prepare an MND should not be construed as a recommendation of either approval or denial of this Project. Additionally, Planning Condition No. 4 requires all the mitigation measures of the Mitigation Monitoring and Reporting Program (MMRP) to be included as conditions of approval.

Public Review Period

The public review period for the environmental document began on September 17, 2021 and ended on October 6, 2021. To date, the City has not received any comments. The IS/MND with MMRP and Appendices are available on the City's website at: <https://www.jurupavalley.org/DocumentCenter/Index/68>.

NOTICING REQUIREMENTS

Public hearing notices were sent to surrounding property owners within 1,000 foot from the boundaries of the project site, and extended the radius to include all properties within the same block. The radius map is included as an attachment to this report. Additionally, legal advertisements were published in the Press Enterprise on October 2, 2021. To date, staff received one email correspondence in favor of the project. No other comments have been received.

CONCLUSION

The project is in conformance with the General Plan, municipal code (with approval of Change of Zone No. 20002 and Variance), and applicable provisions of the Subdivision Map Act.

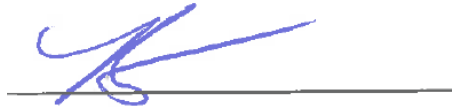
The Project will revitalize a currently blighted and underutilized vacant parcel and will promote the vision within the Pedley Village Town Center Overlay and the Pedley Village Center Design Guidelines (PVCDG). The project features many elements of a "traditional" neighborhood and provides much needed housing to the community as well as will help to foster an increase in property values. Furthermore, the addition of 254 residential units complies with the City's Housing Element Regional Housing Needs Allocation (RHNA) inventory.

The project's edges will be highly visible and the project layout, landscaping and landscaped medians, monumental signage, many open spaces, parks, amenities and appealing design are of high quality, with an emphasis on architectural detail and verdant landscaping.

Finally, the project could become a landmark development at the southern gateway into the City as well as serve to revitalize the neighboring commercial centers, help promote development of nearby vacant or underutilized parcels and serve to increase ridership at the Pedley Metrolink Station. Potential impacts have been analyzed within the IS/MND and also within the proposed Mitigation Monitoring and Reporting Program to reduce any impacts to a "less than significant level."

City of Jurupa Valley

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. Resolution No. 2021-10-13-01
 - a. Exhibit A: Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP) - (Available on the City's website page under Development Services/Planning/Environmental Reports at "MA20065 Appaloosa Springs": <https://www.jurupavalley.org/DocumentCenter/Index/68>.
 - b. Exhibit B: Recommended Conditions of Approval
2. DEH No Further Action Letter (dated Feb. 25, 2020)
3. Geo Kinetics Remediation Summary (dated Sept. 18, 2020)
4. General Plan Land Use Overlays Map (Figure 2-16)
5. ALUC Zone D map
6. Pedley Village Center Design Guidelines (PVCDG)
7. Airport Land Use Commission Consistency Letter (dated: Nov. 16, 2020)
8. Pipeline Safety Hazard Assessment (PSHA) (dated Sept. 2021)
9. SANS53 (dated Feb. 18, 2021) & JCSD Will Serve Letters (Aug. 28, 2019)
10. Change of Zone Exhibit
11. Excerpt of the September 9, 2021 Planning Commission meeting
12. Staff's Response to Planning Commission Feedback
13. 1,000 Foot Radius Map with Extended Areas

City of Jurupa Valley

14. Project Plans

- a. Tentative Tract Map No. 37714 (dated 9/9/21)
- b. Development Plan (dated 9/13/21)
- c. Conceptual Grading Plan (dated 9/9/21)
- d. Conceptual Landscape Plans (Wall/Fence and Maintenance Plan included) (dated August 2021)
- e. R-4 Development Plan Workbook (dated September 2021)

15. Public comment

ATTACHMENT NO. 1

Planning Commission Resolution No. 2021-10-13-01

RESOLUTION NO. 2021-10-13-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE CHANGE OF ZONE NO. 20002, VARIANCE NO. 21002, AND TENTATIVE TRACT MAP NO. 37714 TO PERMIT A SCHEDULE “A” SUBDIVISION OF APPROXIMATELY 67.67 ACRES OF REAL PROPERTY LOCATED AT 6501 CLAY STREET (APNS: 163-400-001, -052) INTO TWO HUNDRED FIFTY-FOUR (254) SINGLE-FAMILY RESIDENTIAL LOTS, PARK SPACE, PRESERVED OPEN SPACE, OPEN SPACE/LANDSCAPING, A WATER QUALITY BASIN, AND PUBLIC ROADS

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

Section 1. **Project.** I.H.C. Jurupa, LLC (the “Applicant”) has applied for Change of Zone No. 20002, Variance No. 21002, and Tentative Tract Map No. 37714 (collectively, Master Application No. 20065 or MA No. 20065) to permit a Schedule “A” subdivision of approximately 67.67 acres into two hundred fifty-four (254) single-family lots on 25.59 acres, 14.34 acres of park space, 10.75 acres of preserved open space, 1.70 acres of open space/landscaping, 1.83 acres for a water quality basin, and 13.46 acres of public roads, collectively all on real property located at 6501 Clay Street (APNs: 163-400-001, -052) (the “Project”).

Section 2. **Change of Zone.**

(a) The Applicant is seeking approval of Change of Zone No. 20002 to rezone 67.67 acres of real property located at 6501 Clay Street (APNs: 163-400-001, -052) from Manufacturing-Service Commercial (M-SC) Zone to Planned Residential (R-4) Zone.

(b) Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City’s Zoning Ordinance that propose to change property from one zone to another.

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does not reach a decision due to a tie vote, that fact shall be reported to the City

Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(d) Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

Section 3. Variance.

(a) The Applicant is seeking approval of Variance No. 21002 from:

1) The minimum side yard setback of five (5) feet for interior and through lots on premises in the Planned Residential (R-4) Zone as set forth in Section 9.100.040.D.(2) of the Jurupa Valley Municipal Code, to permit four (4) foot side yard setbacks for Lot Nos. 6, 10, 14, 18, 27, 31, 57, 61, 65, 73, 78, 82, 109, 113, 117, 121, 129, 136, 159, 165, 174, 191, 195, 222, and 234;

2) The minimum side yard setback of ten (10) feet from existing right-of-way or any future right-of-way shown on any Specific Plan of Highways, whichever is nearer the proposed structure, for corner and reversed lots on premises in the Planned Residential (R-4) Zone as set forth in Section 9.100.040.D.(2) of the Jurupa Valley Municipal Code, to permit five (5) to nine (9) foot side yard setbacks for Lot Nos. 50, 51, 86, 99, 126, 150, 151, and 240;

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

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

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

(e) Section 9.240.270.C. of the Jurupa Valley Municipal Code further provides that a public hearing shall be held on all variance applications in accordance with the

provisions of Section 9.240.250, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(f) Section 9.05.110 of the Jurupa Valley Municipal Code provides that notwithstanding any other provisions of this title, in the event that a project requires a general plan amendment, zone change, specific plan amendment, development agreement or other legislative action in addition to the tentative subdivision map, site development permit, conditional use permit, variance or other quasi-judicial land use applications for the project, the Planning Commission shall make a recommendation to the City Council to approve, modify or deny the applications for the legislative action for the project and a recommendation to the City Council to approve, conditionally approve or deny the quasi-judicial land use applications. The Council shall hear the applications for the legislative actions along with the applicable procedures of Section 9.05.100. The decision of the City Council shall be made by ordinance or resolution as required by law and shall require three (3) affirmative votes of the City Council. The purpose of this section is to enable the City Council to hear and decide all of the land use entitlements for a project in a comprehensive and coordinated manner.

Section 4. **Tentative Tract Map.**

(a) The Applicant is seeking approval of Tentative Tract Map No. 37714, a Schedule “A” subdivision of approximately 67.67 acre into two hundred fifty-four (254) single-family lots, park space, preserved open space, open space/landscaping, a water quality basin, and public roads on real property located 6501 Clay Street (APN: 163-400-001, -052).

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

(c) Section 7.15.130.A. of the Jurupa Valley Municipal Code provides that within fifty (50) days after the date of filing of a commercial parcel map, a public hearing on the map must be held before the Planning Commission. Section 7.15.130.B. of the Jurupa Valley Municipal Code provides that after the close of the hearing, the Planning Commission must approve, conditionally approve, or disapprove the proposed tentative map, file notice of the decision with the City Clerk, and mail notice of the decision to the land divider, or his or her authorized agent, and any interested party requesting a copy.

(d) Section 9.05.110 of the Jurupa Valley Municipal Code provides that notwithstanding any other provisions of this title, in the event that a project requires a general plan amendment, zone change, specific plan amendment, development agreement or other legislative action in addition to the tentative subdivision map, site development permit, conditional use permit, variance or other quasi-judicial land use applications for the project, the Planning Commission shall make a recommendation to the City Council to approve, modify, or deny the applications for the legislative action for the project and a recommendation to the City

Council to approve, conditionally approve, or deny the quasi-judicial land use applications. The Council shall hear the applications for the legislative actions along with the applicable procedures of Section 9.05.100. The decision of the City Council shall be made by ordinance or resolution as required by law and shall require three (3) affirmative votes of the City Council. The purpose of this section is to enable the City Council to hear and decide all of the land use entitlements for a project in a comprehensive and coordinated manner.

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

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

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

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

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

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

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

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

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

Section 5. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 20065 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 October 13, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 20065, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

Section 6. California Environmental Quality Act Findings and Recommendation for Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The Planning Commission 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 the Project:

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

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the MND as required by law. The public comment period commenced on September 17, 2021, and expired on October 6, 2021. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City received did not receive any comments during the public review period.

(c) The City Council has reviewed the MND and the Mitigation Monitoring and Reporting Program (“MMRP”), attached as Exhibit “B,” and all comments received regarding the MND and, based on the whole record before it, finds that:

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

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

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

Section 7. Findings for Recommendation of Approval of Change of Zone. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone No. 20002 should be adopted because:

(a) The proposed Change of Zone No. 20002 will be consistent with the City of Jurupa Valley General Plan. The proposed Planned Residential (R-4) Zone is consistent with the existing Medium Density Residential (MDR) General Plan land use designation. Additionally, the proposed Change of Zone No. 20002 is consistent with the Housing Element of the 2017 Jurupa Valley General Plan because it promotes the City's Regional Housing Needs Allocation (RHNA) inventory.

(b) All procedures required by the Jurupa Valley Rules Implementing the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) to hear proposed Change of Zone No. 20002 have been completed. The City has prepared an MND and an associated MMRP.

Section 8. Findings for Recommendation of Approval of Variance. 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 Variance No. 21002 should be granted because:

(a) The following special circumstances apply to the subject parcel of property and the strict application of the minimum side yard setback requirements for interior, through, corner, and reversed lots, as set forth in Sections 9.100.040.D.(2) of the Jurupa Valley Municipal Code, will deprive the subject parcel of property of privileges enjoyed by other properties in the vicinity under the same R-4 zoning classification:

1) The Project site is located within the Riverside Municipal Airport Overlay and the majority of the Project site is located within Zone D of the Airport Land Use Compatibility Plan ("ALUCP"). Zone D includes a provision that requires new residential developments to provide a density of at least five (5) dwelling units per acre. As a result, the proposed Project was designed to comply with R-4 development standards and minimum 3,500 square foot lots.

2) While the majority of the lots meet the minimum required development standards, twenty-five (25) lots require a one (1) foot deviation from the required five (5) foot interior side yard setback, and eight (8) lots require a deviation of one (1) to five (5) feet from the required ten (10) foot corner setback requirement.

3) In order for the tract to comply with the minimum required density of five (5) du/ac mandated by the ALUCP, the Project was required to accommodate two hundred forty-one (241) lots within Zone D. As a result, the average lot size is 4,398 square feet and with required Project amenities, water quality basin, multiple parks, and public right-of-way improvements required to provide access to the tract, it is necessary for this tract to have a one

(1) foot deviation from the required five (5) foot interior side yard setback for twenty-five (25) lots, and a deviation of one (1) to five (5) feet from the required ten (10) foot corner setback requirement for eight (8) lots.

(b) The adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and the R-4 Zone, and will not be detrimental to the health, safety, and general welfare of the community because the proposed Project meets the intent of the City of Jurupa Valley Municipal Code and is consistent with the 2017 Jurupa Valley General Plan.

Section 9. Findings for Recommendation of Approval of Tentative Tract Map.
The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find, determine and declare that the proposed Tentative Tract Map No. 37714 should be granted because:

(a) The proposed Tentative Tract Map No. 37714 meets all requirements of Title 7 (Subdivisions) of the Jurupa Valley Municipal Code.

(b) The proposed land division is consistent with the City's General Plan, including policies for the Medium High Density Residential (MHDR) land use designation, which permits up to eight (8) dwelling units per acre. The proposed land division will facilitate the future construction of two hundred fifty-four (254) single-family homes at a density of 3.7 dwelling units per acre, which is below the maximum allowable density.

(c) The design or improvement of the proposed land division is consistent with the City's General Plan and, with the approval of Change of Zone No. 20002 and Variance No. 21002, all proposed parcels meet the following development standards: 1) minimum 6,000 square foot lot size; 2) minimum lot width of 40 feet; and 3) minimum lot depth of 80 feet. Additionally, the Development Plan meets the criteria within the Planned Residential (R-4) Zone.

(d) The site of the proposed land division is physically suitable for the type of development as it is a relatively flat, undeveloped, vacant lot in close proximity to other single-family residential land uses located to the east of Clay Street. The Project site is physically suitable to accommodate the subdivision and future development of two hundred fifty-four (254) single-family residential homes as there is adequate water and sewer connections and public services are available to the Project site.

(e) The site of the proposed land division is physically suitable for the proposed density of the development in that it proposes two hundred fifty-four (254) single-family residential dwelling units at a density of 3.7 dwelling units per acre, which is below the maximum allowable density under the General Plan designation.

(f) The design of the proposed land division or proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. The area of proposed development is highly disturbed and was formerly developed. Because of the existing degraded Project site condition, the absence of special-status plant communities, and overall low potential for most special-status species to utilize or reside

on-site, the proposed Project would not be expected to directly impact federal or state-listed threatened or endangered species. Additionally, while the northern and western edge of the Project site includes ravine, this open space area, shown as Lot Y in the map, will not be disturbed and will be donated to the Southwest Resource Management Association (SRMA) in perpetuity for preservation and maintenance.

(g) The design of the proposed land division or the type of improvements is not likely to cause serious public health problems. An Initial Study was prepared that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. An MND prepared for the proposed Project determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the proposed Project may have a significant effect on the environment. As such, the proposed Project will not cause serious public health problems.

(h) The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. There are no easements on Project site that the development would be in conflict with. The proposed Project will connect to existing water and sewer lines located within Clay Street and Van Buren Boulevard and all proposed utilities will be required to be undergrounded.

Section 10. Recommendation for Approval of Master Application No. 20065 with Conditions. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that:

(a) The City Council of the City of Jurupa Valley approve Master Application No. 20065 (Change of Zone No. 20002, Variance No. 21002, and Tentative Tract Map No. 37714) to permit a Schedule “A” subdivision of approximately 67.67 acres into two hundred fifty-four (254) single-family lots on 25.59 acres, 14.34 acres of park space, 10.75 acres of preserved open space, 1.70 acres of open space/landscaping, 1.83 acres for a water quality basin, and 13.46 acres of public roads, collectively all on real property located at 6501 Clay Street (APNs: 163-400-001, -052), subject to the recommended conditions of approval attached hereto as Exhibit “C”.

(b) The City Council’s approval of Variance No. 21002 and Tentative Tract Map No. 37714 shall not be effective until the effective date of the ordinance adopting Change of Zone No. 20002.

Section 11. Certification. The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 13th day of October, 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. 2021-10-13-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 13th day of October, 2021, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT A OF ATTACHMENT NO. 1

Initial Study Checklist / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

(Available on the City's website page under Development
Services/Planning/Environmental Reports at "MA20065 Appaloosa Springs"):
<https://www.jurupavalley.org/DocumentCenter/Index/68>

EXHIBIT B OF ATTACHMENT NO. 1

Recommended Conditions of Approval

EXHIBIT C

ALL – The condition applies to all entitlements.

TTM – The condition applies to the Tentative Tract Map.

CZ – The condition applies to the Change of Zone.

VAR - The condition applies to the Variance.

COMMUNITY DEVELOPMENT DEPARTMENT

1. **ALL - PROJECT PERMITTED.** MA20065 (CZ20002 and TTM37714) is for an approval of Appaloosa Springs – a residential subdivision of 67.67 combined acres into 254 single family lots averaging 4,412 square feet. The project site is located a 6501 Clay Street (APNS: 163- 400-001 & 052).

The approved entitlements include the following:

- a. **CZ20002:** Change the zone from M-SC (Manufacturing-Service Commercial) to R-4 (Planned Residential).
 - b. **TTM37714:** Tract map to subdivide two (2) parcels into 254 single family residential lots.
 - c. **VARIANCE NO. 21002:** Deviation of one (1) foot from required 5-foot interior side yard setback for 25 lots and deviation of one (1) to five (5) feet from required 10-foot corner setback requirement for 8 lots as identified or shown on the approved plans.
 - d. **R-4 DEVELOPMENT PLAN** for the development of residential subdivision of 67.67 combined acres into 254 sf lots on 25.59 acres, 14.34 acres of parks, 10.75 acres of preserved open space, 2.06 acres of open space/landscaping, 1.83 acres of water treatment basin and 13.10 acres of public roads.
2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the “Indemnitor”), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the “Indemnitees”) from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney’s fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act (“CEQA”), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an “Action”) within the scope of this indemnity obligation and request that the Indemnitor defend such Action

CONDITIONS OF APPROVAL (CZ20002, TTM37714 & VARIANCE NO. 21002)

with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the Applicant and property owner or designee shall submit written consent to the required conditions of approval to the Community Development Director or designee.
4. **ALL - MITIGATION MEASURES.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program adopted by the City Council Resolution No. 2021-__ in connection with the Mitigated Negative Declaration (MND) prepared for the project.
5. **ALL - FEES.** The approval of MA20065 (CZ20002, TTM37714 and Variance No. 21002) shall not become effective until all planning fees have been paid in full.
6. **ALL - INCORPORATE CONDITIONS. Prior to the issuance of any building permit,** the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
7. **TTM - APPROVAL PERIOD.** An approved or conditionally approved tentative tract map shall expire 36 months after such approval unless within that period of time a final map shall have been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Title 7 (Subdivisions), Section 7.15.230 of the JVMC.
8. **VARIANCE - APPROVAL PERIOD.** An approved variance shall be used within 36 months from the approval period, except that a variance in connection with a land division may be used during the same period of time that the land division approval may be used; otherwise the variance shall be null and void.
9. **ALL - CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with **changes** in accordance with these conditions of approval:
 - a. Tentative Tract Map No. 37714 (dated 9/27/21)
 - b. Development Plan (dated 9/27/21)
 - c. Conceptual Grading Plan (dated 9/29/21)
 - d. Conceptual Landscape Plans (Wall/Fence and Maintenance Plan included) (dated September 2021)
 - e. R-4 Development Plan (dated September 2021)
10. **ALL - PLANNING REVIEW OF GRADING PLANS. Prior to the issuance of any grading permit,** the aesthetic impact of slopes and grade differences where the project adjoins streets or other properties shall be approved by the Community Development Director or their designee.
11. **ALL - ON-SITE LANDSCAPING.** The following items shall be approved by the Community Development Director or their designee, including landscape and irrigation

CONDITIONS OF APPROVAL (CZ20002, TTM37714 & VARIANCE NO. 21002)

plans as modified in accordance with this condition, **prior to the issuance of any building permit for a single-family dwelling unit:**

- a. Complete "Professional Services (PROS)" application (Planning) with deposit for the review of the final landscape, irrigation, and shading plans for the SDP.
- b. The total cost estimate of landscaping, irrigation, labor, and one-year maintenance.
- c. Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond. This bond is for landscaping not within publicly maintained areas. A performance bond shall be posted at 110% of the total cost estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate. The Community Development Director may approve a request to eliminate the requirement for a bond if the Director has determined it is unnecessary.
- d. Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.
- e. Final landscape, irrigation plans, shading plan with digital copies (CD format) that shall demonstrate compliance to the applicable provisions of Title 9 of the Jurupa Valley Municipal Code and these conditions of approval.
- f. Trees in Front Setback - A minimum 24-inch box trees shall be installed in front yard setback areas.

The following events shall be satisfied in the order it is listed **prior to the issuance of the first Certificate of Occupancy:**

- a. Substantial Conformance Letter: The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Department once the Landscape Architect of Record has deemed the installation is in conformance to the approved plans.
- b. City Inspection: The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance with the approved plans.

12. TTM - OWNERSHIP AND MAINTENANCE OF COMMON AREA. Covenants, Conditions, and Restrictions (CC&Rs) shall be approved by the Community Development Director or their designee and recorded **concurrently with the recordation of the final map for TTM37714,** providing for maintenance of the property in perpetuity. The CC & Rs shall, at a minimum, include provisions such as the following items:

- a. Formation of a Permanent Organization for the ownership and maintenance of all common areas including, but not limited to, landscaping, parking areas, and circulation systems (areas) in perpetuity.
- b. The CC&Rs shall identify the common areas for ownership and maintenance with text and an exhibit. The common areas shall include the following items:
 - i. Open Space Areas and Amenities
 - ii. Access and Circulation Areas

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- iii. Drainage Facilities
 - iv. Landscaping and Irrigation
 - v. On-site Lighting Fixtures
 - vi. Walls and Fencing
 - vii. Other items the Community Development Director or their designee and City Engineer deem appropriate
13. **TTM - DEVELOPMENT PLAN.** A final Development Plan that is consistent with Condition No. 9 and, which include the following requirement, shall be approved by the Community Development Director **prior to the issuance of any building permit for the tract:**
- a. Stamped concrete roadways shall be constructed perpendicular to all entry medians from curb to curb on both sides of medians. The design of the stamped concrete roadways shall be approved by the Community Development Director and City Engineer.
14. **TTM - PERIMETER WALL & FENCE.** A final Wall & Fence plan shall be approved by the Community Development Director **prior to the issuance of any building permit for the tract.** The constructed walls and fence shall consist of decorative materials and conform to the Wall & Fence Plan subject to the approval of the Community Development Director.
15. **TTM - GRAFFITI PROTECTION FOR WALLS.** Plans shall include anti-graffiti coating or protection for the exterior side of all perimeter walls and monument signs, such plans shall be approved by the Community Development Director or their designee **prior to the issuance of any building permit.** The Homeowners Association (HOA) is responsible for graffiti removal.
16. **MAXIMUM HEIGHT OF SOLID FENCING AND WALLS WITHIN THE FRONT SETBACK.** No solid fencing or wall shall exceed 42-inches in height within the front setback.
17. **ALL - MAINTENANCE OF PROPERTY. Prior to the recordation of CC & Rs and any dedications,** the Applicant shall maintain the property and all related on-site improvements and landscaping thereon, including without limitation, all common areas, lighting, signs, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicants sole cost and expense. Such maintenance and repair shall include, but not be limited to the following: (i) sweeping and the removal of trash and debris as soon as possible but at least within 24 hours; (ii) the care of all shrubbery, plantings and other landscaping in a healthy condition and replacement of diseased or dead plant material with new material at an age similar to the material being replaced; (iii) maintenance of all irrigation systems in properly operating condition; and (iv) the removal of graffiti within 24 hours; and (v) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition.

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18. **TTM - OUTDOOR LIGHTING.** All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties.
- Photometric Plan.** A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director or their designee **prior to the issuance of any building permit.**
19. **TTM - JURUPA AREA RECREATION AND PARK DISTRICT (LOT B OF THE TTM).** **Prior to the issuance of any building permit,** the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
20. **TTM – IMPACT FEES.** The applicant shall pay the following impact fees (unless exempt) in accordance with Title 3 of the Municipal Code:
- a. **Development Impact Fee (DIF) Program. Prior to final occupancy.** The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.
 - b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee. Prior to the issuance of any building permit,** the applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
 - c. **Transportation Uniform Mitigation Fee (TUMF) Program. Prior to final occupancy.** The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
21. **TTM - STREET TREES.** Street trees and related security and agreements are required pursuant to Chapter 7.55 of Title 7 (Subdivisions) of the JVMC.
22. **TTM - ON-SITE EQUESTRIAN TRAIL (LOT B OF THE TTM).**
- a. **Dedication.** Lot B shall be dedicated to the Jurupa Area Recreation and Parks District (JARPD) **concurrently with the recordation of the tract map.** Lot B shall be designed and constructed in accordance with the adopted R-4 Development Plan and landscape plans. Lot B shall be maintained as a recreational lot for the community.
 - b. **Plan review.** The applicant, or his/her designee, shall submit a detailed plan showing the precise location and design of the decomposed granite trail and trail fence as shown within the approved plans identified in Condition No. 9 to the satisfaction of the Jurupa Area Recreation Parks Department (JARPD) and the Community Development Director. Such plan shall be reviewed and approved by the Community Development Director or their designee **prior to the issuance of 90th building permit of the tract.**
23. **TTM - TRAIL CONNECTIVITY/ RECREATIONAL IN-LIEU FEE.** Applicant shall make a one-time payment of \$500,000 in-lieu of construction of a bridge for pedestrian/equestrian and bicycle connectivity from Pedley Road to the project site to provide for connectivity to Clay Street in accordance with the City's Circulation Master Plan for Bicyclists and Pedestrians. The in-lieu fee is intended to pay for the design and construction of the future trail connectivity or equivalent recreational improvement. The \$500,000 in-lieu fee shall be paid in full **prior to the issuance of any building permit for the tract.**

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24. TTM – PRESERVED OPEN SPACE (LOT Y OF THE TTM).

- a. **Dedication.** Lot Y shall be dedicated to the Southwest Resource Management Association (SRMA) concurrently with the recordation of the tract map. Lot Y shall be maintained and preserved as an open space lot in perpetuity by SRMA, and/or, its successors.

25. TTM - RECORDATION OF A LOT LINE ADJUSTMENT. The Lot Line Adjustment is to realign the common line between the two existing parcels in order to deed the northern parcel (Lot Y) to the Southwest Resource Management Association. The Lot Line Adjustment shall be recorded prior to the issuance of any building permit.**26. TTM - CLEARANCE LETTERS.** The Applicant shall provide clearance letters from the following agencies to the Community Development Director prior to the issuance of any grading permit for the tract:

- a. Southern California Gas Company
- b. County of Riverside Department of Environmental Health, Site Cleanup Program (RCDEH-SCP)
- c. Airport Land Use Commission

27. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Director of Community Development.**28.** All signs shall require separate review and approval by the Director of Community Development. The Applicant shall submit plans / exhibits to the Community Development Department depicting the location, dimensions, and text of all proposed signs. The plans shall be approved by the Director of Community Development Director prior to the issuance of a building permit.**29.** The location of all backflow devices shall be approved by the City prior to installation. Backflow devices shall be located the greatest extent possible away from the front property line.**30.** The installation of exterior security doors, gates, and window coverings, including but not limited to bars, grills, and overhead roll down doors, or any exterior mounted covering of any type, shall be prohibited.**31.** Violation of, or noncompliance with, any of these conditions shall constitute grounds for revocation of this entitlement.**ENGINEERING DEPARTMENT****1. GENERAL REQUIREMENTS (ENGINEERING)**

- 1.1. The use hereby conditioned is for a Schedule "A" subdivision, Tentative Tract Map No. 37714 and Change of Zone 20002; being a subdivision of Parcel 1 and 2 of Jurupa Ranch, Map Book 9, Page 26 of Maps on file in San Bernardino County, California; more particularly Assessor's Parcels Numbers 163-400-001 and 163-400-052. Exhibit titled Tentative Tract No. 37714, prepared by MDS Consulting, dated September 27, 2021 are hereby referenced.
- 1.2. The Tract Map preparation shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, and Riverside County Ordinance No. 460; as it

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pertains for Schedule "A" subdivision, unless otherwise modified by the conditions listed herein.

- 1.3. It is assumed that any easements shown on the referenced exhibit are shown correctly and include all the easements that encumber the subject property. The Project proponent shall secure approval from all (if any) easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Project proponent may be required to amend or revise the permit application.
- 1.4. In compliance with Santa Ana Regional Water Quality Control Board Orders this project is required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. Guidelines and templates to assist the Project Proponent in completing the necessary studies are available on-line at www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.
- 1.5. Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Jurupa Valley Municipal Code Chapter 7.50. This also applies to existing overhead lines below, within and along the project frontage and between the nearest poles offsite in each direction of the project site. All utility extensions within the subdivision and within individual lots shall be placed underground.
- 1.6. An Environmental Constraint Sheet (ECS) is required to be prepared for this project for filing with the City Engineer at the time of recording the final Tract Map.

2. PRIOR TO GRADING PERMIT (ENGINEERING)

- 2.1. In compliance with Jurupa Valley Municipal Code, Chapter 8.70, no grading permit shall be issued until the Tentative Tract Map (TTM) and all other related cases are approved and are in effect.
- 2.2. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City's Municipal Code Title 8, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley and state of California. Grading shall be performed in accordance with the recommendations of the approved geotechnical report. Plans shall be approved by the City Engineer and securities shall be in place prior to permit issuance.
 - 2.2.1.1.A project related preliminary soils evaluation report was prepared; report prepared by EEI Engineering Solutions, Inc., dated September 16, 2019. Prior to approval of the precise grading plan, the Applicant shall submit a project specific final geotechnical report for review and approval of the Engineering Department. The final geotechnical report shall address comments provided by Ninyo & Moore on the Engineering memo dated August 27, 2021.
 - 2.2.2. Special considerations during grading operations regarding the existing high-pressure gas main, owned and maintained by Socal Gas, shall be included in the report.
 - 2.2.3. The title and date of the Geotechnical/Soils Engineer shall be included on the face of the grading plan.

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- 2.2.4. The Geotechnical/Soils Engineering must sign the grading plan for conformance with the recommendations of the geotechnical report approved for this project.
- 2.3. The Applicant shall prepare a “rough” grading plan or a combined “rough and precise” grading plan for the entire site.
 - 2.3.1. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan. The grading plan shall be approved by the City Engineer.
 - 2.3.2. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities of flow exceed the capacity of the conveyance facility, the Applicant shall provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.
 - 2.3.3. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement(s), if necessary, as approved by the City Engineer.
 - 2.3.4. Temporary erosion control measures shall be implemented immediately following rough grading to prevent transport and deposition of earthen materials onto downstream/downwind properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.
 - 2.3.5. Applicant shall provide written proof and authorization from easement holders (if any) for work proposed over easements.
- 2.4. Prior to approval of the precise grading plan, Applicant shall obtain approval and provide proof to the City from Union Pacific Railroad (UPRR) for the proposed 30-foot sewer and water easement crossing the UPRR property to provide a new connection to the existing water and sewer line on Van Buren Boulevard.
- 2.5. Prior to approval of the precise grading plan, Applicant shall prepare, or cause to be prepared, a final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCD) for the Santa Ana Watershed.
- 2.6. Prior to approval of the precise grading plan, the Applicant shall prepare a detailed hydrology and hydraulics report corresponding with the detailed plans for grading, site development, storm drain improvements, and street improvements, including analysis of offsite drainage tributary to the site, for approval of the City Engineer. The City has reviewed the preliminary Hydrology Report for TTM 37714 prepared by MDS Consulting, dated March 2020.
- 2.7. Any proposed retaining walls shall require a separate permit(s). Permits shall be obtained prior to the issuance of any grading permit unless otherwise approved by the City Engineer and Building Official.
- 2.8. If grading is required offsite, the Applicant shall obtain written notarized letter of permission from the property Applicant(s) to grade as necessary and provide a copy

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to the Engineering Department. It shall be the sole responsibility of the Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the site plan and grading exhibits.

- 2.9. Where grading involves import or export, the Applicant shall obtain approval for the import/export location in accordance with section 8.70.140 of the City's Municipal Code. If an Environmental Assessment did not previously address the import/export location, a Grading Environmental Assessment shall be submitted to the Engineering Department for comment and to the Community Development Director for review and approval. If import/export location is outside the City, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary separate approvals for import/export to/from the site.
- 2.9.1. Where grading involves import or export using City streets the Applicant shall obtain approval of the haul route and a haul route permit from the Public Works Department.
- 2.10. Prior to approval of the grading plan for disturbance of one or more acres, the Applicant shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention Plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.

3. PRIOR TO TRACT MAP RECORDATION (ENGINEERING)**Final Tract Map**

- 3.1. No final Tract Map shall be recorded until the all other related cases are approved, unless otherwise approved by the City Engineer.
- 3.2. After approval of the tentative map and prior to the expiration of said map, the Applicant shall cause the real property included within the tentative map exhibit, or any part thereof, to be surveyed and a Final tract Map thereof prepared in accordance the City Engineer's current requirements, conditions of tentative map approval, and in accordance with provisions of the City of Jurupa Valley Municipal Code Chapter 7.20. All processing is through the City of Jurupa Valley.
- 3.3. Clay Street along the project's frontage is a paved city-maintained street and is identified as a major highway. Due to existing improvements, right-of-way limitations, and/or topographical conditions, Clay Street section improvements vary generally as follows:
 - 3.3.1. Clay Street North Section: From existing bus stop to Haven View Drive; Ultimate right-of-way width of 118-ft; dedicate property to an ultimate half-width right-of-way of 59-ft from centerline to property line; 12-ft landscape raised median; 32-ft pavement width with new curb and gutter; 21-ft parkway including 6-ft meandering sidewalk and landscaping.
 - 3.3.2. Clay Street South Section; From existing bus stop to Linares Avenue; Ultimate right-of-way width of 121-ft; dedicate property to an ultimate half width right-of-way of 62-ft from centerline to property line; 12-ft landscape raised median; 38-ft pavement section; 24-ft parkway including 10-ft decomposed granite multi-purpose trail; location of existing curb, gutter, and sidewalk to remain.
 - 3.3.3. Curb and gutter repairs along the frontage as directed by the City Engineer at time of improvements' installations.

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- 3.3.4. 10-ft decomposed granite multi-purpose trail with 48-in 3-Rail PVC fence located on private property shall be owned and maintained by the City.
- 3.3.5. Applicant shall be responsible for any match up asphalt concrete (AC) paving, and reconstruction or resurfacing of existing paving as determined by the City Engineer.
- 3.3.6. Transition taper on Clay Street shall be a minimum of 10:1 (longitudinal to lateral).
- 3.3.7. Parking restrictions, including "no stopping any time", shall be implemented along the westerly side of Clay Street.
- 3.4. Pedley Road along the project's frontage is a paved city-maintained street and is identified as a local road with an ultimate right-of-way width of 60-ft. Applicant shall dedicate property along the project frontage to an ultimate half width right-of-way of 30-ft from centerline to property line. Improvements shall include full-width pavement treatment; removal and replacement of AC Berm/Dike; clearing and grubbing within the parkway limit; curb and gutter repairs to the satisfaction of the City Engineer; removal, relocation and/or undergrounding of existing overhead utilities; and minimum 6-ft tall fencing along the project boundary to separate the public right-of-way from the ravine.
- 3.5. Street "A", "B", "C", "D", "E", "F", "G", "H", "I", and "J" shall be dedicated as public road and improved as Local Road. The Applicant shall prepare street improvement plans and construct improvements. Improvements include, but are not limited to, a 36-foot paved road on a 56-foot ultimate half-width right-of-way; curb and gutter, sidewalk, drive approaches, landscaped parkway, mini roundabouts, ADA curb ramps, and signing and striping.
 - 3.5.1. On-street parking shall be restricted to one side of the street.
 - 3.5.2. The northerly roundabout on Street "H" shall be aligned with the existing Socal Gas Easement. Location of alignment shall be reviewed and approved by the City Engineer.
- 3.6. New streetlights shall be required on Clay Street and Street "A" - "J". The Applicant shall cause streetlight plans to be prepared and submitted for review and approval of the City Engineer.
- 3.7. Water Quality Basin located on lot "A" shall be owned and maintained by the City.
- 3.8. Improvements shall provide appropriate transition to adjacent existing infrastructure; design of transition shall be reviewed and approved by the City Engineer.
- 3.9. Agreements and securities for all street improvements shall be submitted for acceptance prior to Tract Map Approval.
- 3.10. No vacations are approved through this application. Vacation of the existing easement on Lot 36 or alternate access to the existing easement shall be reviewed through a separate application.

Improvement Plans

- 3.11. The Applicant shall provide plans for approval of the City Engineer for all public and private improvements, including but not limited to, street improvements, traffic signal plans, sidewalk and parkway improvements, street lighting improvements, utility undergrounding, water system improvements, sanitary sewer system improvements,

and landscape / irrigation improvements. The following improvements are required and must be clearly shown on the street improvement plans, applicant shall be responsible for referencing the Mitigation Measures associated with this project and show any other applicable improvements on Table A, per the findings of the Traffic Impact Analysis:

3.11.1. Northerly Driveway at Clay Street

3.11.1.1. Northerly driveway shall be located as shown on the tentative tract map and as approved by the City Engineer. The Applicant shall be responsible for the following improvements:

- 56-ft paved road on an ultimate right-of-way width of 76-ft;
- 12-ft landscaped median;
- 10-ft parkway with curb adjacent landscape and 5-ft sidewalk.

3.11.1.2. The northerly driveway aligned with the existing Pacifica Senior Living Facility driveway shall be restricted to no outbound left-turn movements.

3.11.1.3. Connection of the northerly driveway shall be designed as a three-leg intersection. The northerly driveway shall serve as the minor approach under the control of a STOP sign. Reference Table A for the required geometric modifications to the intersection.

3.11.2. Southerly Driveway at Clay Street

3.11.2.1. Southerly driveway shall be located as shown on the tentative tract map and as approved by the City Engineer. The Applicant shall be responsible for the following improvements:

- 56-ft paved road on an ultimate right-of-way width of 76-ft;
- 12-ft landscaped median;
- And 10-ft parkway with curb adjacent landscape and 5-ft sidewalk.

3.11.2.2. Connection of the southerly driveway shall be designed as a signalized four leg intersection. Reference Table A for the required geometric modifications to the intersection.

3.11.2.3. Modifications to the existing traffic signal to provide the following:

- Protective/permissive phasing in the EB-WB directions;
- Protected left-turn phasing in the NB-SB directions;
- And eight-phase signal (EB-WB split phase).

3.11.2.4. Installation of crosswalk on the south leg of the intersection.

3.11.3. Van Buren Boulevard at Clay Street

- 3.11.3.1. Restripe Van Buren Boulevard to provide a 3rd northbound through lane and a 3rd southbound through lane. Modifications to the existing traffic signal shall be required.
- Applicant shall pay a cash-in-lieu of construction payment to the City for intersection improvements at Clay Street and Van Buren Boulevard as outlined in the approved TIA and referenced on Table A. Preparation of a cost estimate shall be required for review and approval of the City Engineer.
- 3.11.4. Separate traffic signing, striping and pavement marking plans for the required improvements must be prepared based on extending a minimum of 300 feet beyond the project limits, or the limits of work necessary to join existing improvements, as approved by the City Engineer. The Applicant shall be responsible for any additional paving and/or removal of existing striping that might be required by the approved plan.
- 3.11.5. Any offsite roadway widening required to provide the geometrics referenced in Table A shall be the responsibility of the Project Proponent, or as approved by the City Engineer.
- 3.11.6. Separate streetlight plans shall be prepared for the frontage of the project for approval of the City Engineer. Street lighting shall be designed in accordance with Riverside County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Riverside County Ordinance 461, as adopted by the City. LED luminaires shall be provided with lighting performance equivalent to that required per County standards for HPS type.

L&LMD, CFD, and Special Districts

- 3.12. Should this project be within any assessment/benefit district, the Applicant shall make application for and pay any reapportionment of the assessment or pay the unit fees in the assessment/benefit district.
- 3.13. Prior to final map recordation, Applicant shall form or annex to if one already exists, a Community Facilities District (CFD) for operation and maintenance purposes of various improvements in the public right-of-way, as approved by the City Engineer. The formation or annexation to a CFD shall be in a manner to be approved by the City Engineer and City Attorney. CFD shall include, but not be limited to, the following:
- 3.13.1. Parkway tree trimming;
 - 3.13.2. Streetlights;
 - 3.13.3. City owned and maintained trails including fencing;
 - 3.13.4. Water Quality Basin on Lot "A" and drainage infrastructure;

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3.13.5. All landscaping, irrigation and maintenance systems shall comply with the *"Comprehensive Landscaping Guidelines & Standards"* and Riverside County Ordinance No. 859.

- 3.14. Applicant shall form, or annex to if one already exists, a Community Facilities District (CFD) in order to provide funding for City Public Safety Services. The agreement to form or annex to a CFD for Public Safety Services shall be in a manner to be approved by the City Engineer and City Attorney. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City public safety costs and maintain such levels service at the standards established in the City's General Plan.

Utilities

- 3.15. Separate sanitary sewer and domestic water system improvement plans shall be prepared for required improvements for approval of the Jurupa Community Services District (JCSD) and concurrence of the City Engineer. Water system improvement plans showing the locations of fire hydrants (see County Standard 400) off-site and on-site must also be approved by Riverside County Fire Department. Necessary easements for sewer and water systems on-site, as determined by JCSD, shall be shown on the final Parcel Map "to be dedicated by separate instrument". This shall also be shown by separate note on the ECS.
- 3.16. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with City of Jurupa Valley Municipal Code Title 7. The Developer is responsible for coordinating the work with the serving utility company. This requirement applies to underground existing overhead electrical lines along the project frontage and between the nearest poles offsite in each direction of the project site including the opposite side of the street. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. Written proof confirming initiation of the design and/or application or the relocation, issued by the utility company, shall be submitted to the Engineering Department for verification purposes.
- 3.17. Prior to the recordation of the final map, the Applicant shall secure the lot line adjustment for parcels identified as APN 163-400-001 and 163-400-052.

4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

- 4.1 All grading and construction of all infrastructure improvements within the public right-of-way in accordance with approved plans, with City of Jurupa Valley Municipal Code Chapter 8.70, and with all other applicable requirements, to the satisfaction of the City Engineer.
- 4.2 The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code.
- 4.3 A licensed surveyor or civil engineer shall certify to the completion of precise grading in conformance with the lines and grades shown on the approved grading plans.
- 4.4 The Project Civil Engineer shall provide Record ("As-built") Drawings of grading and all infrastructure improvements.

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- 4.5 The Applicant is responsible for completing all utility mainline and service line extensions within and serving the project site, including but not limited to, electrical power, telephone, other communication, street lighting, and cable television underground as herein before required, unless otherwise approved by the City Engineer in writing. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Project Proponent obtained an Encroachment Permit from the Engineering Department. Correspondence from the respective utility company approving and accepting utility improvements shall be provided from each respective utility company. The City will make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.
- 4.6 The Applicant is responsible for the completion of all post-construction water quality Best Management Practices (BMPs) facilities and features. These facilities and features shall be operated and maintained under the City's CFD.
- 4.7 All in-lieu fees shall be paid to the City of Jurupa Valley.

5. PRIOR TO OCCUPANCY

- 5.1. The Applicant is responsible for the completion of all grading and all improvements in the public rights-of-way and for compliance with all other requirements applicable to the public rights-of-way in accordance with Riverside County Ordinance 461, as adopted by the City.
- 5.1.1. Prior to the issuance of the 90th Certificate of Occupancy, landscape improvements within the parkway shall be completed and accepted by the City Engineer.
- 5.1.2. New streetlights must be installed, energized, and accepted by the City Engineer.
- 5.2. Prior to Engineering clearance for Certificate of Occupancy, Applicant shall obtain acceptance of applicable improvements by JCSD. Written proof shall be provided to the Engineering Department.
- 5.2.1. It shall be the Applicant's responsibility to coordinate requirements with JCSD and obtain final approval.

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TABLE A

**MA20065 – INTERSECTION AND ROADWAY SEGMENT
IMPROVEMENT AND MITIGATION LIST**

Geometric Modification	Description
INTERSECTIONS	
Project-Specific Intersection Mitigation	
Intersection of Clay Street (NS) and Linares Avenue/Southerly Driveway (EW)	<p>Modify geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane. • SB: one RT lane. • EB: one LT lane, one shared TH/RT lane. • WB: one shared TH/RT lane. <p>Note: Modify existing traffic signal to provide protective/permissive phasing in the EB/WB direction, protected left-turn phasing in the NB/SB direction, and eight-phase signal. Install a crosswalk on the south leg of the intersection.</p>
Intersection of Clay Street (NS) and "H" Street/Northerly Driveway (EW)	<p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane. • SB: one LT lane. • EB: one RT lane. • WB: N/A. <p>Note: Intersection to be controlled by Stop sign on "H" Street. Install a raised median along Clay Street.</p>
Intersection of Clay Street (EW) and Van Buren Boulevard (NS)	<p>Modify geometries to provide:</p> <p>NB: one TH lane. SB: one TH lane. EB: N/A. WB: N/A.</p> <p>Note: Project proponent shall be responsible to pay in-lieu fees for construction of required improvements.</p>

The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.

Applicant's name (Print Form): _____

Applicant's name (Signature): _____ Date: _____

ATTACHMENT NO. 2

DEH No Further Action Letter



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

KEITH JONES, DIRECTOR

February 25, 2020

RCDEH Site # SR0045624

Will McGraw
600 South Spring Street, Unit 506
Los Angeles, California 90014

RE: Site Cleanup at former pipe manufacture located at 6501 Clay Street in Jurupa Valley, California, 92509.

Dear Mr. McGraw,

The Riverside County Department of Environmental Health, Site Cleanup Program (RCDEH-SCP) has reviewed the *Remedial Action Completion Report & Site Closure Request, 6501 Clay Street, Jurupa Valley, California* (GeoKinetics, July 5, 2019) for the cleanup site at the former pipe manufacturing facility. The report documents the remedial actions, which included the installation, operation, and monitoring of a Soil Vapor Extraction (SVE) system to mitigate Volatile Organic Compound (VOC) contamination within the soil near the former West Batch Plant. It also documents the screening/ excavation/ removal of soils impacted with petroleum hydrocarbons (former Maintenance Building sump pit), thallium (former Spiral Welding area), and chromium (former Spiral Welding area and "burn pit" area) to concentrations below their respective residential screening number. The report also contains the results for the installation and sampling of groundwater monitoring wells at the Site.

The report documents, with the exception of one sample from MW-3 where chloroform was reported at a concentration of 0.51 µg/L, VOCs were not detected in any of the groundwater samples. CAM metals were measured at normal background levels with concentrations well below the EPA RSLs for residential development.

The SVE system was operated from January 2, 2018 through April 4, 2019, with periodic shut-downs for maintenance and rebound testing. The results of the final rebound test on March 27th, 2019 showed a maximum PCE vapor concentration at 5 feet bgs of 0.257 µg/L from P-6. Results for P-8 probe at 10 and 20 feet were the only detections above the 0.460 µg/l DTSC hero screening number for future residential scenario (1.760 µg/L and 1.780 µg/L). Given that the detection in SV-9, the nearest extraction well to P-8 (within 10 feet), was <0.008 µg/L (screening at 5-25 feet) at rebound sampling and given the results of the Vapor Intrusion Risk Assessment reviewed by the Office of Environmental Health Hazard Assessment (OEHHA) the RCDEH-ECP find the site acceptable for closure.

Based on the available data and with the provision that the information provided to this agency was accurate and representative of site conditions, RCDEH-ECP has determined that no further action related to this cleanup is required. RCDEH-ECP does recommend that the proposed residential development install a vapor intrusion mitigation measure, i.e., vapor barrier and/or sub-slab venting system, as a conservative approach to residential construction within the former West

RCDEH-SCP Site #SR0036295
6501 Clay Street
Page 2

Batch Plant area of the site. This letter confirms completion of the soil and soil gas investigation and remediation and groundwater investigation conducted at the above referenced location.

As with any real property, if previously unidentified contamination is discovered at the site or the conditions differ from those presented in the submitted documents, our office shall be notified immediately and additional assessment, investigation and/or cleanup may be required.

If you have any questions, please contact me at (951) 955-8980 or allopez@rivco.org

Sincerely,

A handwritten signature in blue ink, appearing to read 'ALLOPEZ', with a long horizontal flourish extending to the right.

Alberto Lopez, MEA, REHS
Senior Environmental Health Specialist

cc: Glenn Tofani, GeoKinetics, glenn@geokinetics.org

ATTACHMENT NO. 3

Geo Kinetics Remediation Summary

Memorandum

Date: September 18, 2020

From: Glenn Tofani
GeoKinetics

To: Will McGraw
Inland Harbor, LLC

**SUBJECT: HISTORY OF SITE REMEDIATION ACTIVITIES FOR 67-ACRE
PROPERTY LOCATED AT 6501 CLAY STREET - JURUPA VALLEY,
CALIFORNIA**

As requested, the purpose of this memorandum is to provide a summary of the remediation activities that have been performed at the property located at 6501 Clay Street in the City of Jurupa Valley, California. The general site location is shown in Figure 1 while, a recent aerial photograph of the \approx 67-acre property is provided as Figure 2. The property consists of County of Riverside Tract 36192 and is comprised of Assessor's Parcel Numbers (APNs) 163-400-001 and 052.

A metal pipe manufacturing facility was operated at this site from the 1950's until approximately 2005. Localized contamination of the soil with Volatile Organic Compounds (VOCs), consisting predominately of tetrachloroethylene (PCE), was discovered in 2013. A self-directed remedial action involving the periodic operation of a Soil Vapor Extraction (SVE) system over a nine month period was undertaken by the prior owner between October of 2013 and July of 2014. The SVE system consisted of two extraction wells. It was initially thought that the SVE operation had reduced the soil VOC concentrations to acceptable levels. However, it subsequently became apparent that insufficient confirmatory testing had been undertaken at the completion of the SVE operation. Supplemental testing performed in 2017 and 2018 identified the presence of elevated soil vapor PCE levels in the general area where the prior remedial activities were performed.

GeoKinetics prepared a Remedial Action Plan (RAP) to address the remaining contamination in December of 2017. Oversight for the supplemental remedial work was requested from the Riverside County Department of Environmental Health (DEH). DEH agreed to provide regulatory oversight for the site investigation and remediation activities. The RAP was subsequently submitted to, and approved by DEH. The RAP specified the

installation and operation of a system of eighteen (18) SVE wells. The SVE system was installed and operated from January through October of 2018. A series of twelve (12) multi-stage soil gas probes were installed in January of 2018 to assist in delineating the remaining contamination and to facilitate monitoring of the progress of the SVE. The locations of the SVE wells and multi-stage soil gas monitoring probes are shown in Figure 3.

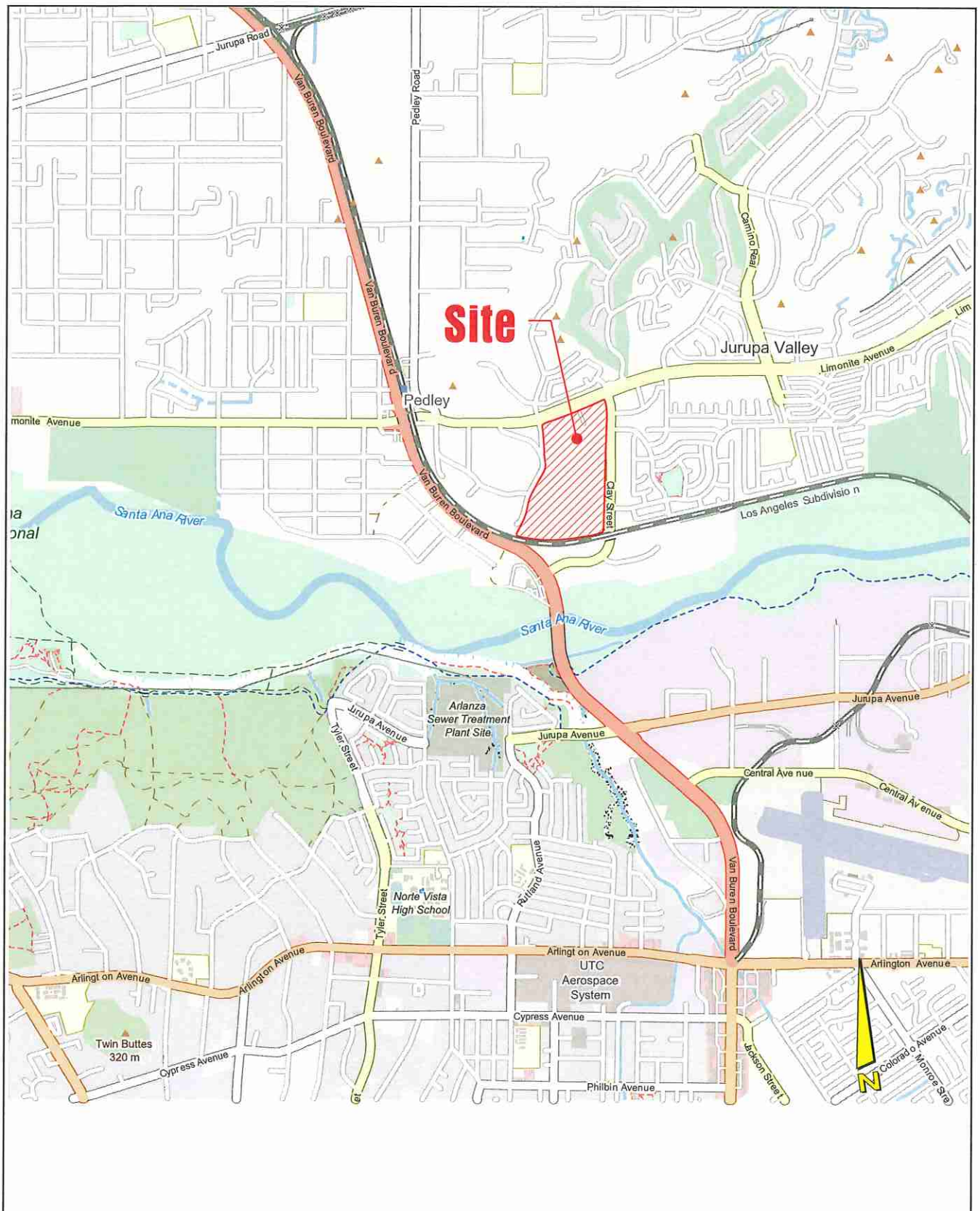
Rebound testing performed in October of 2018 after the SVE system was shut-down indicated the target clean-up levels had been achieved throughout most, but not all, of the impacted area. Three additional SVE wells were installed in areas where the clean-up levels had not been reached. The SVE system was then re-activated and operated from December of 2018 through April of 2019. Rebound testing performed at that time indicated the VOC concentrations had been reduced to acceptable levels consistent with the proposed residential development of the site.

A site closure report was prepared and submitted to DEH for review and approval in July of 2019. The site remediation activities were subsequently approved by DEH and the case was closed. A copy of the DEH closure letter is attached for your reference.

As part of the site remediation activities, DEH required further investigation and remediation of localized areas where the site soils had been impacted by petroleum hydrocarbons, thallium, and chromium. Those activities were performed concurrently with the SVE operations and documented in the site closure report that was reviewed and approved by DEH.

DEH also required the installation and monitoring of a series of eight (8) groundwater monitoring wells during the site remediation work to confirm there were no significant impacts to groundwater. The monitoring well locations are shown in Figure 4. The monitoring results indicated the groundwater at the site had not been impacted. The groundwater monitoring results were summarized in the site closure report that was reviewed and approved by DEH. The groundwater monitoring wells were removed (drilled out / backfilled) under the direction of DEH after receipt of the closure letter.

{ E N D }



GeoKinetics

Geotechnical &
Environmental Engineers

Project Name: 6501 Clay Street - Jurupa Valley, California

Date: September 2020

Site Location Map

Figure 1



Google Aerial Photograph Dated August 24, 2019

0 400 800 ft
Approximate Scale

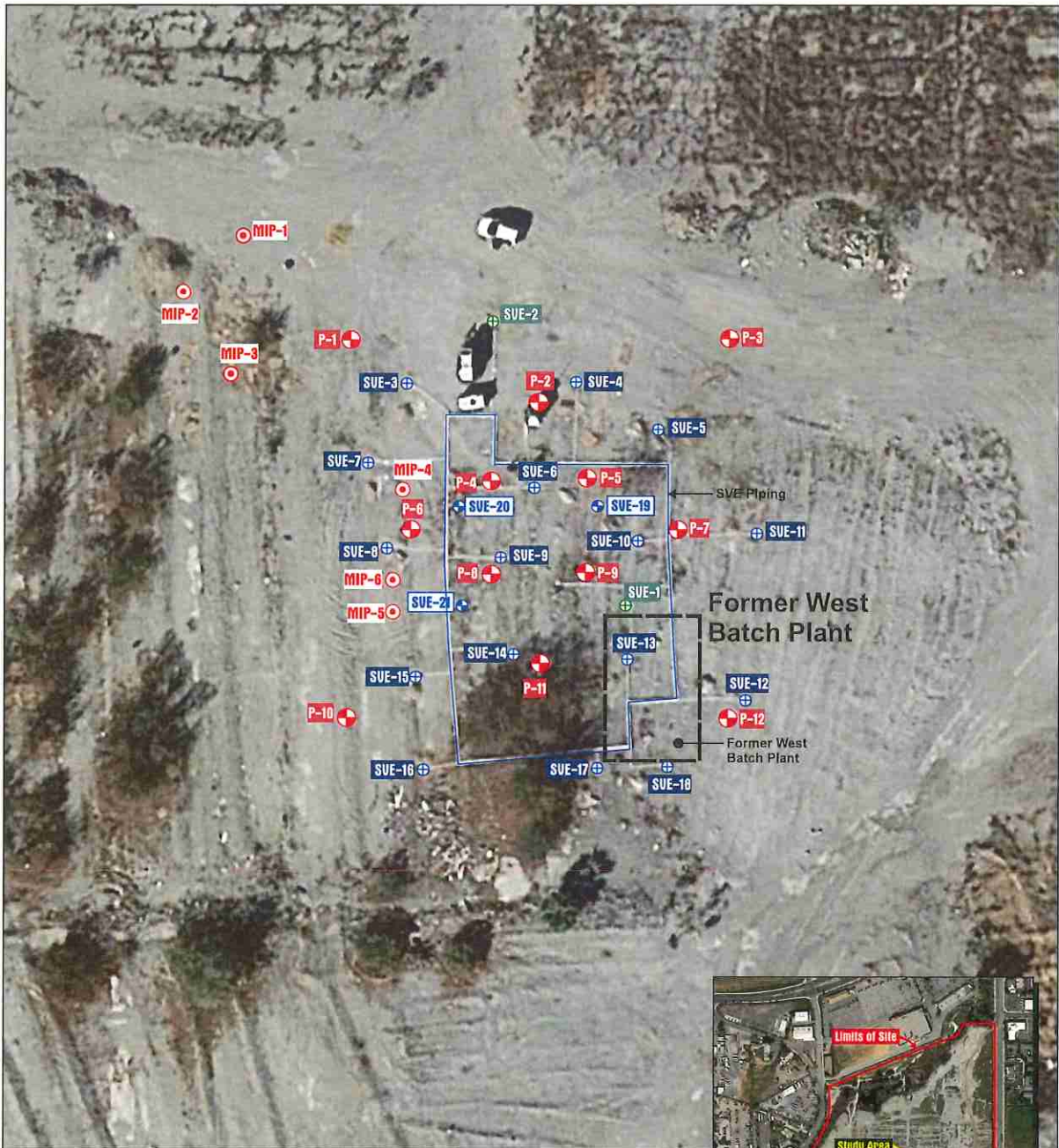
GeoKinetics
Geotechnical &
Environmental Engineers

Project Name: 6501 Clay Street - Jurupa Valley, California

Date: September 2020

Recent Aerial Photograph of Site

Figure 2



Legend

- SVE-2 Soil Vapor Extraction Well Location and Designation (2013)
- SVE-10 Soil Vapor Extraction Well Location and Designation (Installed December 2017)
- SVE-21 Soil Vapor Extraction Well Location and Designation (Installed December 2018)
- P-12 Multi-Stage Soil Gas Probe Location (Installed November 2017)
- MIP-1 Location of Membrane Interface Probe Location (Installed August 2018)



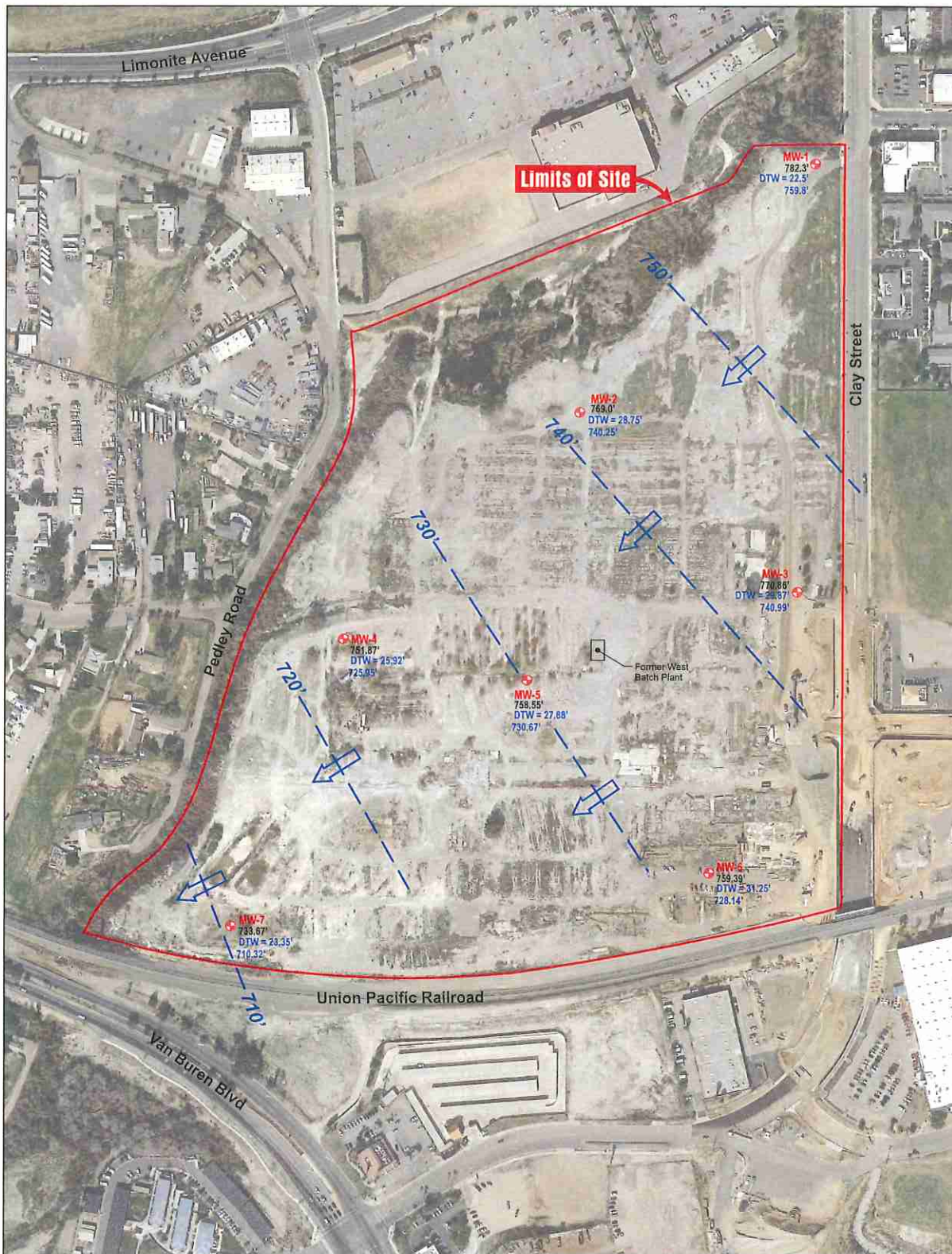
GeoKinetics
Geotechnical &
Environmental Engineers

Project Name: 6501 Clay Street - Jurupa Valley, California

Date: September 2020

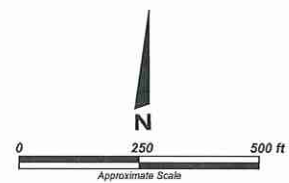
Site Plan with Locations of
Soil Gas Probes and SVE Wells

Figure 3



Legend

- **MW-7** Groundwater Well Location and Designation With
- 733.67' Top of Casing Elevation
- DTW = 23.35' Depth to Groundwater Relative to Top of Casing (Feet) On June 27, 2018
- 740.99' Groundwater Elevation (Feet MSL)
- 720' Groundwater Elevation Contour Above MSL
- Approximate Direction of Groundwater Flow



GeoKinetics
Geotechnical &
Environmental Engineers

Project Name: 6501 Clay Street - Jurupa Valley, California
Date: September 2020

**Locations of GeoKinetics Groundwater
Monitoring Wells**

Figure 4

Attachment A

Site Closure Letter



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

KEITH JONES, DIRECTOR

February 25, 2020

RCDEH Site # SR0045624

Will McGraw
600 South Spring Street, Unit 506
Los Angeles, California 90014

RE: Site Cleanup at former pipe manufacture located at 6501 Clay Street in Jurupa Valley, California, 92509.

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RCDEH-SCP Site #SR0036295
6501 Clay Street
Page 2

Batch Plant area of the site. This letter confirms completion of the soil and soil gas investigation and remediation and groundwater investigation conducted at the above referenced location.

As with any real property, if previously unidentified contamination is discovered at the site or the conditions differ from those presented in the submitted documents, our office shall be notified immediately and additional assessment, investigation and/or cleanup may be required.

If you have any questions, please contact me at (951) 955-8980 or allopez@rivco.org

Sincerely,

A handwritten signature in blue ink, appearing to read 'ALLOPEZ', is written over the 'Sincerely,' text.

Alberto Lopez, MEA, REHS
Senior Environmental Health Specialist

cc: Glenn Tofani, GeoKinetics, glenn@geokinetics.org

ATTACHMENT NO. 4

General Plan Overlay Map

LAND USE OVERLAY MAP (SOURCE: 2017 GENERAL PLAN)

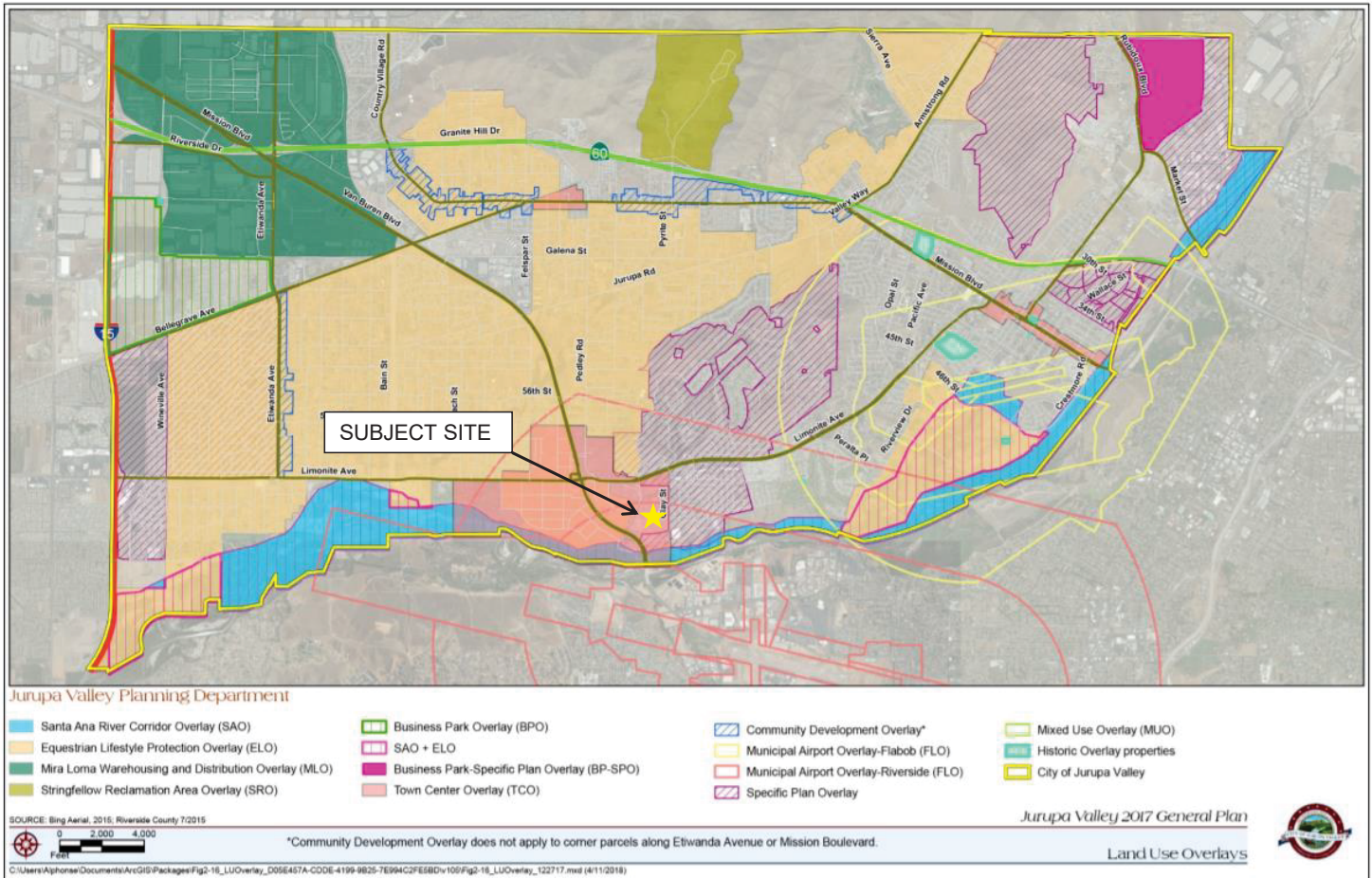
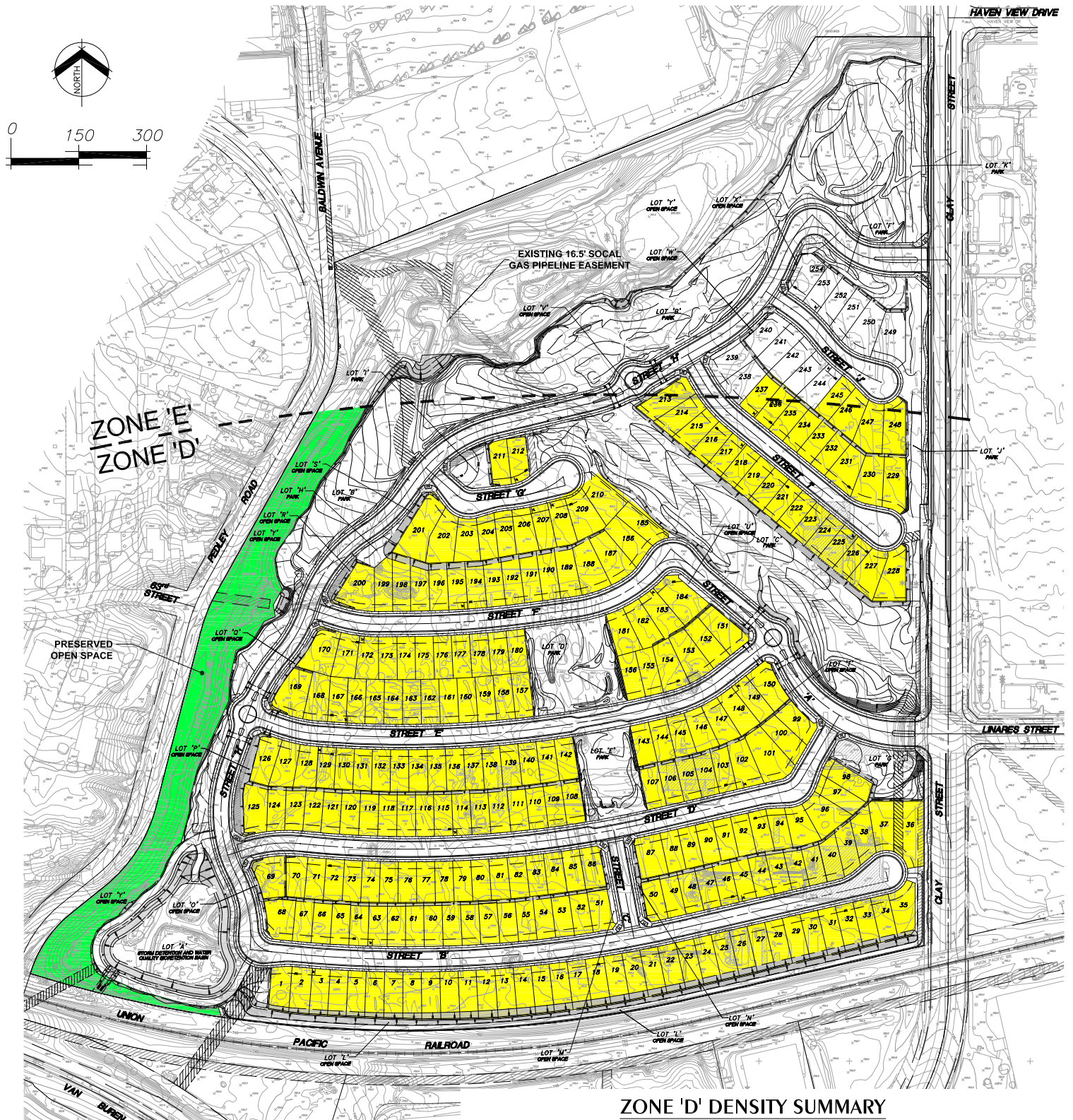


Figure 2-16: Land Use Overlays

ATTACHMENT NO. 5

ALUC Zone D map



APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
 835 WEST STATE STREET
 ONTARIO, CA. 91762

ENGINEER

MDS CONSULTING	MORSE	17320 Redhill Avenue
	SCHULTZ	Suite 360
		Irving, CA 92614
		Phone: 949-251-8821
PLANNERS	ENGINEERS	SURVEYORS

LEGEND

- PRESERVED OPEN SPACE
- SINGLE FAMILY RESIDENTIAL LOTS

ZONE 'D' DENSITY SUMMARY

GROSS ACREAGE	50.40 AC
PRESERVED OPEN SPACE	3.08 AC
NET ACREAGE	47.32 AC
NUMBER OF LOTS	241 (LOTS 1-237, 245-248)
NET DENSITY	5.09 DU/AC

RANCHO JURUPA
TENTATIVE TRACT NO. 37714
A.L.U.C ZONE 'D' DENSITY PLAN
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SHEET 1 OF 1

ATTACHMENT NO. 6

Pedley Village Center Design Guidelines (PVCDG)

Pedley Village Center Design Guidelines

City Council Resolution 2015-48

September 17, 2015

1.0 INTRODUCTION

The purpose of these guidelines is to provide land owners and developers clear direction for the creation of new neighborhoods and commercial projects in Pedley Village. The principles and guidelines are non-binding and are not regulations. Instead, they serve to establish the basis for constructive and collaborative land planning by the City and development applicants.

The application of these guidelines may differ depending on the location and type of development proposed. The City will consider all development proposals regardless of the degree to which they follow these guidelines. However, General Plan amendments or rezoning proposals that satisfy most or all of these guidelines and principles are more likely to be approved.

2.0 GENERAL PRINCIPLES

The following principles should guide decisions regarding zoning or General Plan changes in the Pedley Village area. Developers are encouraged to design projects such that they incorporate as many of these principles as possible.

LAND USE

- Design elements of new projects should reflect the rural heritage of the area.
- Civic center should be focused on a public amenity, such as a park or plaza.
- Office uses, if any, should be concentrated near civic center.
- Public uses/buildings should be concentrated near civic center (such as schools, libraries, etc.).
- Neighborhoods and civic center should be located within a comfortable walking and biking distance to a neighborhood center with basic commercial amenities, such as shops, services and restaurants.
- Parks and plazas should be integrated into neighborhoods and centers.
- Primary strategy around civic center should be to create a “town center” or “Main Street,” with slow traffic, broad sidewalks, and thriving retail and dining that serves local residents.
- Vertical mixed use, if any, should be concentrated around retail centers.
- Residential density should be concentrated around activity centers such as transit stops and retail centers to promote and encourage walkability.
- New residential developments should be designed to connect streets, walkways and trails with existing adjacent neighborhoods. Gated residential communities are discouraged, and if approved should not prevent social interaction and vehicular circulation with existing adjacent neighborhoods.
- Strategy to attract new residents and businesses should focus on providing and maintaining high quality of life (amenities, attractions, views, walkability, experience, quality schools and services).

- Should be a strong emphasis on creating a sense of place through cohesive development throughout the policy area.
- Abundant open space (plazas, parks, etc.) within at least ¼ mile of all residences. 1/8 of mile distance ideal

TRANSPORTATION

- Transportation network comprised of smaller blocks, high intersection density, and few cul-de-sacs with strong connectivity to village commercial center and train station.
- Roads/rights-of-way should be designed to encourage pedestrian use.
 - Narrow lanes (vs. narrow roads/rights-of-way).
 - Striped bike lanes or off road bike paths.
 - Pedestrian buffers comprised of parking lanes and planting strips (no curb adjacent sidewalks).
 - Abundant crosswalks throughout the area.
- Mid-block crossings, through-block walkways and curb extensions should be encouraged to slow traffic and protect the pedestrian.
- Grade-separated interchange of Van Buren/Limonite should be redesigned to be a node, not a barrier.
- Limit commercial driveways and encourage shared parking strategies.
- Public transit amenities are accommodated and included.

3.0 DESIGN GUIDELINES

The following guidelines are encouraged for new projects in Pedley Village. The City will give a greater weight to projects that incorporate the most of these guidelines into the project design.

GENERAL DEVELOPMENT GUIDELINES

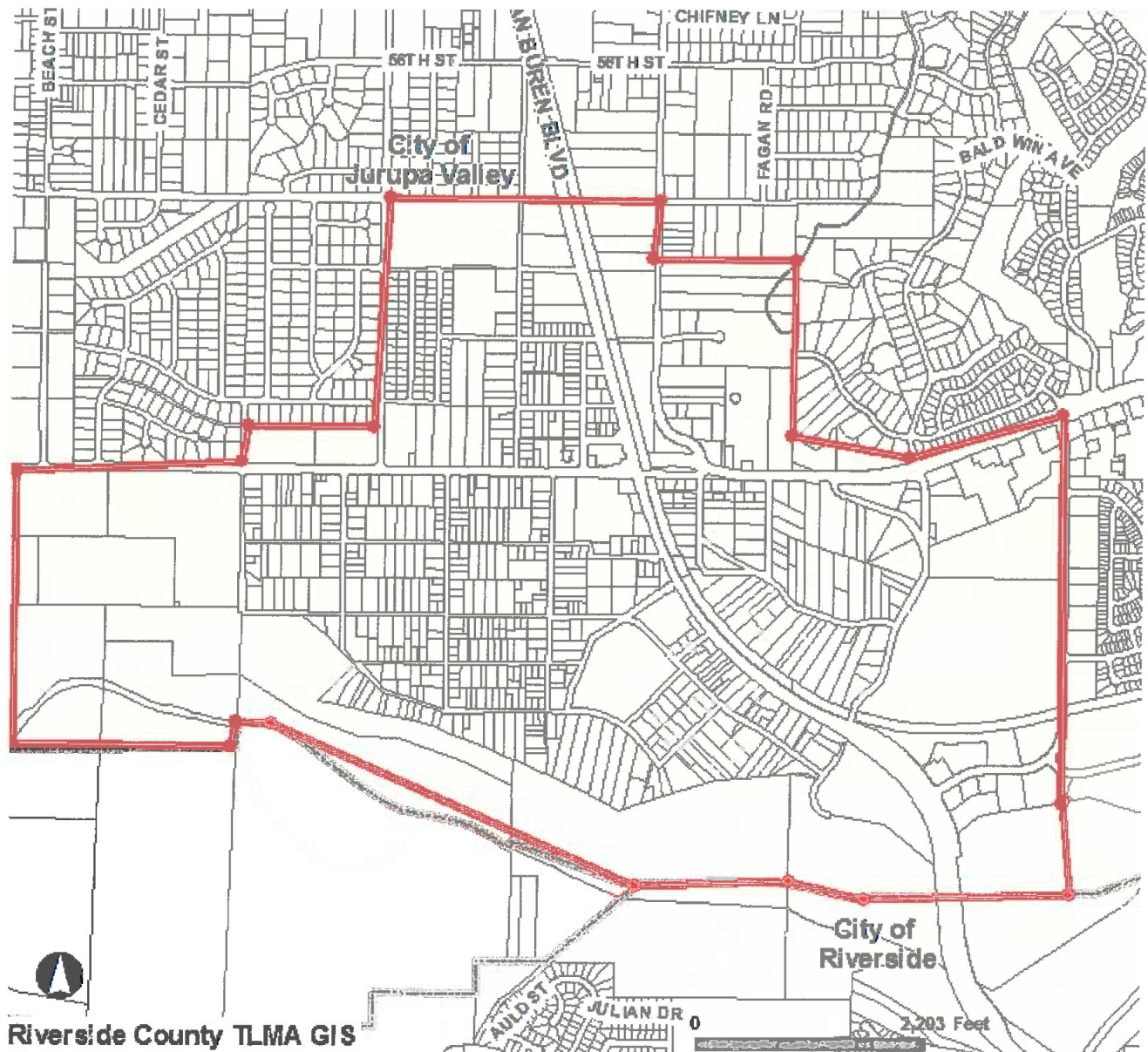
- Commercial buildings should be oriented to the street
 - Few or no parking lots separating buildings from street
 - Shallow front yards
 - Shallow or no front yard setbacks for commercial
 - Outdoor cafes and street furniture should be encouraged in commercial areas
- Neighborhood orientation
 - Diversity of housing
 - Many amenities within easy walking distance of homes
 - Appropriate density for context
 - Multi-family residential limited to three stories
 - Broad mix of housing types and designs in every neighborhood; mix of housing types on each block ideal
 - Housing should reflect types found in smaller, traditional neighborhoods and should include mix of house sizes, duplexes, triplexes, quadplexes, and row houses.
 - Auto-oriented forms such as apartment complexes and “six-packs” are discouraged
 - Built as neighborhoods and centers, not as subdivisions/projects
- Non-residential
 - Neighborhood scale retail primary strategy for most areas
 - Mixed-use preferred, but can be horizontally mixed (vertically mixed unlikely to be successful in near term or ever)
 - Non-retail allowed, but not focus of strategy in most areas

- Transit station area
 - Surface parking
 - Parking is designed so as not to be focus of station
 - Station-serving retail in walking distance of station
- A range of harmonious and attractive historically indigenous architectural styles
- Sound wall lined streets unacceptable
- Extensive tree cover to reduce impact of hot summers: 50% cover within five years of planting for sidewalks, roads (excluding intersections), and parking lots.
- Fruit trees and vines should be considered for front and rear yard areas.

RESIDENTIAL DESIGN GUIDELINES

- Allow for spacious yards, make house fit the lot - ratio of lot size to house size (for example 35% 1st floor + 15% 2nd floor = 2,100 sq. ft. habitable area and 2,500 sq. ft. with a 400 sq. ft. two-car garage).
- Amount of unpaved open space per lot (of at least 50% of total site area).
- Rural or historic neighborhood style architecture (ranch, farmhouse, craftsman, bungalow, etc.).
- Variable setbacks, semi-rural character with gentle curvilinear streets
 - R-1 or larger lots: 25' – 30' front setback or 10' side yard with 20' setback
 - R4 (3,500 sq. ft. or larger) lots: 15' – 20' front setback or 12' front setback for 50% of the width of the structure with 7.5' side yard setback
- Avoid street view dominated by garage doors (side facing garages, rear yard garages, secure alley access, etc.)
- Narrow street with 10' parkway to accommodate a 6' wide landscape area adjacent to the curb & 6' sidewalk or DG trail
- River rock or layered stone walls
- Indigenous landscaping (Oaks, Sycamores, etc.)
- Pedestrian / equestrian connectivity to activity centers (commercial, church, park, staging areas, etc.)
- Neighborhood / social design
 - Usable front porches
 - Extensive shade trees in parkways
 - Minimize cul de sac design
 - Connectivity to existing neighborhoods
 - Allow room on each lot for additions (patio, bedroom, etc.)
 - Connectivity/permeability throughout neighborhoods
 - Minimize length of blocks (interrupt with streets, alleyways, trails, bike paths, open space corridors, etc.)
- Common areas within the neighborhood with a provision to keep animals, community gardens, RV parking, etc.
- Accommodation for existing and planned equestrian lifestyle, including such features as provision for trails, equestrian facilities, extension of equestrian routes to the Santa Ana River, etc.
- Adequate guest parking
- Preservation of open space / natural features
- Unique system to carry storm water that is consistent with both rural, small town character and state of the art engineering practice as determined by the City Engineer
- Special design features
 - Mailboxes
 - Trash pickup areas
 - Entry statement
 - Enriched pavement
 - Traffic calming

4.0 PEDLEY VILLAGE CENTER BOUNDARY



ATTACHMENT NO. 7

Airport Land Use Commission Consistency Letter



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

November 16, 2020

Ms. Rocio Lopez, Project Planner
City of Jurupa Valley Planning Department
8930 Limonite Avenue
Jurupa Valley CA 92509

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1100RI20
Related File Nos.: MA20065 [CZ20002, TTM37714, SDP20035] (Change of Zone, Tentative Tract Map, Site Development Plan)
Compatibility Zone: Zones D, E
APNs: 163-400-001 and 163-400-052

Dear Ms. Lopez:

On November 12, 2020, the Riverside County Airport Land Use Commission (ALUC) found City of Jurupa Valley Case Nos. MA20065 [CZ20002, TTM37714, SDP20035] (Change of Zone, Tentative Tract Map, Site Development Plan), a proposal to construct a single-family residential development plan on a total 67.67 acres, including a residential subdivision consisting of 254 single family residential lots on 25.73 acres, 14.11 acres of parks, 10.78 acres of preserved open space, 1.81 acres of open space/landscaping, 1.83 acres of water treatment basin, and 3.10 acres of public roads, and change the zoning of the site from M-SC (Manufacturing Service Commercial) to R-4 (Planned Residential), located southerly of Limonite Avenue, easterly of Pedley Road, westerly of Clay Street, and northerly of the Union Pacific Railroad, **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, artificial marshes, trash transfer stations that are open on one or more sides,

recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive nonresidential uses.
 - (f) Hazards to flight.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon, and shall be recorded as a deed notice.
 4. Detention basin(s) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. Noise attenuation measures shall be incorporated into the design of the single family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
6. The project has been evaluated for a subdivision of 254 single family residential lots on 25.73 acres. Any change to the number of lots or acreage will require review by the Airport Land Use Commission, at the discretion of the ALUC Director.
7. At least 5.04 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
8. Approximately 3.08 acres identified on the tentative tract map and site development plan as preserved open space will be conveyed to a conservancy.

9. During initial sales of properties, informational signs shall be posted in conspicuous locations within the project clearly depicting the proximity of the project to the airport and aircraft traffic patterns.
10. The ALUC overflight informational brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns, the frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights, as well as Compatibility Factors exhibit from the Riverside Municipal Airport Land Use Compatibility Plan.
11. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2020-AWP-1470-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
12. The proposed buildings shall not exceed a height of 28 feet above ground level and a maximum elevation at top point of 808 feet above mean sea level.
13. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 28 feet in height and a maximum elevation of 808 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 11-12-20 Agenda, Bookmark Agenda Item No. 3.3.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Inland Harbor, LLC (applicant/property owner)
MDS Consulting, Bob Zoller (representative)
Kim Ellis, Airport Manager, Riverside Municipal Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Riverside\ZAP1099RI20\ZAP1099RI20.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____

GENERAL INFORMATION <ul style="list-style-type: none"> • Airport Ownership: City of Riverside • Year Opened: c. 1990 • Property Size: <ul style="list-style-type: none"> • Five Tracts: 441 acres • Aesthetics/Easements: Required for all development in airport influence area; coverage uncertain • Airport Classification: General Aviation • Airport Elevation: 816 feet MSL 	AIRPORT PLANNING DOCUMENTS <ul style="list-style-type: none"> • Airport Master Plan: <ul style="list-style-type: none"> • Adopted by Riverside City Council, November 1989 • Airport Layout Plan Drawing: <ul style="list-style-type: none"> • Last Update: January 2001 • FAA Part 150 Airport Noise Compatibility Program: <ul style="list-style-type: none"> • Approved by FAA, March 1995
RUNWAY/TAXIWAY DESIGN <p>Runway 9-27</p> <ul style="list-style-type: none"> • Official Aircraft: Small business jet • Airport Reference Code: B-I • Dimensions: 5,401 ft. long, 100 ft. wide • Pavement Strength (main landing gear configuration): <ul style="list-style-type: none"> • 40,000 lbs (single wheel) • 70,000 lbs (2 wheel) • 110,000 lbs (3 wheel) • Average Gradient: 1.1% (rising to east) • Runway Lighting: <ul style="list-style-type: none"> • Medium Intensity edge lights (MEL) • Runway 9: Approach lights (MALSR) • Runway 27: Runway End Identifier Lights (REILs) • Primary Taxiways: Full-length parallel on south <p>Runway 16-34</p> <ul style="list-style-type: none"> • Official Aircraft: Single engine, piston • Airport Reference Code: B-I • Dimensions: 2,851 ft. long, 46 ft. wide • Pavement Strength (main landing gear configuration): <ul style="list-style-type: none"> • 40,000 lbs (single wheel) • 50,000 lbs (2 wheel) • 80,000 lbs (3 wheel) • Average Gradient: 0.8% (rising to north) • Runway Lighting: <ul style="list-style-type: none"> • Medium Intensity edge lights (MEL) • Primary Taxiways: Full-length parallel on west 	TRAFFIC PATTERNS AND APPROACH PROCEDURES <ul style="list-style-type: none"> • Airplane Traffic Patterns: <ul style="list-style-type: none"> • Runways 9, 27, 34: Left traffic • Runway 16: Right traffic • Pattern altitude: 1,500 ft. AGL light aircraft; 1,500 ft. AGL jet and others • Instrument Approach Procedures (lowest minimums): <ul style="list-style-type: none"> • Runway 9 L/S: • Straight-in (3-mile visibility, 200 ft. descent height) • Circling (3-mile visibility, 400 ft. descent height) (no circling north of Runway 9-27) • Runway 3 VOR or GPS: • Straight-in (3-mile visibility, 456 ft. descent height) • Circling (3-mile visibility, 400 ft. descent height) • Two additional procedures provide circling only • Standard Instrument Procedures: None • Visual Approach: Aids: <ul style="list-style-type: none"> • Airport: Holding beacon • Runway 27: Visual Approach Slope Indicator (VASI) • Runway 34: Precision Approach Slope Indicator • Operational Restrictions / Noise Abatement Procedures: <ul style="list-style-type: none"> • Runway 16-34 Usage limited to 12,500-lb aircraft <p>APPROACH PROTECTION</p> <ul style="list-style-type: none"> • Runway Protection Zones (RPZs): <ul style="list-style-type: none"> • Runway 9: 3,500 ft. long, >15 ft. on airport or road/runway • Runway 27: 1,000 ft. long, all on airport property • Runway 16: 1,000 ft. long, 34 ft. on airport property • Runway 34: 1,000 ft. long, c/w on airport property • Approach Obstacle: None
BUILDING AREA <ul style="list-style-type: none"> • Location: Southeast quadrant of airport • Aircraft Parking Capacity: <ul style="list-style-type: none"> • Hangar spaces: 137 individual; add in large hangars • Tie-downs: Unlimited • Other Major Facilities: <ul style="list-style-type: none"> • Air traffic control tower • Lighted helipad southeast of runway intersection • Terminal building with pilot lounge, restaurant • Services: <ul style="list-style-type: none"> • Fuel: Jet A, 100LL (by truck) • Other: Aircraft rental & charter; flight instructor 	PLANNED FACILITY IMPROVEMENTS <ul style="list-style-type: none"> • Aircraft: <ul style="list-style-type: none"> • Extend Runway 9-27 eastward to 6,153 ft. length • Establish Runway 27 straight-in for precision approach • Building Area: <ul style="list-style-type: none"> • Increase based aircraft parking • Property: <ul style="list-style-type: none"> • None

Exhibit RI-1

Airport Features Summary

Riverside Municipal Airport

BASIS AIRCRAFT				TIME OF DAY DISTRIBUTION ¹	
Aircraft Type	Current * 2012 data	Future * 2022	Ultimate	Current	Future & Ultimate
Single-Engine	205	250	374	52%	no change
Twin-Engine Piston & Turboprop	24	100	not available	15%	
Business Jets	1	50		2%	
Helicopters / Others	16	50		10%	no change
Total	246	450		3%	

AIRCRAFT OPERATIONS				RUNWAY USE DISTRIBUTION ⁴		
	Current * 2012 data	Future * 2022	Ultimate *	Current	Future & Ultimate	
Total	114,191 ²	168,803	220,100			
Annual						
Average Day	312	441	423			
Distribution by Aircraft Type						
Single-Engine	84%	82%	41%	Runway 9	13%	13%
Twin-Engine Piston	10%	6%	3%	Runway 27	20%	92%
Turboprop	2%	11%	22%	Runway 16	0%	0%
Business Jet	4%	17%	20%	Runway 34	0%	0%
Helicopters / Other	2%	2%	11%	Landings		
				Runway 9	10%	50%
				Runway 27	20%	50%
				Runway 16	0%	0%
				Runway 34	0%	0%
Distribution by Type of Operation ³				Other Abnormal - Day/Evening/Night		
Local (hot, touch and go)				Takeoffs & Landings		
Single-Engine		45%		Runway 9	0%	no change
Twin-Engine Piston		20%		Runway 27	18%	
Helicopter		45%		Runway 16	0%	
All Others		9%		Runway 34	2%	
Total	42%	45%	24%			
Enroute						
Single-Engine		55%				
Twin-Engine Piston		60%				
Helicopter		55%				
All Others		100%				
Total	57%	55%	79%			

FLIGHT TRACK USAGE	
Data summary not available	

Notes

* Source: Riverside Municipal Airport Runway Usage (2012)

¹ Source: Air Traffic Control (ATC) tower counts plus estimated night operations

² Source: Estimated/Projected for compatibility planning purposes based on discussion with Airport Manager (February 2004)

Exhibit RI-3

Airport Activity Data Summary

Riverside Municipal Airport

Presence of Aircraft Overflight: Riverside Municipal Airport

EXPANDED BUYER AWARENESS MEASURES

As stipulated in the Riverside County Airport Land Use Compatibility Plan (ALUCP) for Riverside Municipal Airport, any new single-family or multi-family residential development within the Riverside Municipal Airport Influence Area (except Compatibility Zone E) shall be provided measures intended to ensure that prospective buyers or renters are informed about the presence of aircraft overflights of the property.

This brochure provides buyers or renters with information showing the locations of aircraft flight patterns, frequency of overflights, typical altitudes of the aircraft, and range of noise levels that can be expected from individual aircraft overflight.

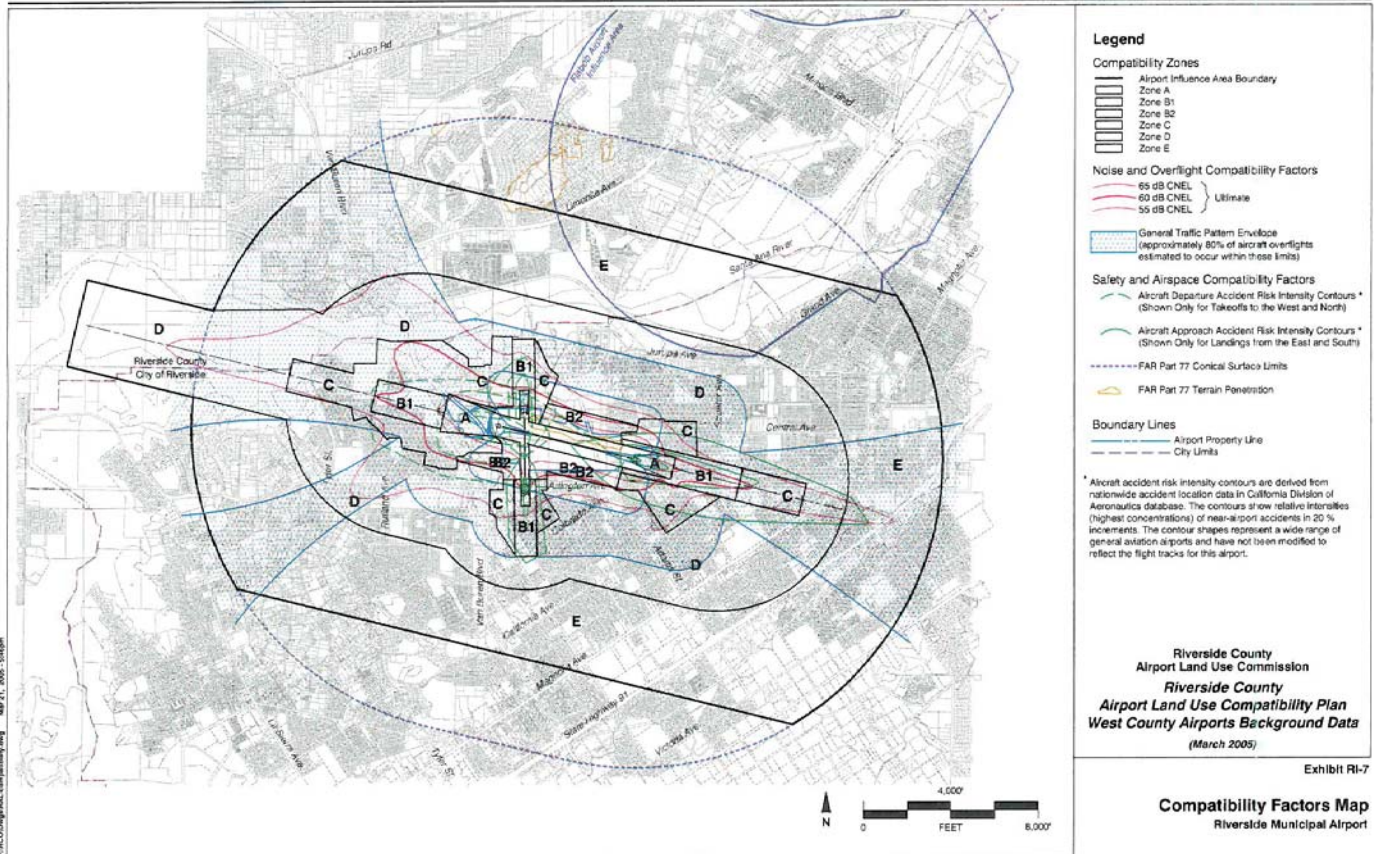


For more information contact us:
Airport Land Use Commission
 (951) 955-5132
www.rcaluc.org



Find your Neighborhood on this Map

BACKGROUND DATA: RIVERSIDE MUNICIPAL AIRPORT CHAPTER WB



ATTACHMENT NO. 8

Pipeline Safety Hazard Assessment (PSHA)

Revised September 2021 | Pipeline Safety Hazard Assessment

APPALOOSA SPRINGS

Jurupa Valley

Prepared for:

Inland Harbor

Contact: William McGraw, Principal
835 West State Street
Ontario, California 91762

Prepared by:

PlaceWorks

Contact: Steve Bush, PE, Senior Engineer
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
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www.placeworks.com

Project Number: INH-01.0



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Executive Summary

Inland Harbor is proposing to construct a single-family residential development with a greenbelt, neighborhood park and open space within a 51.5-acre parcel located in Jurupa Valley, Riverside County, California (Appaloosa Springs, project). Southern California Gas Company owns and operates a 30-inch natural gas transmission pipeline that bisects the project site within a 16.5-foot easement. A Pipeline Safety Hazard Assessment (PSHA) has been conducted to determine if proximity to this pipeline would pose a significant risk to occupants of the proposed residential development.

To minimize potential risks to future residents, the site layout for the project incorporates a minimum 93-foot structural setback distance from the centerline of the pipeline easement to the nearest residential building. The nearest residential property line would be approximately 83 feet from the centerline of the pipeline easement and 75 feet from the pipeline easement.

An acceptable level of individual risk for land uses that are near natural gas or hazardous liquid pipelines has not been established by the State of California or the Federal government. The criterion used by the California Department of Education (CDE) to evaluate new schools that are close to pipelines is an individual risk level below 1×10^{-6} (one in a million). A value less than one in a million is less than significant and acceptable for school occupancy. The Netherlands and the United Kingdom use a risk-based approach for siting land uses near hazardous facilities or underground pipelines. Both countries use an individual risk level of one in a million for sensitive land uses, such as residences, schools, or hospitals. Below this threshold, the risk is considered insignificant in comparison to everyday risk exposure.

The calculated outdoor risk to an occupant of the proposed residential development at the setback distance of 83 feet from the centerline of the pipeline is 3.6×10^{-7} . This value is below the risk threshold of one in a million (1.0×10^{-6}). Therefore, the risk to site occupants is considered less than significant.

In addition to the individual risk analysis, the risk associated with heat flux on buildings was evaluated, assuming the natural gas pipeline ruptured and then ignited. For this analysis, the heat flux at 93 feet from the pipeline centerline was calculated, which is the closest distance of a residential building to the pipeline, according to the tentative tract map. The criterion used was a heat flux of 31.5 kW/m^2 , which is used to calculate the acceptable separation distance for Department of Housing and Urban Development (HUD) housing projects close to hazardous sources. This is based on the assumption that there will be a fire department response within 15 minutes and that the exposed combustible materials will not spontaneously ignite before the fire department arrives. Additional protection from radiant heat is provided for this project by the concrete block walls along the greenbelt easement. Also, the exterior walls of the residences are primarily constructed of stucco, brick, and stone veneers, which provide additional fire resistance.

Executive Summary

Based on the risk analysis and heat flux analysis, the pipeline does not present a significant risk to future residents, visitors, or structures associated with the proposed project. However, several mitigation measures are proposed to further reduce the risk from the natural gas pipeline, including:

1. Non-flammable fencing and fire-resistant landscaping and plants should be used within the 83-foot setback distance and in the design of the greenbelt area and open space.
2. Fire-resistant materials, such as tile roofs and stucco exterior walls with stone or brick accents, should be used on the sides of the residential homes that face the greenbelt easement, to the extent possible. The concrete block walls along the lot boundaries next to the greenbelt area would also reduce potential heat flux in the unlikely event of a pipeline rupture and ignition.
3. Disclosure shall be made by the developer or sales representatives to potential occupants regarding the proximity of the natural gas pipeline to the proposed development.
4. An emergency contact list shall be maintained at the development with phone numbers of the local police, fire department, and pipeline operator (Southern California Gas Company).
5. Any odors or leakage from the pipelines also shall be reported immediately to the pipeline operator and local emergency response personnel (i.e., CalFire/Riverside County Fire Department).

Based on the results of the risk analysis and with implementation of these proposed mitigation measures, the 30-inch natural gas pipeline would not pose a significant risk to site occupants in the unlikely event of a pipeline incident.

1. Introduction

1.1 PURPOSE

This report presents the results of a Pipeline Safety Hazard Assessment (PSHA) prepared by PlaceWorks for Inland Harbor, which is planning to construct a single-family residential development, with neighborhood parks and open space on a 51.5-acre parcel located in Jurupa Valley, Riverside County, California. There is one easement that bisects the site, containing a Southern California Gas Company (SCG) natural gas transmission pipeline, which is the focus of this assessment.

1.2 SITE LOCATION

Inland Harbor is proposing to construct a new single-family residential development (Appaloosa Springs) which includes neighborhood parks, open space, and a greenbelt utility easement on a 51.5-acre parcel located south of Limonite Avenue, east of Pedley Road, and west of Clay Street in Jurupa Valley. SCG owns and operates a 30-inch natural gas transmission pipeline within a 16.5-foot easement that bisects the property in a northwest to southeast direction. The parcel is bounded by commercial properties to the north, Clay Street to the east, a railroad easement to the south, and Pedley Road to the west (Figure 1).

1.3 PURPOSE AND SCOPE

The purpose of this PSHA is to identify potential hazards associated with the natural gas pipeline and to evaluate risks associated with development of the project in proximity to the pipeline. The PSHA is based on information obtained from SCG regarding operating parameters and pressures, materials of construction, and inspection and maintenance procedures. Recommendations for setbacks are also provided based on land uses along the pipeline alignment. The following references were used in preparing this assessment:

- Pipelines and Informed Planning Alliance (PIPA), 2010. Partnering to Further Enhance Pipeline Safety in Communities through Risk-Informed Land Use Planning. Final Report of Recommended Practices. Dated November 2010.
- Municipal Research & Services Center (MRSC), 2004. Setbacks and Zoning for Natural Gas and Hazardous Liquid Transmission Pipelines. Prepared by Jim Doherty, Legal Consultant. Dated August 2004.
- US Department of Housing and Urban Development (HUD), 2011. Acceptable Separation Distance Guidebook. Office of Community Planning and Development, Environmental Planning Division.
- Dutch Government, 2005. Guidelines for Quantitative Risk Assessment – Purple Book.
- California Department of Education (CDE), 2007. Guidance Protocol for School Site Pipeline Risk Analysis. Prepared by URS Corporation. Dated February 2007.

Figure 1 - Site and Pipeline Location



--- Project Boundary

0 800
Scale (Feet)



Source: Nearmap, 2021

1. Introduction

Because the State of California and federal agencies have not developed a protocol for evaluating new development near hazardous facilities or pipelines, the methodology used by the California Department of Education (CDE) for evaluating safety hazards associated with natural gas and hazardous liquid pipelines was used for this analysis. The procedures developed by CDE are like those used by the Dutch government, which has developed a methodology for assessing potential risk from hazardous facilities or pipelines that are close to sensitive receptors (residences, schools, or hospitals). CDE requires all new school sites within 1,500 feet of a natural gas or hazardous liquid pipeline to conduct a risk analysis. A detailed description of the procedures is provided in the Guidance Protocol for School Site Pipeline Risk Analysis (CDE, 2007). These procedures provided the framework for this PSHA.

The protocol uses historic data to estimate the probability of a pipeline failure and product release, as well as models to determine the consequences of a pipeline incident, considering fatality probabilities for difference exposure scenarios (jet fire, flash fire from a flammable vapor cloud, and explosion) and school attendance hours. For this analysis, the protocol was modified to account for residential exposure (24 hours/day for 350 days/year). The analytical result is an estimate of individual risk, which is compared to a significance threshold of one in a million (1.0×10^{-6}). If the estimated risk is less than one in a million, then no significant safety hazard is predicted for the project site. If the estimated risk is greater than one in a million, mitigation measures are required to reduce the risk to acceptable limits.

This report discusses 1) the pipeline specifications and operating parameters, 2) qualitative pipeline safety evaluation, based on federal and state regulations and inspection, maintenance, and safety procedures, 3) setbacks and emergency planning zones implemented by other cities and counties, 4) quantitative risk analysis based on the CDE protocol, and 5) summary, recommendations, and mitigation measures.

1. Introduction

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2. Hazard Assessment

2.1 PIPELINE LOCATION AND OPERATIONAL DATA

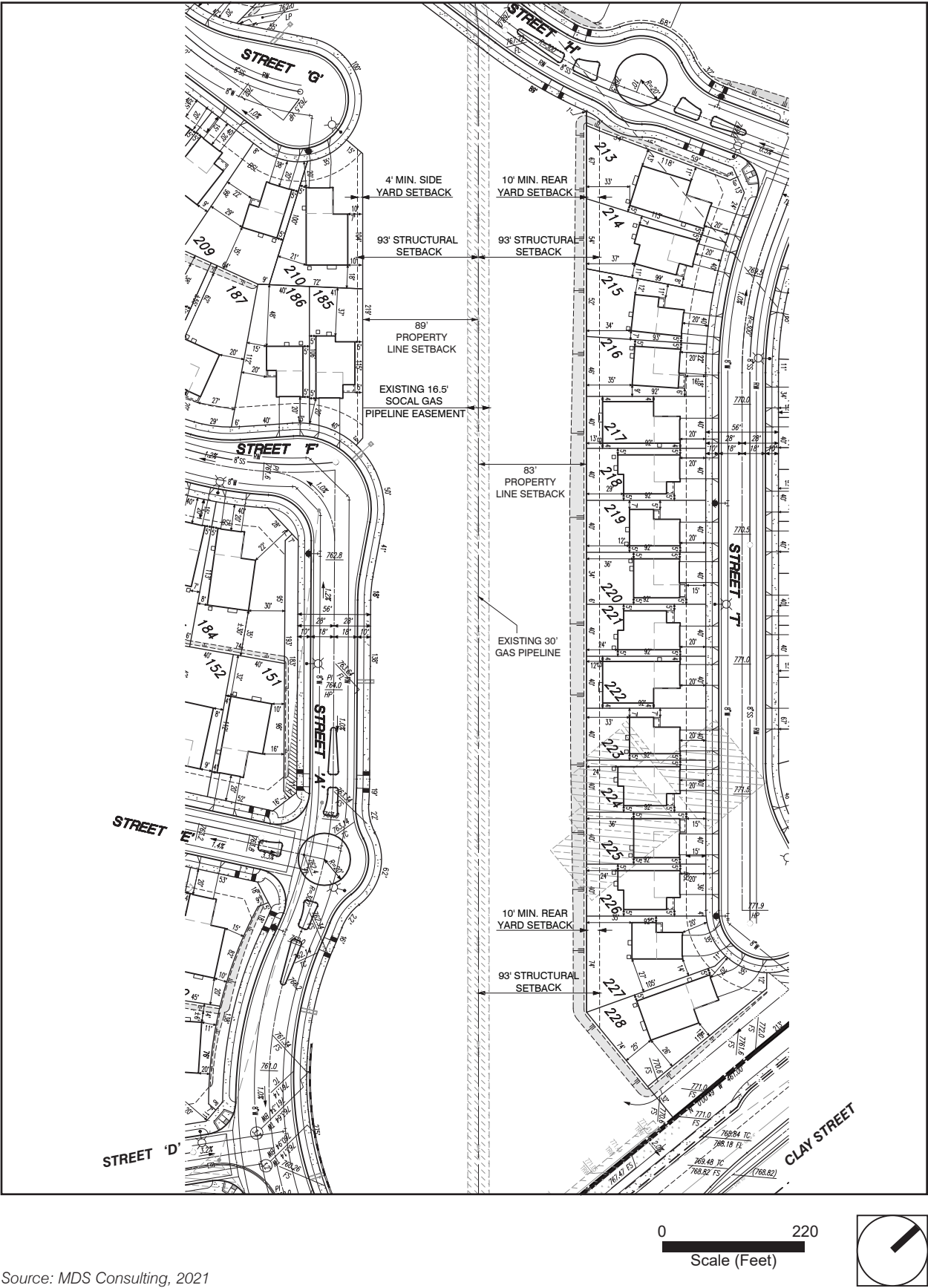
Southern California Gas Company (SCG) owns and operates a 30-inch natural gas transmission pipeline that bisects the project site within a 16.5-foot easement. The location of this pipeline is shown on Figure 1, and the proposed site layout is shown on Figure 2. The pipeline easement would be in the center of a greenbelt area and neighborhood park. The 30-inch pipeline is located along the center line of the 16.5-foot easement. As shown in Figure 3, the nearest residential structure would be a minimum distance of 93 feet from the centerline of the pipeline easement on both sides of the easement. The nearest residential property line northeast of the pipeline easement would be approximately 83 feet from the pipeline and the nearest residential property line southwest of the easement would be 89 feet from the pipeline. The risk analysis conservatively assumes that the nearest outdoor receptor at the project site is standing at the edge of the residential property boundary, approximately 83 feet from the centerline of the pipeline and 75 feet from the edge of the pipeline easement. Similarly, the nearest residential structure would be approximately 93 feet from the centerline of the pipeline. In addition, there will be 6-foot high concrete block walls along the lots that border the greenbelt area.

Natural gas is comprised primarily of methane, which is colorless, odorless, and tasteless and is non-toxic. However, methane can cause asphyxiation, leading to serious injury or death in high concentrations. Methane has an ignition temperature of 1,200°F and is flammable at concentrations between 5 and 15 percent in air. Methane is a lighter-than-air gas and is buoyant at atmospheric temperatures, thus dispersing rapidly into the air. Mixtures of methane in air can burn if there is an ignition source and the methane concentration is between 5 percent and 15 percent. But methane vapors in an open environment are not explosive. However, a flammable concentration within an enclosed space in the presence of an ignition source can explode. Odorants, such as mercaptans, are added to natural gas in pipelines so that leaks can be detected before the lower flammability limit (LFL) is reached.

Natural gas pipeline data were obtained from SCG (2021). There is a 30-inch natural gas transmission pipeline (designated as Line-2001) that cuts through the project site at a 45-degree angle in a 16.5-foot wide easement. With the proposed site configuration, the pipeline easement would be located along the centerline of the greenbelt area. At its nearest location, the pipeline would be 83 feet from the closest residential property boundary. Most of the lots in the proposed subdivision are at distances greater than 83 feet to the pipeline.



Figure 3 - Proposed Setbacks



Source: MDS Consulting, 2021

2. Hazard Assessment

Line-2001 runs from Cactus City into the Los Angeles Basin. Based on information obtained from SCG, the pipeline in the vicinity of the proposed development was installed in 1950. The pipeline is constructed of steel and is externally wrapped and equipped with an induced current cathodic protection system to minimize corrosion. It is buried at least 36 inches below ground surface (bgs). The SCG provided information regarding the pipeline maximum allowable operating pressure (MAOP), distance between upstream and downstream isolation valves, depth of cover, material of construction and inspection frequency. However, the SCG requests consultants do not disclose pipeline details in their reports. Therefore, the pipeline MAOP and distance between isolation valves were used in the analysis and risk calculations, but only the risk assessment methodology and results are presented in this report.

The pipeline is inspected every 7.5 months or at least twice per calendar year in accordance with federal (49 CFR 192) and state (CPUC General Order 112-E) regulations. Pipeline patrols are conducted at least twice annually to look for pipeline leaks, hazardous surface conditions, construction activity, and other factors that may threaten the pipeline. Also, the external and internal corrosion systems and valves are monitored annually. The pipeline is internally inspected at least once every 7 years. For this analysis, it was conservatively assumed that all the natural gas in the pipeline between the nearest automated isolation valves could be released into the atmosphere. In the event of loss of pressure, leak detection, or significant deviations from normal operating parameters, emergency procedures will be activated, including contact with local fire department and emergency personnel.

Under Federal and State regulations, the class designation of a pipeline is based on the types of buildings, population density, and level of human activity near the segment of pipeline and is used to determine the pipeline's MAOP. Pipelines are rated Class 1 to Class 4, based on increasing levels of population. Class 3 is defined as any location within 220 yards of the pipeline that contains 46 or more dwellings or an area where the pipeline lies within 100 yards of a building or a small, well-defined outdoor area, such as playgrounds, recreational areas, outdoor theaters, or places of assembly, that are occupied for a specified number of days per year. The allowable MAOP for pipelines that have been changed to a Class 3 location is no more than 60% to 67% of the pipeline's specified minimum yield strength (SMYS). A Class 3 location also requires more stringent regulations regarding distances between sectionalizing valves, pipe wall thickness, hydrostatic test pressures, inspection and testing of welds, and frequency of pipeline patrols and leak surveys. The SCG pipeline at this location is currently Class 3.

Federal and state regulations also require pipeline operators in High Consequence Areas (HCAs) to perform more frequent maintenance and inspections and conduct periodic integrity assessments, as specified in an Integrity Management Plan (IMP). All Class 3 and 4 pipelines are designated as being within an HCA. The pipeline in the vicinity of the project site would be within an HCA and would be required to be included in SCGs IMP. The regulations require inspection of the entire pipeline within an HCA every seven years.

On December 27, 2020, the Protecting Our Infrastructure of Pipelines and Enhancing Safety Act of 2020 (PIPES Act of 2020) was signed into federal law (PHMSA, 2021a). The PIPES Act of 2020 includes requirements for operators of existing gas transmission lines to conduct methane leak detection and repair programs in accordance with regulations that the PHMSA will promulgate within a year of the statute's enactment. These programs must (1) meet minimum performance standards that reflect the capabilities of commercially available advanced technologies, and (2) be able to "identify, locate and categorize all leaks" that

2. Hazard Assessment

are “hazardous to human safety or the environment,” or “have the potential to become explosive or otherwise hazardous to human safety.” The advanced leak detection technologies and practices include either continuous monitoring or periodic surveys with handheld equipment, equipment on “mobile platforms,” or other means. Congress stipulated that these monitoring requirements are additive to other monitoring obligations, which may not be relaxed, and further provides that PHMSA may not relax existing timelines for repair or remediation of leaks.

2.2 FACTORS CONTRIBUTING TO PIPELINE FAILURE

A search of the natural gas and hazardous liquid pipeline incident databases maintained by Pipeline and Hazardous Materials Safety Administration (PHMSA) indicates that there have been no reported incidents for SCG pipelines in the Jurupa Valley area for the period of record, which is from 1970 to 2020 (PHMSA, 2021b). Pipeline operators are required to report any incident that results in either 1) a fatality or injury that requires hospitalization, or 2) more than \$122,000 in cost of gas lost or cleanup costs. However, approximately 84 percent of all reportable natural gas pipeline incidents do not involve injuries or casualties (OPS, 2010).

The PHMSA database for natural gas transmission lines showed a total of 9 incidents for SCG transmission pipelines in Riverside County during the 51-year period of record (PHMSA, 2021b). Six of the incidents involved damage during construction activities by third parties. One of the incidents was a case of vandalism causing a pipeline puncture in a remote, mountainous area; one incident was due to a welding failure and one incident was a release of gas from pressure relief valves at the Whitewater Station. In all cases, no ignition, explosions, or evacuations were reported. None of the releases occurred in the vicinity of Jurupa Valley (the closest incident was 8 miles from the site). There have been no serious incidents (defined as a fatality or injury requiring hospitalization) reported by SCG for any of their transmission pipelines in the past 20 years (PHMSA, 2021c).

There are four general categories recognized as the main causes of pipeline leaks or ruptures:

- Third Party Excavation Damage
- Internal or External Corrosion
- Material, Weld, or Equipment Failure
- Ground Movement

Third Party Excavation Damage. Third party damage typically arises from people or companies digging in the vicinity of buried pipelines without realizing that the pipelines are there. The excavating equipment accidentally strikes or damages the pipeline. Third party damage was responsible for approximately 67% of all incidents in Riverside County involving SCG transmission pipelines.

Federal and state regulations require contractors or landowners to notify in advance (72 hours) where they will be working. This provides the pipeline operators time to mark or flag the exact location of the pipelines prior to the start of excavation. California has a one-call system (www.digalert.org or dial 811) in place to minimize the potential for third party damage. In addition, Southern California Gas Company is a member of Common Ground Alliance, which is a nation-wide association dedicated to promoting best practices to avoid excavation damage to pipelines.

2. Hazard Assessment

The probability of third-party damage from utility and construction activities will be minimized because the pipeline is located within an easement that will be part of a greenbelt. Construction at the project site will be conducted by various licensed contractors and as required by law, these contractors must contact “DigAlert or 811” two working days prior to the initiation of any excavation activities so the exact location of the pipeline may be marked. Additional precautionary measures for construction activities will include close coordination with the pipeline operator and adherence to restrictions on landscaping, grading, and load limitations within the pipeline easement. These measures will further reduce the potential for third party damage.

Internal or External Corrosion. Internal and external pipeline corrosion are functions of pipeline materials, pipeline age, corrosion preventative measures, such as cathodic protection and coatings, and soil conditions. Cast iron pipelines are the most susceptible to corrosion and leaks and were installed in the 1920s and 1930s in many cities on the East Coast and San Francisco. There are no cast iron pipelines in Southern California Gas Company’s network. Measures to mitigate corrosion impacts for the natural gas transmission pipeline include:

- External coating.
- Installation of cathodic protection system.
- Routine inspections of the cathodic protection system to ensure it is functioning properly.
- Periodic electrical surveys along the pipeline to detect areas where electrical potentials or currents flow suggest corrosion may be occurring.
- Periodic in-line inspections to identify, locate, and estimate areas of metal loss occurring inside the pipeline.

Routine inspections of the Southern California Gas Company pipeline have not identified any concerns with respect to corrosion or deterioration in the vicinity of the project site. In addition, under its transmission integrity program, Southern California Gas Company completed baseline assessments for all transmission pipelines by the end of 2012.

Material or Weld Defects. The potential for material or weld defects is typically related to the age of the pipelines. Modern pipelines with arc-welded seams are not as susceptible to failure in comparison to older pipelines that were welded with low frequency electric-resistance-welded (ERW) seams. Although the pipeline being analyzed was installed in 1950, regulators and pipeline experts state that older pipelines are not necessarily more dangerous than newer one and that the risk of leaks or ruptures depends on the effectiveness of integrity management program conducted by the pipeline company. Southern California Gas Company has implemented a Pipeline Safety Enhancement Program and conducts pressure testing of all transmission pipelines that have not had post-construction pressure tests.

Routine maintenance and inspections of natural gas transmission pipelines are conducted in accordance with CPUC requirements and 49 CFR Part 192 regulations. No concerns have been identified with respect to weld or material defects for the pipelines in the vicinity of the project site.

Ground Movement. The potential for ground movement in the vicinity of the site is related to the probability and impact of a strong earthquake or liquefaction. The level of ground shaking can be measured in terms of peak ground acceleration (PGA). The site is not within an Alquist-Priolo Earthquake Fault Zone. There are no active or potentially active faults within 10 miles of the project site. The nearest active fault zone is associated with the San Bernardino fault zone (San Jacinto section), which is about 10 miles northeast from the site. There

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also is an active fault zone approximately 11.2 miles to the southwest, which is the Elsinore fault zone (Chino section).

The Design Basis Earthquake (DBE), which corresponds to a 10% probability of occurrence in 50 years (return period of 475 years), was estimated to have a maximum horizontal PGA of 0.38g (USGS, 2021). This is considered a moderate earthquake hazard, since it is between 0.15g and 0.5g (ALA, 2005). In summary, the overall potential for ground movement to impact the pipeline at the site is low.

Pipeline Failure Rates. Information obtained from PHSMA for SCG transmission pipelines was used to determine the pipeline failure rate. Between 2010 and 2020, PHSMA reported 10 pipeline incidents occurring on 3,526 miles of SCG transmission pipelines throughout southern California. The predicted failure probability rate used in the risk calculation methodology is:

- 2.6×10^{-4} releases per mile per year for SCG natural gas transmission pipelines

Given that the pipeline easement that crosses the property is 940 feet or 0.18 mile, this is equivalent to an on-site release of natural gas occurring once every 21,400 years.¹

2.3 BUILDING SETBACKS AND ZONING

Setbacks refer to minimum distances from a pipeline within which permanent structures, such as houses or buildings, are prohibited. The primary goal of pipeline setbacks is to protect pipelines from third party damage, thus reducing the likelihood of pipeline ruptures, with resulting injuries and property damage. There are no federal or California regulations that establish a minimum setback requirement. Though pipeline operators might prefer that structures not be built in close proximity to their pipelines, they do not say that setbacks are necessary or recommended and do not establish setback requirements. Historically, pipeline operators have purchased easements through which the pipeline travels with restrictions within the easement on acceptable land uses (i.e., no permanent or temporary buildings/structures and no large trees) so that pipeline inspections and maintenance activities can be conducted without interference.

Southern California Gas Company has a 16.5-foot wide easement for the pipeline where it crosses the project property. Based upon PlaceWorks' experience in siting schools and other residential land uses near pipelines, pipeline easements typically range from 10 to 25 feet wide, depending on site-specific conditions. There are no easements associated with pipelines located beneath roadways or within public rights-of-way.

There are various guidelines for safe distances from pipelines that have been promulgated by a consortium of industry, pipeline operators, and advocacy groups. The Pipelines and Informed Planning Alliance (PIPA) recommends reducing risk through appropriate consideration of land uses adjacent to pipelines. They state that a risk-based approach to land use planning and development and establishing good communication with the pipeline operator is more appropriate than establishing a fixed setback distance (PIPA, 2010). PIPA

¹ The California Department of Education (CDE) has developed a methodology for determining the risk associated with natural gas and hazardous liquid pipelines to be used when siting new schools (CDE, 2007). Based on a detailed analysis of California pipeline incident data, the predicted failure probability rates used in the CDE methodology is 1.2×10^{-4} releases per mile per year. Therefore, the higher rate for Southern California Gas transmission pipelines of 2.6×10^{-4} release per mile per year was used in this analysis to be conservative.

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recommends defining a “consultation zone” surrounding existing pipelines as a mechanism for communication and sharing of critical information between land developers and pipeline operators. A “consultation zone” is defined by PIPA as an area extending from each side of a transmission pipeline, with the distance defined by local governments, to describe when a property developer/owner planning new development in the vicinity of an existing pipeline should initiate a dialogue with the pipeline operator.

PIPA also recommends defining a “planning area” for implementing additional measures by both the pipeline operator and land developer to lower risk. A “planning area” is a site-specific distance determined by local government or agencies that is based on the characteristics of the pipeline, such as diameter, operating pressure, potential spill volume, and the area surrounding the pipeline, such as topography, population density, vegetation, and structures. The planning area is not construed as an unsafe distance and is not intended to be used as a fixed setback distance. It is meant to be used as a corridor where additional measures may have potential benefits in reducing risk and mitigating the consequences of a pipeline incident. Examples of additional measures that may be implemented include planting and locating vegetation to prevent interference with transmission pipeline activities, reducing risk through the design of new utilities and related infrastructure, and considering site emergency response plans in land use development. According to PIPA guidelines, the Potential Impact Radius (PIR) is suggested for defining the width of “consultation zones” and “planning areas” but is not appropriate as a setback distance (PIPA, 2010). The purpose of the PIR is to define pipeline segments that fall within the high consequence area (HCA); these segments warrant a higher standard of scrutiny and inspection as specified in the IMP. Southern California Gas defines an HCA as any area where 20 or people gather 50 or more days a year within the PIR.

For municipalities or counties that have implemented setback distances, the Transportation Research Board (TRB) report *Transmission Pipelines and Land Use – A Risk-Informed Approach* (2004) indicates that the most common practice by local governments is to require setbacks of 25 feet. Very few municipalities in California have implemented setbacks from pipelines. Santa Barbara County has adopted an ordinance requiring a setback distance of 15 to 25 feet from the centerline of gas pipelines to all buildings and structures. If it is determined that the County prescribed 25-foot setback poses a hardship to property development, then a lesser setback of 15 feet may be adopted. These setbacks can be compared with the much larger proposed setback of 83 feet for this residential development.

In summary, there are relatively few cities and counties in California that have implemented setback ordinances. For those in California that have implemented these setbacks, the distances typically range from 15 to 25 feet.

A search of the literature did not find any setback distances in the United States that were developed based on risk. However, several European countries use risk assessment methodologies and risk acceptance criteria for land use planning. This approach has been adopted by the Netherlands, United Kingdom, and Spanish Autonomous Region of Catalonia. The high number of inhabitants combined with a scarcity of land makes the Netherlands the country with the highest population density in the European Union (EU). As a result, they have developed a detailed methodology that quantifies risk with a probabilistic method and establishes individual risk and its acceptability thresholds. A Quantitative Risk Assessment (QRA) is required if dangerous substances are present at a location (i.e., an industrial site or pipeline) in amounts that can endanger the environment or human health. The risk threshold for new development is an individual risk of 10^{-6} /yr (i.e., one in a million per year) for vulnerable populations, such as schools or residences. The risk threshold for existing

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development is $10^{-5}/\text{yr}$ (i.e., 10 in a million per year). The risk methodology outlined in the Purple Book (Dutch Government, 2005) is very similar to the approach used in this analysis.

2.4 RISK ANALYSIS

Risk is made up of two factors, both of which need to be carefully considered in determining how risky an activity may be. One factor is the probability that an event will occur (i.e., the chance that a pipeline will rupture or leak) and the other factor is the possible consequences of a potential event. People tend to underestimate common risks, such as motor vehicle accidents and smoking, and overestimate the risk of events that have a very low probability of occurrence but can result in large consequences, such as airplane crashes or pipeline ruptures. It is possible to reduce the risk by reducing the probability of pipeline incidents through proper pipeline operation and maintenance and integrity management programs, but it is more difficult to reduce the consequences of pipeline events, which are related to pipeline diameter and operating pressure. From the pipeline historic incident databases, the probability of a pipeline failing at any particular spot is very, very small but the consequences can be great and can involve serious injury or death, depending on the circumstances of the incident.

A risk analysis was conducted to determine whether a setback distance of 83 feet from the centerline of the pipeline would be protective for occupants of the proposed development. The California Department of Education's (CDE's) pipeline protocol for determining individual risk associated with natural gas and hazardous liquid pipelines was used for this analysis (CDE, 2007). This methodology and similar analyses have been used to determine pipeline risk for other proposed residential projects in proximity to pipelines (PlaceWorks, 2014a and 2014b; Kiefner & Associates, 2012; J. House Environmental, 2004).

The CDE protocol uses models to determine the consequences of a pipeline incident, considering fatality probabilities for difference exposure scenarios (jet fire, flash fire, flammable vapor cloud) and school attendance hours. The result is an estimate of individual risk, which is compared to a significance threshold of one in a million (1.0×10^{-6}). No significant safety hazard is predicted if the estimated risk is less than one in a million.

The CDE methodology was modified for this assessment to account for residential exposure rather than school attendance, assuming an individual would be present at the site for 24 hours a day and 350 days per year, assuming 2 weeks away from home during the year. The assumption that a resident would be present at their home for 24 hours a day is conservative since Californians typically spend approximately 17.5 hours per day at home including weekends (73 percent of the time) (OEHHA, 2015). It was also assumed that a resident of the development would spend on average 2 hours per day outdoors in their yard (USEPA, 2011). This is also conservative because a study of California activity patterns showed that residents typically spend only 27 minutes per day in the yard of their home (CARB, 1991). The nearest outdoor resident was conservatively assumed to be standing 83 feet from the centerline of the pipeline, while the nearest building structure was modeled as being 93 feet from the centerline of the pipeline.

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2.4.1 Land Use and Terrain

The proposed residential development site is currently vacant and undeveloped. Surrounding land use consists of a drainage channel and commercial shopping center to the north; a senior living facility, vacant land, and a fast-food restaurant to the east beyond which is residential housing; a railroad easement to the south beyond which is a business park and storage facility; and Pedley Road to the west beyond which are residential properties and a fence company. There are no buildings or structures that could partially block or buffer vapor releases or jet fires if an incident were to occur involving the natural gas pipeline in the easement within the proposed residential development. However, residences not immediately adjacent to the easements would be partially buffered from thermal impacts due to intervening structures and the concrete block walls along the easement.

Due to the location of the pipeline within an easement that passes through a proposed greenbelt area and neighborhood park, this minimizes the potential for ignition sources in the immediate vicinity of the pipeline. However, vehicles traveling along adjacent roadways such as Clay Street or future Street “H” within the development plan could be potential ignition sources if the pipeline were to catastrophically fail. If vapors accumulate in enclosed spaces, pilot lights on gas heating units and hot surfaces or electrical currents from mechanical/electrical equipment can be potential ignition sources. However, vapor accumulation in enclosed spaces is not likely to occur because methane is lighter than air and disperses readily into the atmosphere and the pipeline is located in a greenbelt that is approximately 166 feet wide.

According to the Airport Land Use Commission (ALUC) maps, the neighborhood park area along the northwest portion of the site and the greenbelt area are being considered as an emergency landing area for planes taking off or departing from Riverside Municipal Airport, as it meets the criteria of open space that is at least 300 feet long by 75 feet wide with no overhead obstacles. The open space and park north of Street H is also being considered for an emergency landing area.

The Riverside Municipal Airport runway is over 6,500 feet (1.25 mile) southeast of the project site. The Flabob Airport is approximately 3.0 miles to the northeast. According to NTSB accident information between 1990 and 2000, approximately 77 percent of all general aviation landing accidents occurring during touchdown or roll-out and the remaining 23 percent occur in landing pattern, on final approach or during a go-around attempt (Caltrans, 2011). The mean accident distance measured from the distance to runway is approximately 2,800 feet for arriving flights and 800 feet for departing flights (Caltrans, 2011). For instance, on February 4, 2021, a plane made an emergency landing in Jurupa Valley in Rancho Jurupa Regional Sports Park (Patch, 2021). The park is within 300 feet of the Flabob Airport to the north. The pilot of the Cessna 150 was reported to have landed in an open area with no injuries or apparent damage to the single-engine airplane (Patch, 2021). As the project site is over 6,500 feet from the nearest airport runway, the probability of an emergency landing along the greenbelt area or neighborhood park is extremely low. Also, the probability that a plane landing in these areas would damage the pipeline is very low, because the pipeline is buried at least 36 inches bgs and both airports near the project site are general aviation airports with fleets of small planes and jets.

For informational purposes, PlaceWorks prepared a supplemental evaluation to determine the maximum load the pipeline may experience under two emergency landing scenarios, which is provided in Appendix B. The supplemental calculations included an evaluation of an airplane landing on the greenbelt under emergency conditions and the impact of an airplane crash on the greenbelt after takeoff or landing from the Riverside

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Municipal Airport. A single engine piston plane was used in the calculations as 88 percent of aircraft from Riverside Municipal Airport are single engine piston planes (AirNav.com, 2021). Based on the results of the supplemental calculation, the surface shear strength of the underlying soil at the greenbelt has a California Bearing Ratio (CBR) of 20 to 40, which can support a tire pressure of 96 psi and higher. This is much greater than the 40-psi tire pressure of a representative single engine piston plane. Therefore, the underlying greenbelt soil could support the landing of a single engine piston airplane without any impact to the soil or pipeline.

Additionally, the impact of a larger, long range business jet – a Gulfstream V – was also included in the supplemental calculations. For the Gulfstream V, a more comprehensive analysis was conducted because the CBR-tire-pressure chart on which the former calculation was based is only applicable for aircraft with a weight of 10,000 lb. or less. Because the Gulfstream V weighs 90,900 pounds and has dual nose wheels and two sets of dual main wheels, the COMFAA software was used to calculate whether the grassy greenbelt could sustain the landing impact of this aircraft (Federal Aviation Administration, 2014). The Aircraft Classification Number – Pavement Classification Number (ACN-PCN) method and the COMFAA software program were used to determine the effect of a Gulfstream V landing on the grass runway. The program assigns an ACN to an individual aircraft based on its weight and configuration (e.g., tire pressure gear geometry, etc.) Also, the load-carrying capacity of the runway is assigned a PCN without specifying a particular aircraft. A runway can support an aircraft that has an ACN value equal to or less than the runway's PCN value. The calculated ACN for the Gulfstream V is 30.5 and the calculated PCN for the grass runway is 45.8. Since the PCN is greater than the ACN, the Gulfstream V would be able to land on the greenbelt emergency landing area without adversely impacting the plane or the pipeline.

An analysis was also conducted to determine the impact of an airplane crash landing on the greenbelt. The calculated pressure at a depth of 3 feet bgs was determined as 9.3 psi for the Beechcraft Bonanza G36 and 23.6 psi for the Gulfstream V. The specified maximum yield stress (SMYS) of the 30-inch pipeline (approximately 1,000 psi) is much higher than the estimated pressure that would be exerted on the pipeline buried a minimum of 3 feet bgs in the unlikely event of a crash landing at the greenbelt. Therefore, the 30-inch pipeline buried 3 feet bgs could withstand the force of a crash landing without affecting its integrity.

2.4.2 Release and Consequence Scenarios

The CDE methodology for determining the risk associated with natural gas pipelines is based on a detailed analysis of pipeline incident data. An updated failure probability rate of 2.6×10^{-4} releases per mile per year was predicted for SCG natural gas transmission pipelines, based on 51 years of data for Riverside County. Given that the length of the Southern California Gas Company pipeline segment within the property is about 940 feet, this is equivalent to an on-site release of natural gas occurring at this location of once every 21,400 years.

In accordance with the CDE Guidance Protocol, two conservative release scenarios were evaluated: 1) a rupture or large volume release equal to the pipeline's diameter, and 2) a leak or small volume release from a 1-inch diameter hole. Three potential consequences were evaluated for each release scenario: 1) jet fire, 2) flash fire, and 3) explosion. Results from the ALOHA computer analyses indicate that unconfined vapor cloud explosions would not occur in an open environment (i.e., residential or commercial/industrial land use setting) and this scenario was not subject to further analysis.

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The input for the ALOHA model uses wind speed, air temperature, and relative humidity. Site specific climate data for Jurupa Valley was used for this analysis for the input parameters of average annual temperature and humidity, as provided in Appendix A. Also, the average annual wind speed for the nearest meteorological station (Riverside Airport) was used in the risk analysis (South Coast Air Quality Management District, 2021). The Riverside Airport meteorological station is located approximately 1.9 mile southeast of the school site on the northeastern portion of the airport. The monitoring station wind rose diagram for all hours is provided in Appendix A. The predominant wind direction is to the east. However, for this analysis, it was conservatively assumed that the wind blew directly to the southwest toward the nearest potential residential receptor, which occurs less than 5 percent of the time.

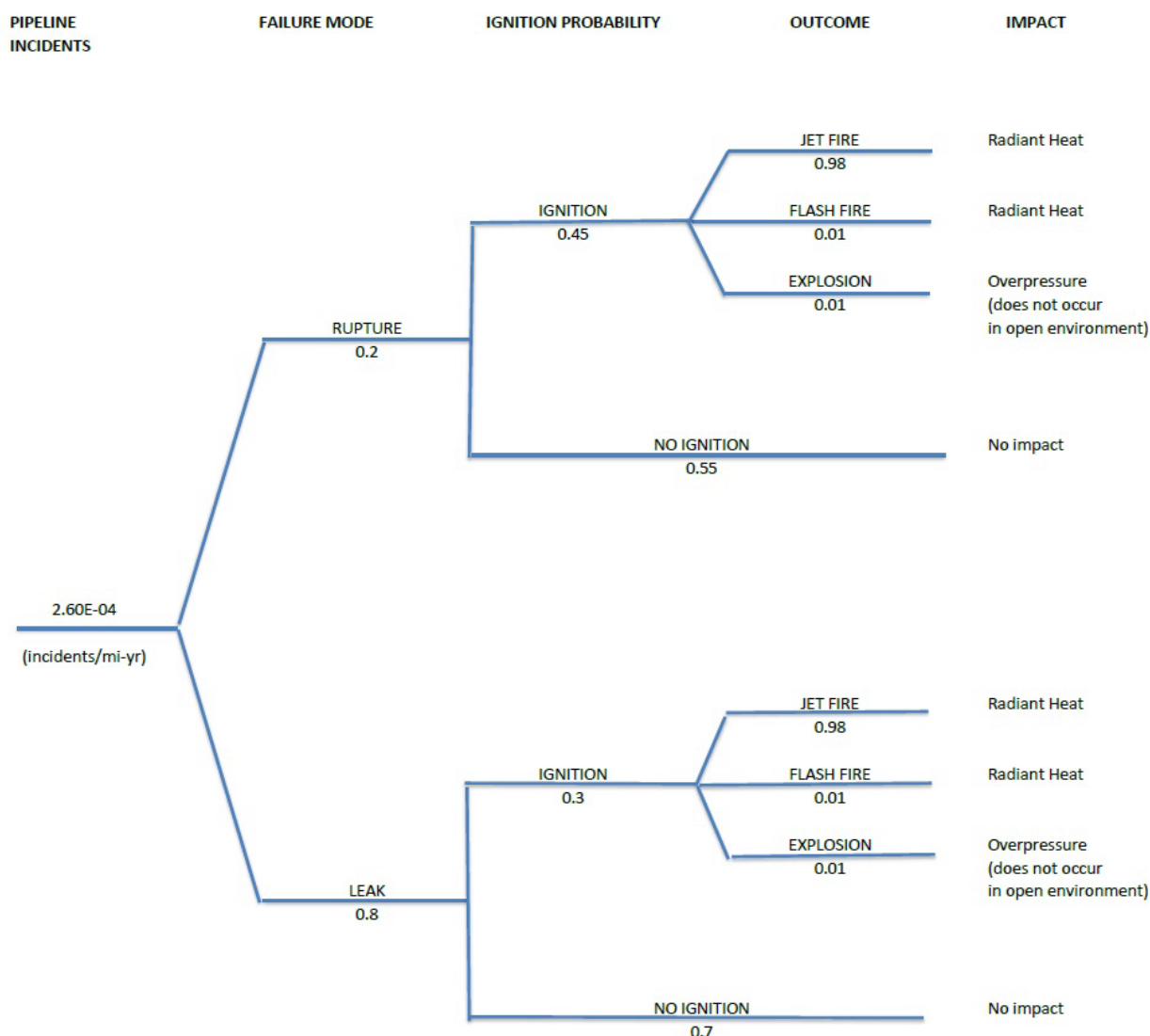
For this assessment, a worst-case scenario was assumed involving a person standing at the edge of the property of the closest lot to the pipeline, which is approximately 83 feet from the pipeline centerline. It also was conservatively assumed that a resident of the development would be present 24 hours/day, 350 days/year and would spend 2 hours of that time outdoors in the backyard.

The potential heat flux on the nearest building of the proposed development at a setback distance of 93 feet from the pipeline was also calculated to determine whether there is a risk of structural fire and a hazard to occupants of the residential townhomes. The USEPA approved computer model ALOHA (Areal Locations of Hazardous Atmospheres) was used to determine the hazards from each accident scenario as per the CDE protocol (USEPA, 2016). The approach for the analysis consists of the following steps:

- Determine the event tree for pipeline failure, as shown on the following page.
- Determine the probability of ignition for the various release scenarios (i.e., jet fires, vapor clouds, and explosions).
- Determine the probability of occupancy and outdoor exposure.
- Apply conditional probabilities of fatality given exposure for each type of consequence.
- Add the likelihood of all probabilities of fatalities for all release scenarios.
- Determine the individual risk to occupants of the proposed development.
- Calculate the heat flux on the nearest building to determine the potential for a structure fire at the setback distance of 93 feet.

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An event tree showing the probability calculations for pipeline failure consequences is provided below.



To determine the impact of heat flux on the nearest building in the proposed development, the criterion used was a standard of 31.5 kilowatts per square meter (kW/m^2), or 10,000 BTU/hr-ft², which is considered by HUD to be an acceptable level of thermal radiation for buildings (HUD, 2011). According to the US Fire Administration, the nationwide 90th percentile response time for structure fires is less than 11 minutes (USFA/NFDC, 2006). The average response time for fires by the Riverside County Fire Department is under 10.5 minutes (RCFD, 2016). The maximum thermal radiation heat flux exposure of 31.5 kW/m^2 for a duration of 15 minutes is protective of buildings. This assumes that there will be a fire department response to protect exposed combustible buildings within 15 minutes and that the exposed combustible materials will not spontaneously ignite before the fire department responds.

Modern multi-occupant buildings and homes made of wood are more fire resistant than in the past. Research and development of fire-resistant wood started in 1985 and was fully implemented in the construction of

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buildings and residences by 1997. With updated developments on additives incorporated into wood and the substitution of plastic wood in some homes and multi-occupant buildings, it typically takes more than 15 minutes for exposed combustible materials to ignite spontaneously, which is well within fire department response times. For the proposed development, most of the residential homes will have exterior walls of stucco, which provide a one-hour fire rating (Modernize, 2021). A one-hour fire rating means that the building materials can resist the exposure of a fire for one hour without penetrating through the wall. Brick and stone veneers over wooden frames, which are also planned for the proposed development, reduce the risk of fire as well.

2.4.3 Risk Analysis Results

An acceptable level of individual risk for hazards associated with underground pipelines has not been established by the State of California or the federal government for new development projects. Standards that have been proposed by various governmental agencies for risk assessments and the standard used by the CDE in evaluating new schools located in proximity to pipelines is a risk level below 1×10^{-6} (one in a million). The detailed calculations for the pipeline risk analysis are provided in Appendix A. The results show that the potential risk to an occupant of the proposed development standing outside at the property boundary of the lot nearest to the pipeline (i.e., at a distance of 83 feet from the centerline of the 30-inch natural gas pipeline) is calculated to be 3.6×10^{-7} , which is below the risk criterion of one in a million (1.0×10^{-6}). Therefore, the risk is less than significant.

An additional calculation was conducted to determine the risk associated with buildings located at a setback distance of 93 feet from the centerline of the pipeline. In most cases, the distance between habitable structures and the centerline of the pipeline would be greater, based on the proposed development layout shown in Figure 2.

The thermal radiation flux required to ignite a wooden structure after an exposure of 15 minutes is 31.5 kW/m^2 (HUD, 2011). Results from the ALOHA model run, as shown in Appendix A, indicate that the heat flux on a building located 93 feet from the centerline of the pipeline drops below 31.5 kW/m^2 within 120 seconds, which is less than the threshold criterion of 15 minutes.

It also should be noted that this assumes a complete rupture of the pipeline and the release of all gas within the pipeline segment between the upstream and downstream valves for a period of one hour with subsequent ignition. A more likely scenario is a leak from the pipeline through a one-inch hole with subsequent ignition. The radiant heat for a leak in the pipeline followed by ignition and a jet flame would extend no more than 33 feet from the centerline of the pipeline and the nearest residence would not be impacted. The analysis shows that siting buildings within 93 feet of the pipeline would not pose a significant risk in the unlikely event that the pipeline ruptured and subsequently ignited.

In addition, the concrete block walls along the backyards of the residences that border the greenbelt area will provide some degree of thermal protection in the unlikely case that the natural gas pipeline ruptures and ignites. A concrete barrier wall can result in a reduction in heat flux by 62 to 98 percent (Houf et al, 2008). However, if the jet flame extends above the height of the wall and the receptor can visibly see the flame, the receptor will not be protected from heat flux exposure from the portion of the flame above the wall.

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There are many conservative assumptions built into the estimates of risk, including the following:

- The natural gas transmission pipeline failure rate of 2.6×10^{-4} releases per mile per year is based on SCG natural gas transmission pipeline statistics for the years 2010-2020. Based on a detailed analysis of all California pipeline incident data, the predicted failure probability rates used in the CDE methodology is 1.2×10^{-4} releases per mile per year (CDE, 2007). Therefore, the use of the higher rate for SCG transmission pipelines of 2.6×10^{-4} release per mile per year is conservative.
- It is conservatively assumed that all the natural gas in the pipeline between the main line valves would be released in the vicinity of the project site.
- The computer model ALOHA overestimates natural gas concentrations and impacts at near-field distances, ignores initial plume or puff rise, does not model initial momentum of release, does not account for buoyancy due to heat, and treats release methane as being neutrally buoyant when it is lighter than ambient air. All these assumptions result in conservative results.
- The risk assessment methodology assumes that the wind is blowing directly toward the nearest receptor to the pipeline, which is to the southwest. According to the wind rose, this occurs less than five percent of the time. The predominant wind direction is to the east and away from most of the proposed residential lots.
- The Maximum Allowable Operating Pressure (MAOP) was conservatively used in the analysis instead of the normal operating pressure.
- The risk assessment conservatively assumes a 30% chance of ignition with a natural gas pipeline leak and a 45% chance of ignition with a pipeline rupture. Other references indicate the probability of ignition is 2% for a leak and 30% for a rupture of a pipeline greater than 16 inches in diameter (Goodfellow and Haswell, 2006). If the pipeline does not ignite, there are no adverse consequences to receptors.
- The analysis assumes that residents at the project site spend 24 hours per day, 350 days per year at the development, including 2 hours a day spent outdoors in the backyard. Research shows that California residents spend only 73% of their time at their residence (OEHHA, 2015) and 27 minutes/day in the backyard (CARB, 1991). Therefore, the risk analysis overestimates exposure, resulting in conservative results.

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3. Summary and Recommendations

Pipeline incidents are infrequent, although they can and do occur. However, approximately 84 percent of all reportable natural gas pipeline incidents do not involve injuries or casualties (OPS, 2010). Pipeline operators are required to report all incidents involving a release of natural gas or hazard liquid resulting in a fatality, injury requiring hospitalization, or property damage in excess of \$122,000. There have been no reportable incidents within Jurupa Valley during the period of recordkeeping by PHMSA from 1970 to 2020.

3.1.1 Summary

- There is one 30-inch natural gas transmission pipeline owned and operated by Southern California Gas Company that bisects the proposed residential development.
- A 83-foot setback is proposed from the centerline of the pipeline to the nearest residential property line.
- The pipeline is similar to other transmission pipelines that travel approximately 3,500 miles through the Southern California Gas Company's service area, providing approximately 5.8 million connections to 20.9 million customers.
- The pipeline was installed in 1950.
- The pipeline is expected to continue to operate reliably and safely as Southern California Gas conducts periodic inspections and integrity assessments in accordance with federal and state regulatory requirements.
- The pipeline is exposed to a limited range of potential integrity threats which are mitigated by pipeline operating practices, such as regular inspections, corrosion controls, and its location within an easement surrounded by a proposed greenbelt and neighborhood park that limits the potential for third party excavation damage.
- The result of the risk analysis calculated a total individual risk to an occupant of the proposed residential development, standing outdoors at a distance of 83 feet from the centerline of the pipeline, of 3.6×10^{-7} . This value is below the significance threshold of one in a million (1.0×10^{-6}).
- In addition, the calculated heat flux on a building located 93 feet from the centerline of the pipeline drops below 31.5 kW/m^2 within 120 seconds, which is the thermal radiation flux required to ignite a wooden structure after an exposure of 15 minutes.
- The 30-inch natural gas pipeline is adjacent to residential communities in Riverside and Mira Loma at distances of less than the proposed structural setback distance of 93 feet and there have been no incidents associated with this pipeline to date.

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- Building setbacks from pipelines are not required by federal or state regulations nor are they currently incorporated into the Jurupa Valley zoning standards. However, proposed development plans will incorporate a 93-foot structure setback from the centerline of the pipeline easement and 83-foot setback from the centerline of the pipeline to the nearest proposed residential property line to further reduce risk.

3.1.2 Recommendations and Mitigation Measures

The recommendation for this project is to minimize pipeline risk by incorporating a minimum 93-foot structural setback distance from the centerline of the pipeline easement to the nearest building and an 83-foot setback distance in the proposed residential development from the centerline of the pipeline easement to the nearest property line. Additional design measures should include:

- Incorporate designated land uses over the pipeline easement, such as open space, greenbelt, or parks to minimize the potential for third party damage.
- To the extent possible, use fire-resistant exterior materials, such as stucco, brick, and stone for the residences that border the greenbelt area and are closest to the pipeline easement.
- Construct concrete block walls along the property line of residences that border the greenbelt area.
- Prominently mark the pipeline location prior to project development, maintaining the markings throughout the development process, and installing final markings after the work is complete.
- Communicate with the pipeline operator when plans call for excavation or utility trenching near the pipeline.
- Institute measures that all contractors must initially pothole or hand dig to the proposed depth of the utility trench or excavation if within 25 feet of the pipeline easement.
- Avoid placing new utilities and services within the pipeline easement and minimize utility crossings over the pipeline easement to the extent feasible.

Other measures for reducing risk as suggested in the Pipelines and Informed Planning Alliance (PIPA) recommended practices document (2010) should also be incorporated, as described herein:

- Select landscaping vegetation with shallow root structures within the 83-foot setback zone, greenbelt area, and neighborhood park to avoid root structures that damage pipeline coatings.
- Avoid planting trees that prevent direct observation of the pipelines by aerial patrol.
- Use non-flammable fencing (if needed) along the pipeline easement.
- Manage storm water runoff to prevent erosion of the pipeline bedding.

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- Consider accessibility to pipeline personnel and first responders in the event of an emergency.

Mitigation measures are also warranted for future occupants of the proposed development, as follows:

- Disclosure should be made by the developer or sales representatives to potential occupants regarding the proximity of the natural gas pipeline to the proposed development, as required in accordance with Assembly Bill 1511 – Real Property: Disclosures: Transmission Pipelines.
- An emergency contact list should be maintained at the development with phone numbers of the local police, fire department, and pipeline operator (Southern California Gas Company).
- Any roadwork or underground utility work that involves digging in or near the pipelines should be reported to Southern California Gas Company to ensure that they are aware of these activities.
- Any odors or leakage from the pipeline should be reported immediately to the pipeline operator and local emergency response personnel (i.e., Cal Fire/Riverside County Fire Department).
- Emergency procedures to be followed in the event of a pipeline release should be maintained at the development in an appropriate location.

Steps to be taken in the event of a pipeline failure include:

- Immediately notify Cal Fire/Riverside County Fire Department and pipeline company (Southern California Gas Company).
- If natural gas is leaking but not burning, avoid doing anything that may ignite it. Eliminate ignition sources, such as vehicles, cell phones, switches, doorbells, flashlights, static electricity, and cigarettes.
- Evacuation (i.e., away from the pipeline) or shelter in place procedures may be necessary.

It is recommended that these risk management measures be implemented in coordination with the City of Jurupa Valley, Cal Fire/Riverside County Fire Department, and Southern California Gas Company. Based on the results of the risk analysis presented herein and implementation of proposed mitigation measures, the risk to site occupants in the unlikely event of a pipeline incident would be less than significant.

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Appendix A. Risk Calculation

30-INCH NATURAL GAS TRANSMISSION PIPELINE

Input Data		
Product	natural gas	
Diameter	30	inches
Pressure	NDA	psig
R0	83	ft

XSEG	RX(1%)	Units
XSEG(LJF)	0	ft
XSEG(RJF)	970	ft
XSEG(LFF)	235	ft
XSEG(RFF)	3464	ft
XSEG(LEX)	0	ft
XSEG(REX)	0	ft

Base and Conditional Probability Calculations							
Base		Leak		Rupture		Exposure	
F0	2.6E-04	PC(L)	0.80	PC(R)	0.20	PC(OCC)	1.00
P0	2.6E-04	PC(LIG)	0.30	PC(RIG)	0.45	PC(OUT)	0.08
PAF	1.0	PC(FIG)	0.99	PC(FIG)	0.99		
PA	2.6E-04	PC(JF)	0.98	PC(JF)	0.98		
		PC(FF)	0.01	PC(FF)	0.01		
		PC(EIG)	0.01	PC(EIG)	0.01		
Calculated Values:							
PA(LJF)	0.0E+00	PCI(LJF)	0.233	PCI(RJF)	0.087		
PA(RJF)	4.8E-05	PCI(LFF)	0.002	PCI(RFF)	0.001		
PA(LFF)	1.2E-05	PCI(LEX)	0.002	PCI(REX)	0.001	PC(EXPO)	0.08
PA(RFF)	1.7E-04						
PA(LEX)	0.0E+00						
PA(REX)	0.0E+00						

Impact Probability Calculations							
Probability Term				Values			
PC(LJF) =	PA(LJF) x	PCI(LJF) x	PC(EXPO) =	0.0E+00	0.23	0.083	0.0E+00
PC(RJF) =	PA(RJF) x	PCI(RJF) x	PC(EXPO) =	4.8E-05	0.09	0.083	3.5E-07
PC(LFF) =	PA(LFF) x	PCI(LFF) x	PC(EXPO) =	1.2E-05	0.002	0.083	2.3E-09
PC(RFF) =	PA(RFF) x	PCI(RFF) x	PC(EXPO) =	1.7E-04	0.001	0.083	1.3E-08
PC(LEX) =	PA(LEX) x	PCI(LEX) x	PC(EXPO) =	0.0E+00	0.002	0.083	0.0E+00
PC(REX) =	PA(REX) x	PCI(REX) x	PC(EXPO) =	0.0E+00	0.001	0.083	0.0E+00

Based on data from impact distance figures in Section 4.6 and mortality figures in Section 4.5, enter the maximum impact probability at receptor location for each hazard in MAX PF(X) column.

IR Calculation				
	MAX PF(X)		PC(X)	IR(X)
IR(LJF) =	1.00		0.0E+00	0.00E+00
IR(RJF) =	1.00		3.5E-07	3.48E-07
IR(LFF) =	1.00		2.3E-09	2.29E-09
IR(RFF) =	1.00		1.3E-08	1.27E-08
IR(LEX) =	0.00		0.0E+00	0.00E+00
IR(REX) =	0.00		0.0E+00	0.00E+00
TOTAL INDIVIDUAL RISK, TIR				3.6E-07
CDE INDIVIDUAL RISK CRITERION, IRC				1.0E-06

XSEG Calculations														
Pipe Size, Pressure, and Hazard Type			Front Property Line - Begin Zone 1			Begin Zone 2			Begin Zone 3			End Zone 3 -Back Property Line		
Pipe Size	Press.	Hazard X	RX (1%)	R0	XSEG	RX (1%)	R0	XSEG	RX (1%)	R0	XSEG	RX (1%)	R0	XSEG
(in)	(psig)		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
30	NDA	LJF	33	83	0	33	333	0	33	583	0	33	833	0
30		RJF	492	83	970	492	333	724	492	583	0	492	833	0
30		LFF	144	83	235	144	333	0	144	583	0	144	833	0
30		RFF	1734	83	3464	1734	333	3403	1734	583	3266	1734	833	3042
30		LEX	0	83	0	0	333	0	0	583	0	0	833	0
30		REX	0	83	0	0	333	0	0	583	0	0	833	0

Thermal Radiation at Point

ALOHA® 5.4.7



Time: June 3, 2021 0728 hours PDT (using computer's clock)

Chemical Name: METHANE

Building Air Exchanges Per Hour: 0.33 (unsheltered single storied)

THREAT AT POINT:

Model Run: No Model Given

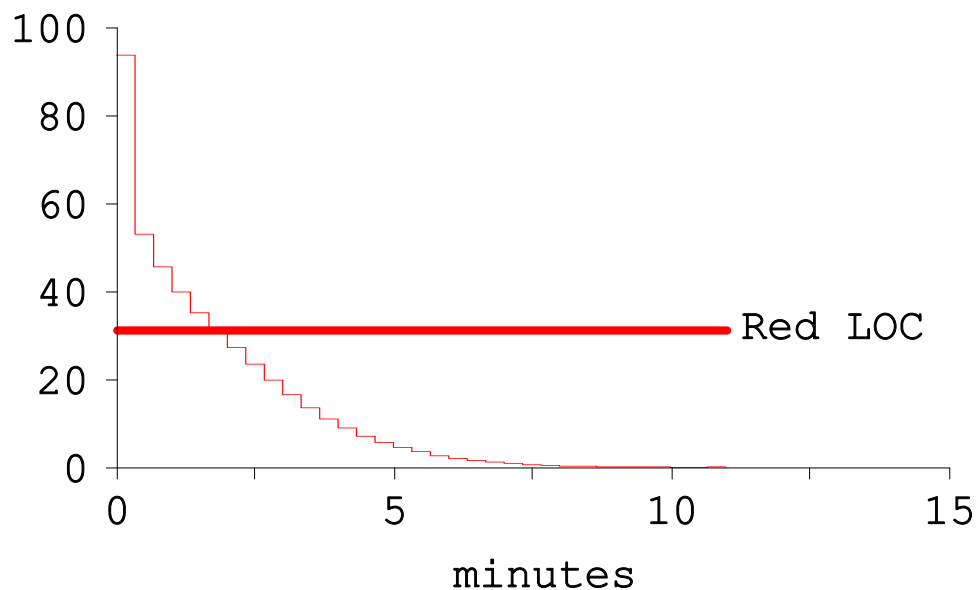
Thermal Radiation Estimates at the point:

Downwind: 93 feet

Off Centerline: 0 feet

Max Thermal Radiation: 93.6 kW/(sq m)

kW/(sq m)



At Point: Downwind: 93 feet Off Centerline: 0 feet

Summary statistics for, Deaggregation: Total

Deaggregation targets

Return period: 475 yrs

Exceedance rate: 0.0021052632 yr⁻¹

PGA ground motion: 0.38359491 g

Recovered targets

Return period: 515.30286 yrs

Exceedance rate: 0.0019406064 yr⁻¹

Totals

Binned: 100 %

Residual: 0 %

Trace: 0.11 %

Mean (over all sources)

m: 6.84

r: 17.45 km

ε₀: 1.2 σ

Mode (largest m-r bin)

m: 6.47

r: 16.31 km

ε₀: 1.46 σ

Contribution: 8.61 %

Mode (largest m-r-ε₀ bin)

m: 8.1

r: 18.98 km

ε₀: 0.72 σ

Contribution: 7.09 %

Discretization

r: min = 0.0, max = 1000.0, Δ = 20.0 km

m: min = 4.4, max = 9.4, Δ = 0.2

ε: min = -3.0, max = 3.0, Δ = 0.5 σ

Epsilon keys

ε0: [-∞ .. -2.5)

ε1: [-2.5 .. -2.0)

ε2: [-2.0 .. -1.5)

ε3: [-1.5 .. -1.0)

ε4: [-1.0 .. -0.5)

ε5: [-0.5 .. 0.0)

ε6: [0.0 .. 0.5)

ε7: [0.5 .. 1.0)

ε8: [1.0 .. 1.5)

ε9: [1.5 .. 2.0)

ε10: [2.0 .. 2.5)

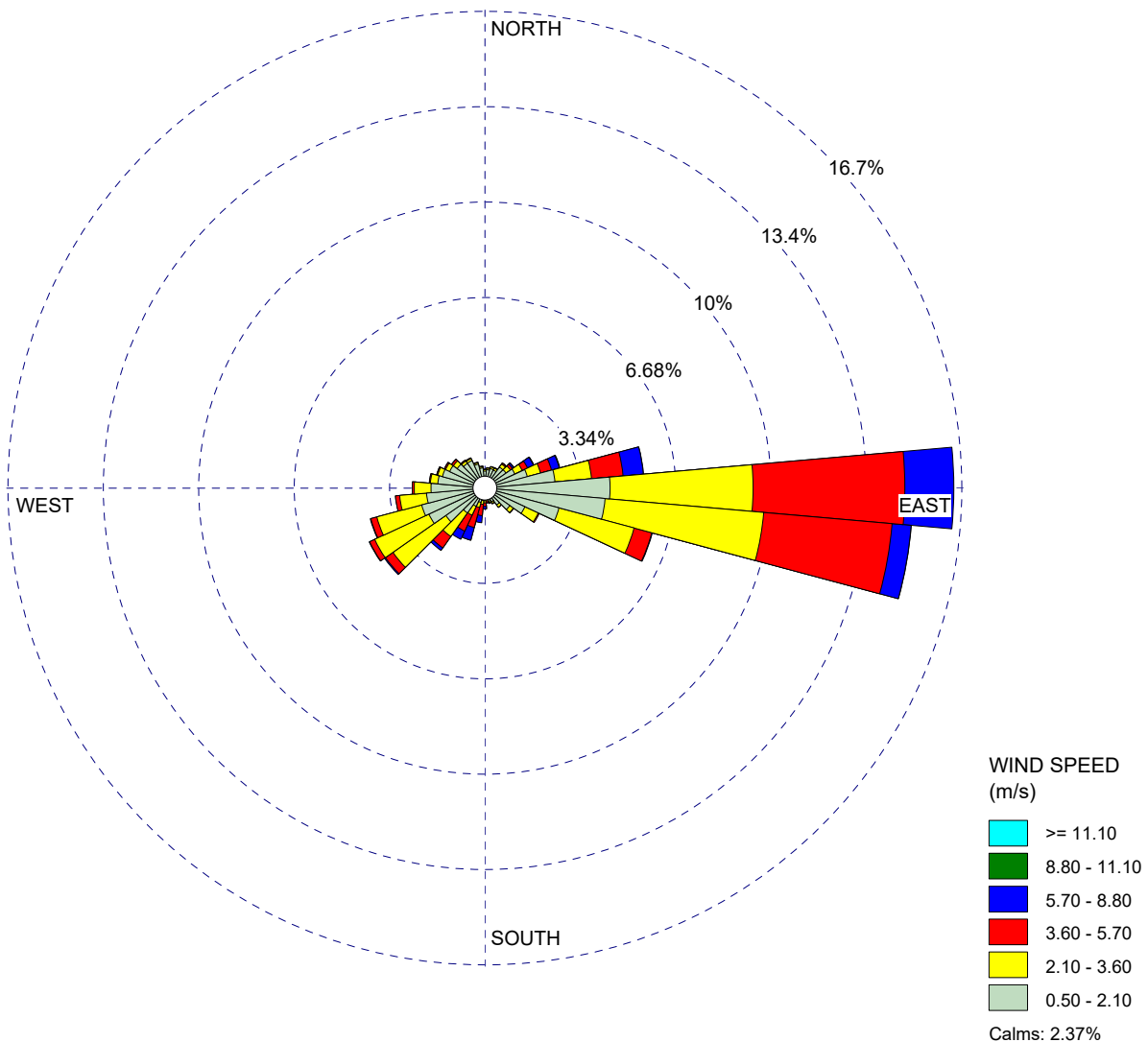
ε11: [2.5 .. +∞]

WIND ROSE PLOT:

Riverside Airport (2012-2016)
Meteorological Station

DISPLAY:

Wind Speed
Flow Vector (blowing to)



COMMENTS:

All hours

DATA PERIOD:

Start Date: 1/1/2012 - 00:00
End Date: 12/31/2016 - 23:59

COMPANY NAME:

PlaceWorks

MODELER:

SB

CALM WINDS:

2.37%

TOTAL COUNT:

43375 hrs.

AVG. WIND SPEED:

2.51 m/s

DATE:

3/10/2021

PROJECT NO.:

INH-01

Appendix B. Supplemental Calculations Memorandum



Catherine Fitzgerald

Supplemental Calculations

Based on Leighton and Associates, Inc.'s review of the PSHA and recommendation that PlaceWorks should calculate the maximum potential load the pipeline may experience due to an emergency landing of an aircraft from Riverside Municipal Airport within the proposed greenbelt, the following additional analysis was conducted:

1. Calculate the impact of an airplane landing on the greenbelt under emergency conditions.
2. Calculate the impact of an airplane crashing on the greenbelt after takeoff or landing from the airport.

For this analysis, it was assumed that a single engine piston plane taking off or landing at the Riverside Municipal Airport had to conduct an emergency landing on the greenbelt. From the latest statistics for the Riverside Municipal Airport, 88 percent of the aircraft are single engine piston planes.¹ Therefore, a representative 6-seater single engine piston plane, Beechcraft Bonanza G36, was assumed to be applicable for this analysis. As per a follow-up email from the third-party reviewer, Leighton and Associates, Inc., the impact of a larger, long range business jet – a Gulfstream V – was also included in the calculations. Specifications for these planes are as follows:²

Table 1 Airplane Specifications

Description	Beechcraft Bonanza G36	Gulfstream V
Landing Distance (feet)	1,450	2,220
Maximum Loaded Weight (lb)	3,650	90,500
Wingspan (ft)	33.5	93.5
Length (ft)	27.6	96.5
Tire Pressure (psi)	40	115 (nose), 175 (main)

Impact of Airplane Landing on Greenbelt

The first calculation is based on a Beechcraft Bonanza G36 landing on the grassy greenbelt within the proposed development. The surface shear strength of a grassy runway was determined using a reference from Transport Canada for unpaved runway surfaces.³ The load bearing capacity of the soil is based on the California Bearing Ratio (CBR). The soil type at the proposed development is Madera fine sandy loam

¹ AirNav.com, 2021. KRAL Riverside Municipal Airport. Accessed on September 1, 2021 at <https://www.airnav.com/airport/KRAL>.

² Beechcraft, 2021. Bonanza G36 Specifications. Accessed on September 1, 2021 at <https://beechcraft.txtav.com/en/bonanza-g36#specs>. Gulfstream Aerospace, 2021. Gulfstream V Specifications. Accessed on September 11, 2021 at <https://www.nata.aero/agso/astgcache/07b69138-b455-41d4-9df5-c6b98bce8f1f.pdf>.

³ Transport Canada, 2017. Advisory Circular. Unpaved Runway Surfaces. Civil Aviation Standards. Dated December 5, 2017.

(MbC2), according to the attached map from the National Resources Conservation Service.⁴ This soil type has a CBR between 20 and 40. According to the chart provided by Transport Canada and attached herein, a soil type with a CBR of 20 can support a tire pressure of approximately 96 psi. The tire pressure for the Bonanza G36 is 40 psi; therefore, the grassy greenbelt could support the landing of a single engine piston airplane without any impact to the underlying soil or the pipeline which is buried a minimum of 3 feet below ground surface (bgs).

For the Gulfstream V, a more comprehensive analysis was conducted, because the chart on which the former calculation was based is only applicable for aircraft with a weight of 10,000 lb. or less. Because the Gulfstream V weighs 90,900 pounds and has dual nose wheels and two sets of dual main wheels, the COMFAA software was used to calculate whether the grassy greenbelt could sustain the landing impact of this aircraft.⁵ The stress of an aircraft on a landing surface is a function of the tire pressure, number and spacing of wheels, type of surface, and thickness of surface.

The Aircraft Classification Number – Pavement Classification Number (ACN-PCN) method and the COMFAA software program were used to determine the effect of a Gulfstream V landing on the grass runway. The program assigns an ACN to an individual aircraft based on its weight and configuration (e.g., tire pressure gear geometry, etc.) Also, the load-carrying capacity of the runway is assigned a PCN without specifying a particular aircraft. A runway can support an aircraft that has an ACN value equal to or less than the runway's PCN value.

For this analysis, the grass runway was assumed to be 36 inches thick and consisted of native soil, as described above. Gravel and grass runways are classified as flexible pavement. The program does not consider the actual soil type for the subgrade material. Therefore, because there are no overlying asphalt or concrete layers for the runway, the program assumed a subgrade CBR of 4.0, which is classified as ultra-low strength. The results of the computer program output are attached.

The calculated ACN for the Gulfstream V is 30.5 and the calculated PCN for the grass runway is 45.8. Since the PCN is greater than the ACN, the Gulfstream V would be able to land on the greenbelt emergency landing area without adversely impacting the plane or the pipeline.

Much heavier airplanes have successfully landed on grass or dirt airstrips, such as military planes and commercial airliners. A Boeing 737-300 successfully conducted an emergency landing during a severe thunderstorm after double engine flameout on a grass levee in New Orleans in 1988. There was only minor hail damage to the intact aircraft.⁶

Impact of Airplane Crash Landing on Greenbelt

An analysis was also conducted to determine the impact of an airplane crash landing on the greenbelt. It was assumed that the aircraft fell from a height of 1,000 feet, which is the pattern altitude for landing at the

⁴ Department of Agriculture, National Resources Conservation Service, 2021. Web Soil Survey. Accessed on August 31, 2021 at <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>.

⁵ Federal Aviation Administration (FAA), 2014. Advisory Circular. Standardized Method of Reporting Airport Pavement Strength – PCN. Dated August 14, 2014.

⁶ AVGeekery.com, 2020. TACA 110: The Boeing 737 Miracle on the New Orleans Levee. Accessed on September 11, 2021 at <https://avgeekery.com/taca-110-the-boeing-737-miracle-on-the-new-orleans-levee/>

Riverside Municipal Airport.⁷ The distance assumed to be traveled after impact was 3 feet, which is the minimum depth of the buried pipeline. The calculations for the Beechcraft Bonanza G36 and Gulfstream V are attached to this supplemental memorandum. The calculated pressure at a depth of 3 feet are as follows:

- Beechcraft Bonanza G36 – 9.3 psi
- Gulfstream V – 23.6 psi

The MAOP of a pipeline in a Class 3 location is approximately 60 percent of the specified minimum yield stress (SMYS). The calculated SMYS of the 30-inch pipeline (Line 2001) is approximately 1,000 psi. Therefore, an airplane crashing on the greenbelt would not adversely impact the 30-inch pipeline.

⁷ AirNav.com, 2021. KRAL Riverside Municipal Airport. Accessed on September 1, 2021 at <https://www.airnav.com/airport/KRAL>.

Soil Map—Western Riverside Area, California



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Western Riverside Area, California

Survey Area Data: Version 13, May 27, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 17, 2018—Jun 28, 2018

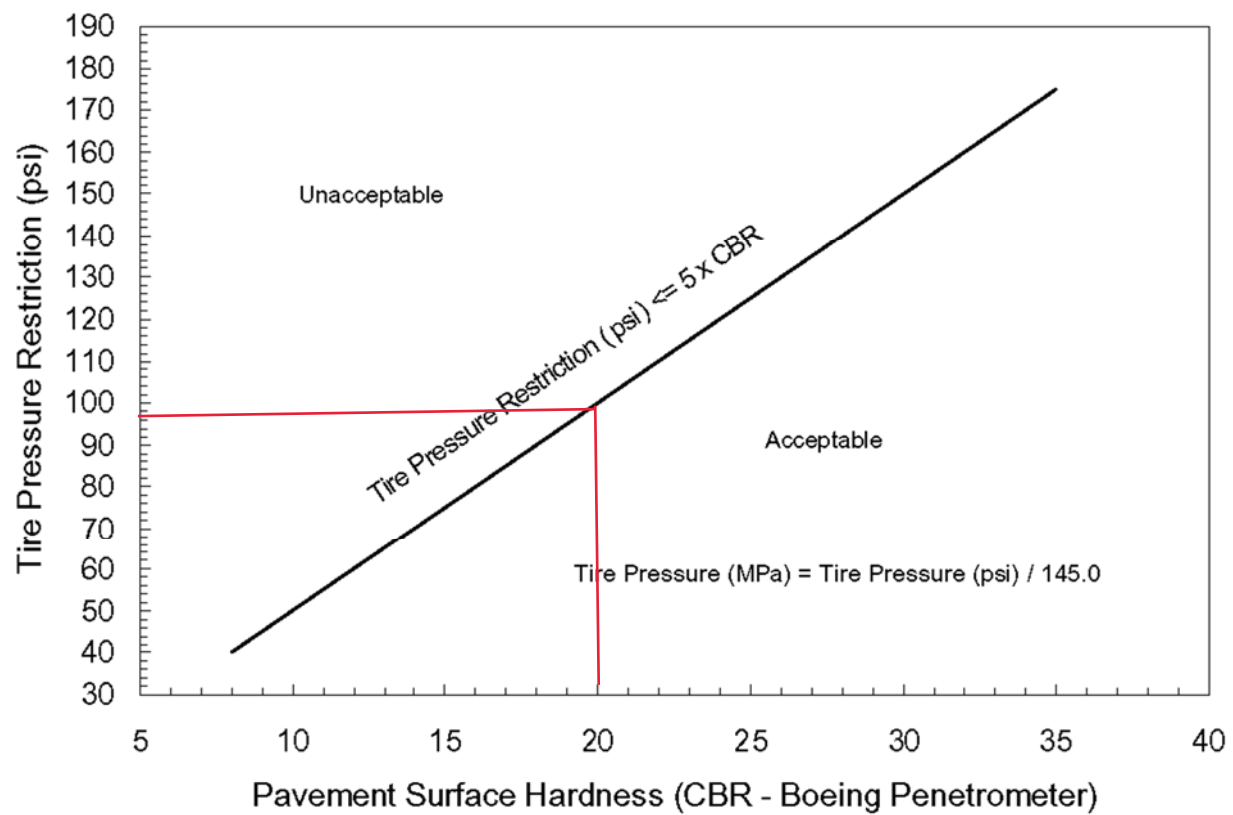
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes	1.2	4.2%
MbC2	Madera fine sandy loam, shallow, 2 to 8 percent slopes, eroded	24.0	80.8%
TeG	Terrace escarpments	4.4	15.0%
Totals for Area of Interest		29.7	100.0%

APPENDIX B — FIGURES 1 TO 3

Figure 1: Tire Pressure Restriction vs. CBR Measured with Boeing Penetrometer
(Figure 1 derived from Boeing Document No. D6-45222-1)

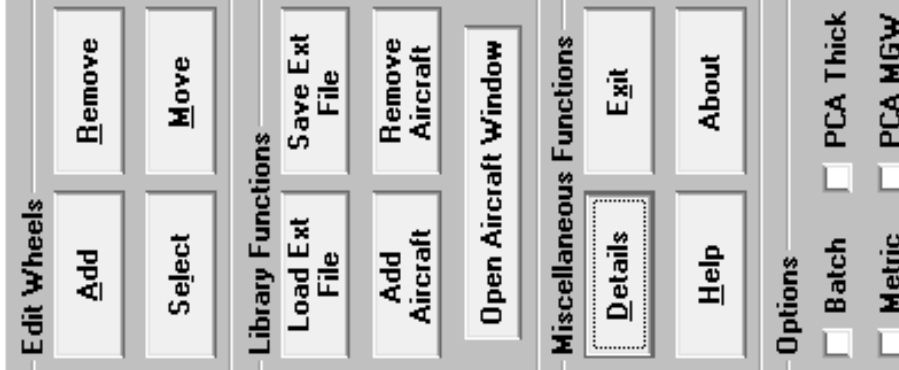


Grass Runway Subgrade CBR from COMFAA Program

Reference Guidance AC 150/5335-5C App B				Existing Flexible Pavement Layers	ENTER Existing Layer Thickness	
Flexible Pavement Structure Items	Fig. A2-2 Convert to P-209		Figs.A2-1&2 Convert to P-154			
P-401/3 P 403	1.6		<input type="checkbox"/> Use FAA Std	P-401/3	0.0	in.
P-306 ECONOCRTE	1.2			P-306	0.0	in.
P-304 CEM. TRTD	1.2			P-304	0.0	in.
P-209 Cr AGG	1.0		1.4	P-209	0.0	in.
P-208 Agg, P-211	1.0		1.2	P-208	0.0	in.
P-301 SOIL-CEM.	n/a		1.2	P-301	0.0	in.
P-154 Subbase	n/a		1.0	P-154	36.0	in.
Equivalent Thickness, mm			Subgrade CBR...		4.0	

COMFAA Inputs

Evaluation thickness 29.9 inches
 Evaluation CBR 4.0



Gross Weight (lbs)	90,900
% G/W on Main Gears	95.00
No. Main Gears	2
Wheels on Main Gear	2
Tire Pressure (psi)	175.0
Alpha Used	0.900
Pass/Traffic Cycle (P/T/C)	Not Appl.
Annual Departures	Not Appl.
Flex 20yr Covs, P/C = 4.05	10,000
Rig 20yr Covs, P/C = 4.05	10,000
Rigid Cutoff (times ms)	5.00

Computational Modes

☒ ACN ☐ Thickness ☐ Life ☐ Int. Stress ☐ Edge Stress

☐ PCN ☐ MGN

Rigid

LESS

SG	CBR	Flex t, in	ACN Flex	k, lbs/in ³	Rig t, in	ACN Rig
D	3.0	36.41	30.5			
C	6.0	24.67	29.3			
B	10.0	17.97	27.7			
A	15.0	13.50	25.6			

Critical Aircraft

Calculated PCN Value from COMFAA Program

This file name = PCN Results Flexible 9-12-2021 15;41;01.txt

Library file name = C:\Program Files (x86)\COMFAA 30\COMFAAaircraft.Ext

Units = English

Evaluation pavement type is flexible and design procedure is CBR.

Alpha Values are those approved by the ICAO in 2007.

CBR = 4.00 (Subgrade Category is D(3))

Evaluation pavement thickness = 36.00 in

Pass to Traffic Cycle (PtoTC) Ratio = 1.00

Maximum number of wheels per gear = 2

Maximum number of gears per aircraft = 2

No aircraft have 4 or more wheels per gear. The FAA recommends a reference section assuming 3 inches of HMA and 6 inches of crushed aggregate for equivalent thickness calculations.

Results Table 1. Input Traffic Data

No.	Aircraft Name	Gross Weight	Percent Gross Wt	Tire Press	Annual Deps	20-yr Coverages	6D Thick
1	Gulfstream-G-V	90,900	95.00	175.0	800	3,953	29.25

Results Table 2. PCN Values

No.	Aircraft Name	Critical Aircraft Total Equiv. Covs.	Thickness for Total Equiv. Covs.	Maximum Allowable Gross Weight	ACN Thick at Max. Allowable Gross Weight	CDF	PCN on D(3)
1	Gulfstream-G-V	3,953	29.25	133,714	44.58	0.0181	45.8

IMPACT ON PIPELINE FROM FALLING AIRPLANE

$$F = mgh/d$$

where m = mass (kg)
 g = gravitational constant (9.8 m/sec²)
 h = height of fall (m)
 d = distance traveled after impact (assumed to be to the depth of the pipeline)
 F = force (newtons)

BEECHCRAFT BONANZA G36

Airplane mass	1656 kg	3650 lb	Weight of loaded Beechcraft Bonanza G36	
Gravitational constant	9.8 m/sec ²			
Height	305 m	1000 feet	Pattern altitude for Riverside Municipal Airport	
Distance into ground	1 m	3 feet	Pipeline buried 3 feet below ground surface	
Force	5,408,424 newtons			
Dimensions of airplane		10 m	wingspan	Beechcraft Bonanza G36
		8.4 m	length	Beechcraft Bonanza G36
Area of impact	84 m ²			
Pressure	64,386 N/m ² 9.3 psi			

GULFSTREAM V

Airplane mass	41051 kg	90,500 lb	Weight of loaded Gulfstream V	
Gravitational constant	9.8 m/sec ²			
Height	305 m	1000 feet	Pattern altitude for Riverside Municipal Airport	
Distance into ground	1 m	3 feet	Pipeline buried 3 feet below ground surface	
Force	134,099,280 newtons			
Dimensions of airplane		28.05 m	wingspan	Gulfstream V
		29.4 m	length	Gulfstream V
Area of impact	824.67 m ²			
Pressure	162,610 N/m ² 23.6 psi			

ATTACHMENT NO. 9

SANS53 & JCSD Will Serve Letters



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE:	2/18/2021	PARCELS/LOTS:	254
TRACT/PARCEL MAP #:	TTM 37714	ZONING:	R-4
APN:	163-400-052 & 163-400-001	MAP SCHEDULE:	A

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- ☒ THE Jurupa Community Services District WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED August 28, 2019.
- ☐ ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- ☐ NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- ☐ INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- ☒ CONNECTION TO _____ Jurupa Community Services District SEWER SYSTEM AS PER LETTER DATED August 28, 2019.
- ☐ ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. *PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.*

ADDITIONAL COMMENTS:

A Phase I Environmental Site Assessment (ESA) study may be required. Based on the Information provided from the Phase I ESA, a Phase II ESA may be required.

Christina Quintero

ENVIRONMENTAL HEALTH SPECIALIST

Received by: Robert A. Zoller

Jane F. Anderson, President
Richard "Dickie" Simmons, Vice President
Betty Folsom, Director
Kenneth J. McLaughlin, Director
Betty A. Anderson, Director



August 28, 2019

County of Riverside
Department of Environmental Health
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

RE: Water & Sewer Availability for Tract 37714 located between Clay Street and
Pedley Road south of Limonite Avenue and north of Union Pacific Railroad.

Ladies/Gentlemen:

The Board of Directors has approved the water and sewer availability letter on 8/26/19.

The Jurupa Community Services District (District) will provide water and sewer services to the above referenced property conditional upon compliance with District rules, regulations and payment of appropriate fees.

In accordance with District's Development Handbook at Section 5.2.3, Item 6, the "Developer's Engineer submits engineered drawings to the District as outlined in Appendix F of the Development Handbook, along with the appropriate deposit for the first (1st) plan check. Drawings must be submitted within two (2) years of the issuance of the Availability Letter; otherwise an updated Availability Letter will be required. Drawings will not be plan-checked until an updated "Availability Letter" is issued."

Should you have any questions, please call me at 951-685-7434 extension 520.

Sincerely,

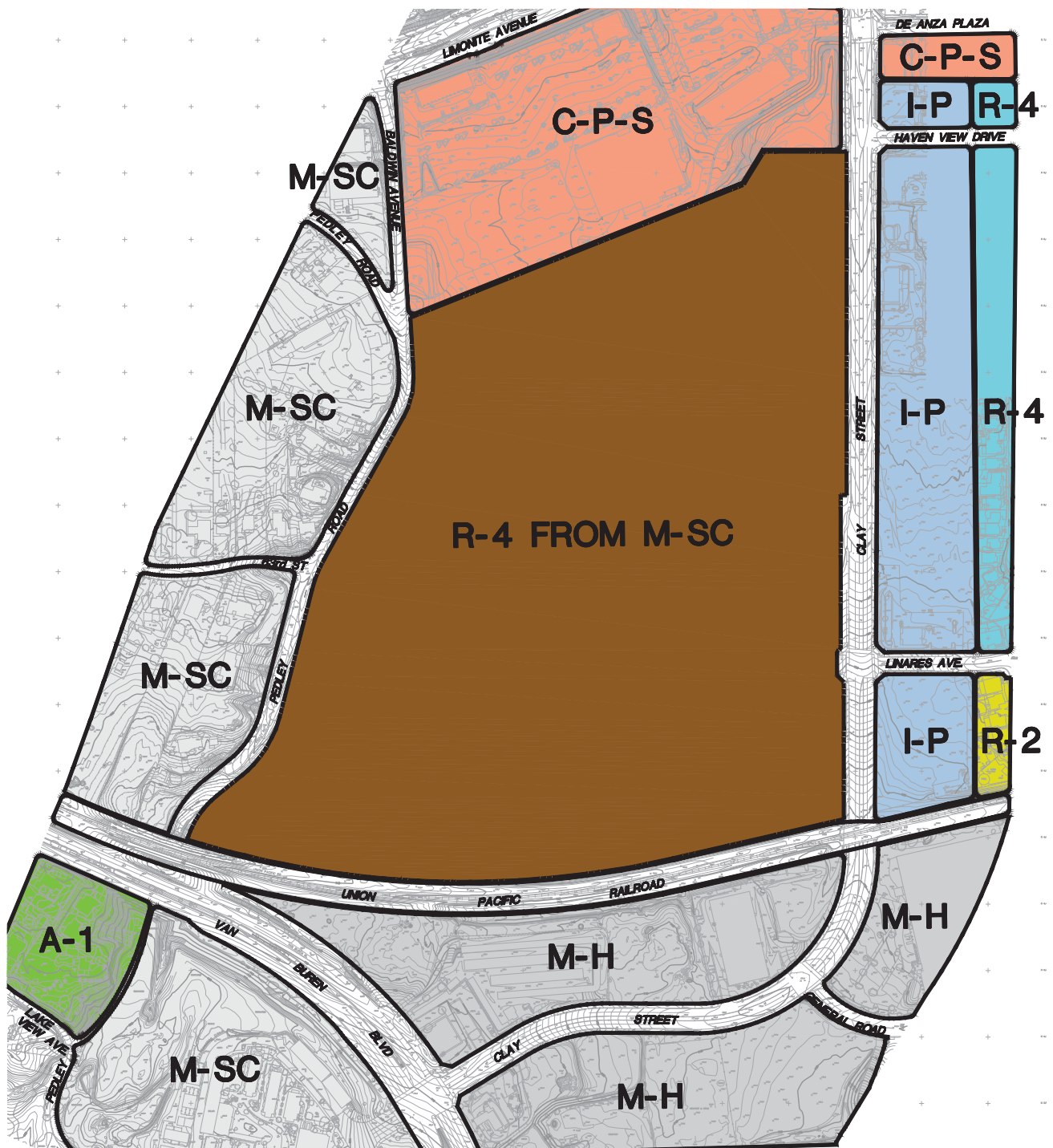
A handwritten signature in black ink that reads "Nicole Smith".

Nicole Smith
Development Engineering Representative

D2010130 I. Project

ATTACHMENT NO. 10

Change of Zone Exhibit



LEGEND

- C-P-S (SCENIC HIGHWAY COMMERCIAL)
- M-SC (MANUFACTURING SERVICE COMMERCIAL)
- I-P (INDUSTRIAL PARK)
- M-H (MANUFACTURING HEAVY)
- A-1 (LIGHT AGRICULTURE)
- R-2 (MULTIPLE FAMILY DWELLING)
- R-4 (PLANNED RESIDENTIAL)
- R-R (RAILROAD)



SCALE: 1"=300'

PREPARED FOR:
I.H.C. JURUPA, LLC

PREPARED BY:



APPALOOSA SPRINGS TENTATIVE TRACT 37714 ZONING EXHIBIT

CITY OF JURUPA VALLEY

ATTACHMENT NO. 11

Excerpt of the September 9, 2021
Planning Commission meeting

EXCERPT OF THE PLANNING COMMISSION MINUTES OF THE SEPTEMBER 9, 2020 MEETING FOR MA20065

7. COMMISSION BUSINESS

7.2 STUDY SESSION: APPALOOSA SPRINGS – RESIDENTIAL SUBDIVISION OF A 67.7 COMBINED ACRES INTO 254 SINGLE FAMILY RESIDENTIAL LOTS- LOCATION: 6501 CLAY STREET: APPLICANT I.H.C. JURUPA, LLC

Ms. Rocio Lopez, Senior Planner, provided a PowerPoint presentation for a proposed residential subdivision located at 6501 Clay Street. Ms. Lopez presented a summary of the proposal that includes an application for Change of Zone, Tentative Tract Map and Site Development Permit for the project Appaloosa Springs. The residential subdivision consists of 254 single family residential lots on 25.73 acres, 14.10 acres of park space, 10.78 of preserved open space, 1.83 acres of open space/landscaping 1.83 of a water quality basin and 13.07 acres of public roads. Ms. Lopez provided several exhibits summarizing the following topics:

- Proposed Development Standards
- Landscaping plan, conceptual architectural elevations
- Proposed Right-of-Way improvements
- Internal streetscape design, trails, sidewalks,
- Proposed Parks open space and amenities
- Fences and walls
- Discussion of Gas Easement

Mr. Tom Dallape, Applicant, provided a PowerPoint presentation and summarized details of the project proposal noting that he had met with various agencies and has had a positive outreach program for this proposal.

COMMISSIONER DISCUSSION

- Requested clarification and soil test results
- Sale price of homes
- Clarification of ALUC radius
- Clarification of Clay Street widening
- Request preservation of existing trees
- Expressed concern for street lighting on rear walls

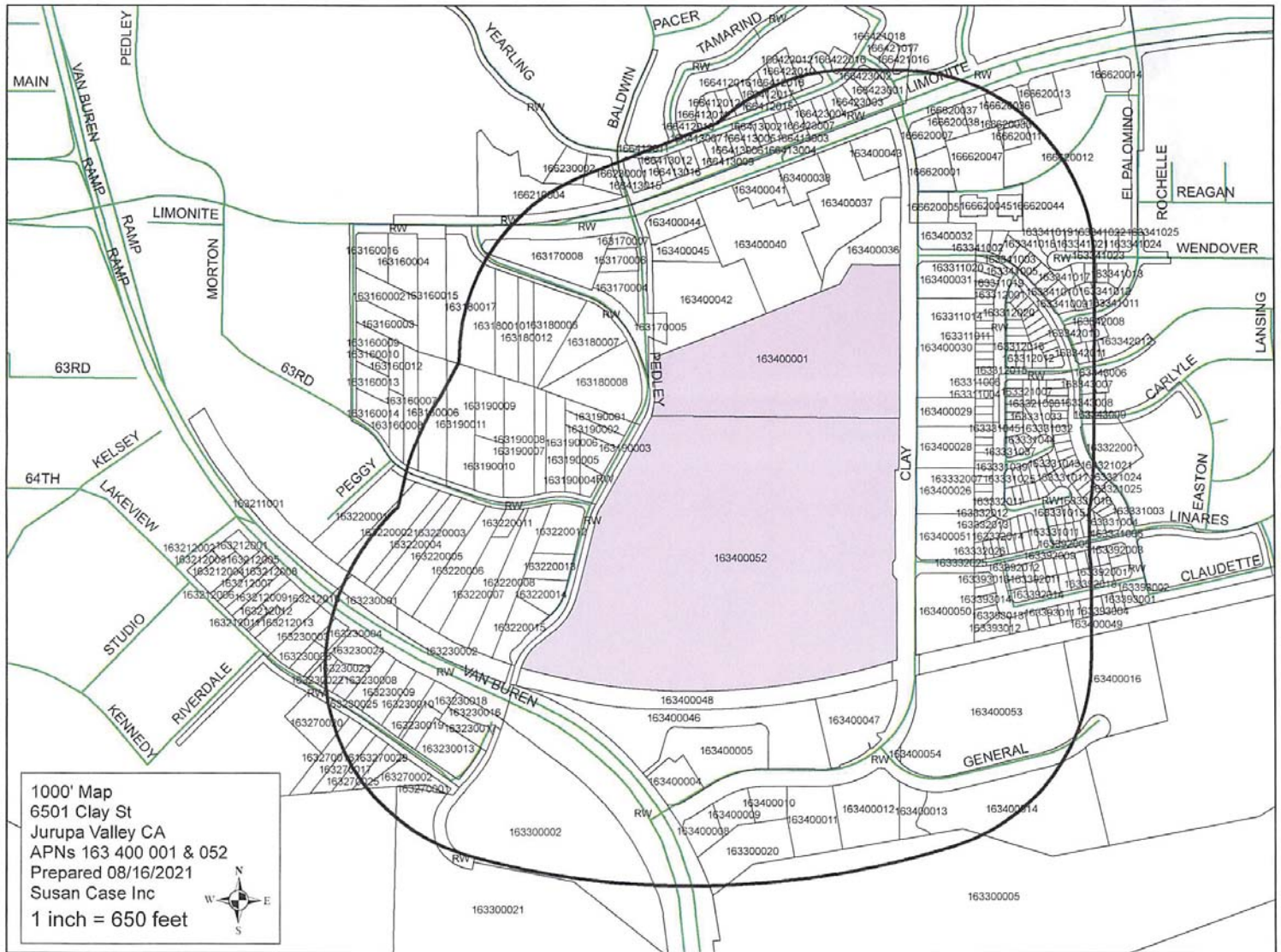
ATTACHMENT NO. 12

Staff's Response to Planning Commission Feedback

STAFF'S RESPONSE TO PLANNING COMMISSION'S FEEDBACK	
COMMISSION'S FEEDBACK	RESPONSE
Requested clarification on soil test results	Please refer to Attachment 2 (No Further Action Letter) and Attachment 2 (Geo Kinetics remediation summary)
Sale price of homes	Beginning at high \$400,000
Clarification of ALUC radius	Please reference Attachment 4 (General Plan Overlay Map) and Attachment 5 (ALUC Zone D map)
Clarification of widening of Clay Street	<p><u>Clay Street North Section:</u> Clay Street will be widened westerly by 8 feet beginning from the existing bus stop (located just north of Linares Avenue) to Haven View Drive. Ultimate right-of-way width will be 118-ft. and Applicant will need to dedicate property to an ultimate half-width right-of-way of 59-ft from centerline to property line. This area includes a new 21-ft parkway including 6-ft meandering sidewalk and landscaping.</p> <p><u>Clay Street South Section:</u> There is no widening of Clay Street from the existing bus stop to Linares Avenue. Ultimate right-of-way width is 121-ft with half width right-of-way of 62-ft from centerline to property line. This area includes a 24-ft parkway including 10-ft decomposed granite multi-purpose trail. The location of existing curb, gutter, and sidewalk to remain.</p>
Consider preservation of existing trees	All the trees within the limits of grading for the proposed development will be removed and existing trees within Lot 'Y' will be evaluated by the Southwest Resource Management Association (SRMA) and over time, the non-native trees will be removed and remaining native trees will be preserved. The Tree Inventory and Assessment Report is provided as Appendix C to the IS/MND, available on the City's website at: https://www.jurupavalley.org/DocumentCenter/Index/68 .
Concern for street lighting on Clay Street onto rear walls	The project site will be heavily landscaped, including a meandering sidewalk with ample landscaped parkway and large trees. Lots 35 and 36 are the only lots which have minimum landscaped buffers. The two existing street lights along Clay Street south of Linares Avenue however, are directed towards the street, away from the project site. Additionally, Lots 35 and 36 are located substantially at a higher grade elevation than Clay Street, further reducing any impacts.

ATTACHMENT NO. 13

1,000 Foot Radius Map with Extended Areas



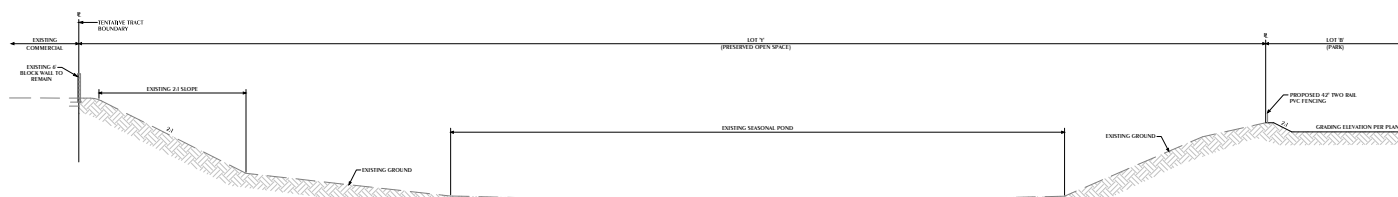
ATTACHMENT NO. 14

PROJECT PLANS

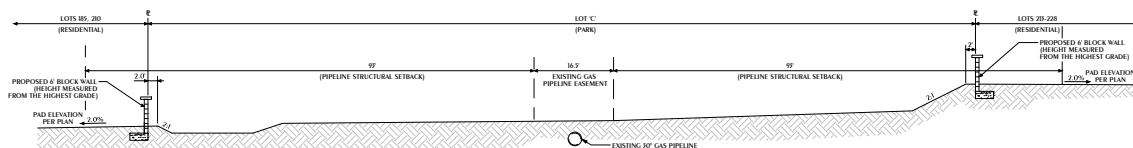
- a. Tentative Tract Map No. 37714 (dated 9/9/21)
- b. Development Plan (dated 9/13/21)
- c. Conceptual Grading Plan (dated 9/9/21)
- d. Conceptual Landscape Plans (Wall/Fence and
Maintenance Plan included) (dated August 2021)
- e. R-4 Development Plan Workbook
 (dated September 2021)

RESIDENTIAL LOT SUMMARY

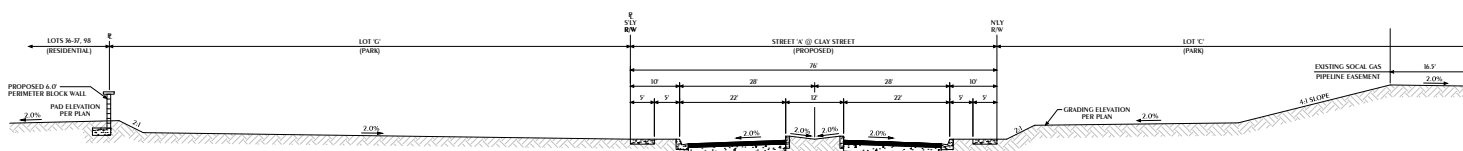
LOT AREA SUMMARY					LOT AREA SUMMARY					LOT AREA SUMMARY					LOT AREA SUMMARY				
LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH @ R.O.W.	LOT DEPTH	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH @ R.O.W.	LOT DEPTH	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH @ R.O.W.	LOT DEPTH	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH @ R.O.W.	LOT DEPTH
1	4,398	3,716	51.0	93.0	67	4,007	3,678	42.0	97.0	132	3,747	3,747	40.0	92.0	196	4,334	3,739	42.0	105.0
2	4,600	4,369	45.0	102.0	68	5,778	5,289	42.0	97.0	133	3,760	3,760	40.0	92.0	197	4,618	4,073	42.0	105.0
3	4,126	3,652	40.0	102.0	69	5,916	5,483	76.0	90.0	134	3,859	3,859	41.0	92.0	198	4,967	4,298	40.0	119.0
4	4,112	3,650	40.0	102.0	70	4,026	3,993	49.0	90.0	135	3,773	3,773	40.0	93.0	199	4,548	4,547	42.0	96.0
5	4,113	3,653	40.0	102.0	71	3,748	3,748	40.0	91.0	136	3,780	3,780	40.0	93.0	200	6,853	6,527	88.0	96.0
6	4,237	3,751	41.0	102.0	72	3,742	3,742	40.0	91.0	137	3,801	3,801	40.0	93.0	201	8,230	8,106	44.0	132.0
7	4,269	3,750	41.0	103.0	73	3,661	3,661	40.0	91.0	138	3,805	3,805	40.0	93.0	202	5,984	5,933	35.0	100.0
8	4,322	3,745	41.0	103.0	74	3,652	3,652	40.0	91.0	139	3,853	3,853	41.0	93.0	203	4,750	4,750	40.0	96.0
9	4,372	3,739	41.0	105.0	75	3,664	3,664	40.0	90.0	140	3,793	3,793	40.0	92.0	204	3,874	3,874	40.0	99.0
10	4,392	3,735	41.0	106.0	76	3,646	3,646	40.0	90.0	141	3,796	3,796	40.0	92.0	205	3,986	3,986	40.0	99.0
11	4,321	3,643	40.0	106.0	77	3,640	3,640	40.0	90.0	142	3,907	3,915	40.0	92.0	206	4,437	4,437	40.0	98.0
12	4,572	3,819	42.0	107.0	78	3,640	3,640	40.0	90.0	143	3,871	3,870	40.0	90.0	207	3,957	3,957	40.0	96.0
13	4,476	3,735	41.0	108.0	79	3,654	3,654	40.0	90.0	144	3,776	3,776	41.0	90.0	208	4,383	4,383	40.0	99.0
14	4,352	3,652	40.0	107.0	80	3,680	3,680	40.0	90.0	145	4,017	4,017	40.0	91.0	209	5,639	5,639	45.0	99.0
15	4,377	3,681	41.0	107.0	81	3,778	3,778	40.0	90.0	146	4,404	4,404	41.0	93.0	210	5,864	5,759	35.0	100.0
16	4,380	3,678	40.0	107.0	82	3,758	3,758	40.0	91.0	147	4,522	4,522	40.0	96.0	211	4,014	3,950	40.0	92.0
17	4,388	3,720	40.0	107.0	83	3,678	3,678	40.0	91.0	148	4,600	4,600	40.0	102.0	212	4,180	3,835	41.0	84.0
18	4,444	3,763	41.0	106.0	84	3,738	3,738	40.0	90.0	149	4,094	4,094	40.0	102.0	213	5,637	5,628	41.0	113.0
19	4,433	3,761	41.0	106.0	85	3,669	3,669	40.0	90.0	150	5,141	5,123	53.0	102.0	214	6,869	6,869	40.0	99.0
20	4,356	3,713	40.0	105.0	86	4,119	4,106	40.0	91.0	151	5,600	5,585	52.0	102.0	215	4,374	4,374	40.0	93.0
21	4,279	3,659	40.0	105.0	87	5,512	5,473	57.0	91.0	152	4,793	4,793	47.0	110.0	216	3,956	3,956	40.0	92.0
22	4,373	3,748	41.0	105.0	88	3,626	3,626	40.0	90.0	153	5,686	5,686	62.0	110.0	217	3,670	3,670	40.0	92.0
23	4,265	3,674	40.0	104.0	89	3,612	3,612	40.0	90.0	154	5,503	5,503	62.0	104.0	218	3,670	3,670	40.0	92.0
24	4,167	3,600	40.0	104.0	90	3,606	3,606	40.0	90.0	155	4,186	4,186	41.0	104.0	219	3,670	3,670	40.0	92.0
25	4,219	3,645	41.0	104.0	91	3,610	3,610	40.0	90.0	156	4,087	4,086	40.0	102.0	220	3,670	3,670	40.0	92.0
26	4,272	3,689	41.0	104.0	92	3,613	3,613	40.0	90.0	157	4,053	4,055	41.0	99.0	221	3,670	3,670	40.0	92.0
27	4,131	3,599	40.0	102.0	93	3,676	3,676	40.0	90.0	158	4,082	4,082	42.0	100.0	222	3,670	3,670	40.0	92.0
28	4,095	3,644	41.0	102.0	94	3,764	3,764	42.0	90.0	159	4,063	4,063	42.0	99.0	223	3,670	3,670	40.0	92.0
29	4,001	3,644	41.0	102.0	95	4,639	4,639	40.0	90.0	160	4,044	4,044	42.0	99.0	224	3,670	3,670	40.0	92.0
30	4,100	3,599	40.0	102.0	96	5,772	5,772	40.0	90.0	161	4,048	4,048	42.0	99.0	225	3,670	3,670	40.0	92.0
31	4,086	3,599	40.0	102.0	97	4,341	4,341	41.0	100.0	162	4,046	4,046	42.0	99.0	226	3,670	3,670	40.0	92.0
32	4,063	3,644	41.0	101.0	98	4,440	4,419	40.0	104.0	163	4,050	4,050	42.0	99.0	227	5,536	5,536	35.0	92.0
33	4,025	3,668	41.0	100.0	100	5,044	4,400	40.0	104.0	164	4,042	4,042	42.0	99.0	228	6,309	6,309	35.0	119.0
34	9,124	4,817	50.0	112.0	101	7,514	7,510	114.0	116.0	165	4,030	4,030	42.0	99.0	229	6,101	5,775	43.0	118.0
35	5,314	5,671	40.0	102.0	102	5,686	5,269	61.0	106.0	166	4,039	4,038	42.0	99.0	230	6,360	6,150	82.0	102.0
36	4,783	4,085	45.0	112.0	103	4,092	3,855	40.0	100.0	167	4,022	3,900	41.0	100.0	231	5,610	5,560	67.0	96.0
37	4,331	4,076	44.0	106.0	104	3,967	3,861	40.0	98.0	168	4,957	4,838	45.0	100.0	232	3,922	3,922	40.0	96.0
38	3,950	3,668	41.0	93.0	105	3,925	3,632	40.0	98.0	169	6,776	6,281	72.0	100.0	233	3,923	3,965	40.0	96.0
39	3,655	3,334	40.0	90.0	106	3,900	3,616	40.0	98.0	170	6,223	6,101	46.0	100.0	234	3,924	3,960	40.0	96.0
40	3,662	3,340	40.0	90.0	107	4,164	4,176	44.0	98.0	171	4,655	4,655	42.0	95.0	235	3,925	3,966	40.0	96.0
41	3,786	3,464	40.0	93.0	108	4,101	6,691	41.0	99.0	172	4,420	4,420	41.0	94.0	236	3,926	3,917	40.0	96.0
42	3,892	3,571	40.0	96.0	109	4,066	3,740	42.0	99.0	173	3,894	3,894	41.0	96.0	237	4,244	3,929	45.0	96.0
43	3,907	3,584	40.0	98.0	110	4,091	3,736	72.0	99.0	174	3,820	3,820	40.0	95.0	238	5,210	4,900	63.0	100.0
44	3,910	3,570	40.0	98.0	111	4,056	3,731	72.0	99.0	175	3,853	3,853	40.0	95.0	239	4,961	4,628	48.0	101.0
45	3,911	3,547	40.0	98.0	112	4,312	3,967	44.0	99.0	176	3,897	3,895	41.0	95.0	240	4,623	4,623	44.0	105.0
46	3,898	3,557	40.0	97.0	113	4,047	3,723	42.0	99.0	177	3,914	3,807	40.0	95.0	241	4,435	4,435	42.0	105.0
47	3,914	3,556	41.0	97.0	114	4,073	3,747	42.0	99.0	178	3,965	3,970	41.0	95.0	242	4,451	4,451	41.0	104.0
48	4,235	3,809	40.0	97.0	115	4,052	3,727	42.0	100.0	179	3,918	3,932	41.0	95.0	243	4,047	4,047	40.0	99.0
49	4,463	4,104	43.0	97.0	116	4,053	3,697	41.0	100.0	180	3,886	3,884	40.0	95.0	244	4,401	4,401	40.0	98.0
50	3,971	3,649	42.0	97.0	117	4,101	3,787	42.0	100.0	181	4,775	4,775	40.0	95.0	245	3,926	3,926	40.0	96.0
51	3,973	3,653	42.0	97.0	118	3,996	3,690	41.0	100.0	182	4,939	4,939	40.0	95.0	246	5,174	3,778	40.0	93.0
52	3,927	3,608	41.0	97.0	119	4,251	3,933	43.0	100.0	183	5,185	4,999	40.0	102.0	247	5,999	7,095	36.0	93.0
53	3,907	3,586	41.0	96.0	120	4,161	3,871	42.0	100.0	184	7,277	6,914	40.0	107.0	248	5,896	5,896	35.0	110.0
54	3,961	3,638	42.0	96.0	121	4,048	3,667	42.0	100.0	185	4,580	4,464	40.0	113.0	249	7,247	7,029	73.0	113.0
55	3,964	3,672	42.0	97.0	122	3,952	3,693	40.0	97.0	186	5,344	5,344	59.0	106.0	250	6,729	5,514	63.0	113.0
56	3,970	3,657	41.0	97.0	123	4,063	3,680	40.0	96.0	187	6,263	6,041	67.0	112.0	251	4,536	4,359	41.0	118.0
57	4,039	3,723	42.0	97.0	124	3,922	3,608	40.0	96.0	188	6,365	6,071	69.0	115.0	252	4,147	4,031	41.0	116.0
58	4,043	3,727	42.0	97.0	125	5,849	5,407	52.0	101.0	189	5,028	4,633	48.0	113.0	253	4,015	3,739	40.0	116.0
59	3,965	3,719	42.0	97.0	126	4,997	4,869	48.0	106.0	190	4,482	4,085	40.0	112.0	254	5,475	5,156	40.0	107.0
60	3,938	3,590	41.0	97.0	127	4,744	4,744	41.0	96.0	191	4,424	3,971	40.0	110.0					
61	4,060	3,703	43.0	98.0	128	4,185	4,185	40.0	96.0	192	4,477	4,052	42.0	108.0					
62	3,968	3,639	42.0	97.0	129	3,640	3,640	40.0	90.0	193	4,351	3,997	42.0	105.0					
63	3,956	3,617	41.0	97.0	130	3,701	3,701	40.0	91.0	194	4,305	3,813	42.0	105.0					
64	4,007	3,608	42.0	97.0	131	3,717	3,717	40.0	91.0	195									



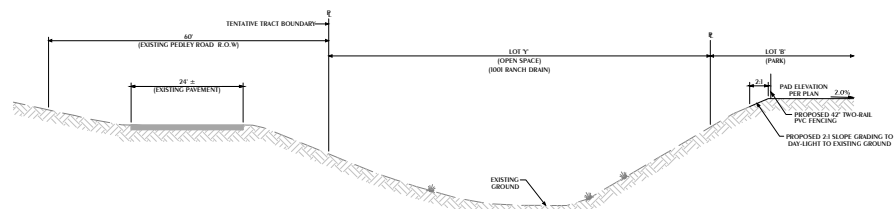
SECTION 7-7



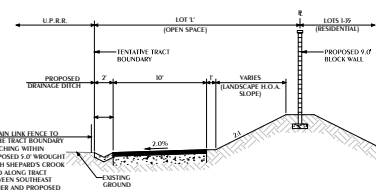
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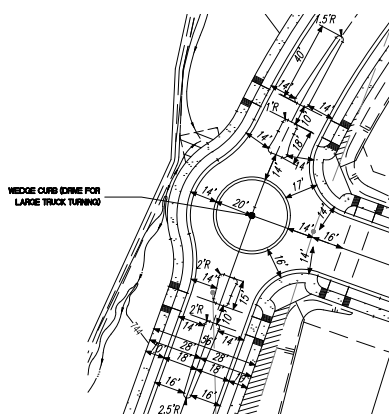
SECTION 'H'-H'



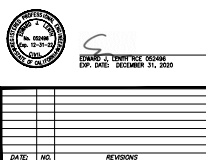
SECTION 'I-I'



PROPOSED MAINTENANCE ACCESS (PRIVATE)



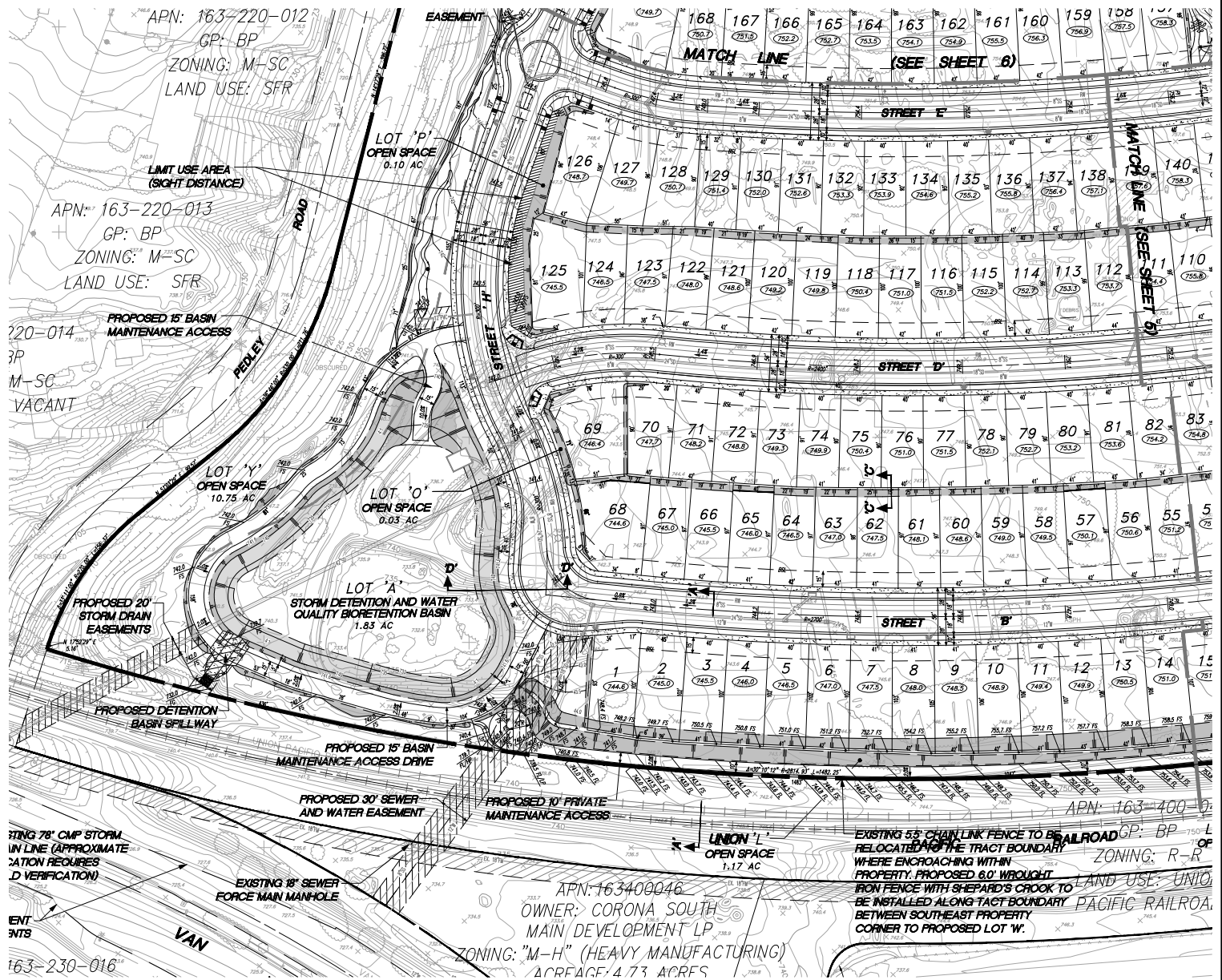
PROPOSED MINI-ROUNDAOUBTS (PUBLIC)
 (STREET 'A' AT STREET 'E')
 (STREET 'H' AT STREET 'E')
 (STREET 'H' WEST OF STREET 'I')



APPLICANT/DEVELOPER/OWNER
I.H.C. JURUPA, LLC
 835 WEST STATE STREET
 ONTARIO, CA. 91762
 ENGINEER

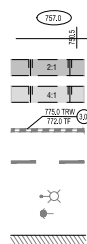


APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
SITE SECTION/LOT SUMMARY
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 11



LEGEND

EXISTING STORM DRAIN	PROPOSED PAD ELEVATION
EXISTING SEWER LINE	PROPOSED STREET ELEVATION
EXISTING WATER LINE	PROPOSED 2:1 SLOPE
EXISTING UTILITY EASEMENT	PROPOSED 4:1 SLOPE
PROPOSED STORM DRAIN	PROPOSED RETAINING WALL
PROPOSED SEWER LINE	PROPOSED RETAINING WALL HEIGHT
PROPOSED WATER LINE	PRELIMINARY STRUCTURAL SETBACK FROM EXISTING BLUFF TOP W/O MITIGATION OF GEOLOGICAL HAZARDS
PROPOSED MANHOLE	PROPOSED STREET LIGHT
PROPOSED UTILITY EASEMENT	PROPOSED FIRE HYDRANT
PROPOSED STREET CENTERLINE	PROPOSED MAINTENANCE AREA
PROPOSED CENTRELINE EASEMENTS	
PROPOSED TENTATIVE TRACT BOUNDARY	
PROPOSED BUILDING SETBACK LINE	
EXISTING CONCRETE PADS	
RIVERSIDE COUNTY ALLUC COMPATIBILITY ZONE	
LIMITS OF GRADING (DAYLIGHT LINE)	
PROPOSED LOT NUMBER	
PROPOSED HIGHEST LOT NUMBER	



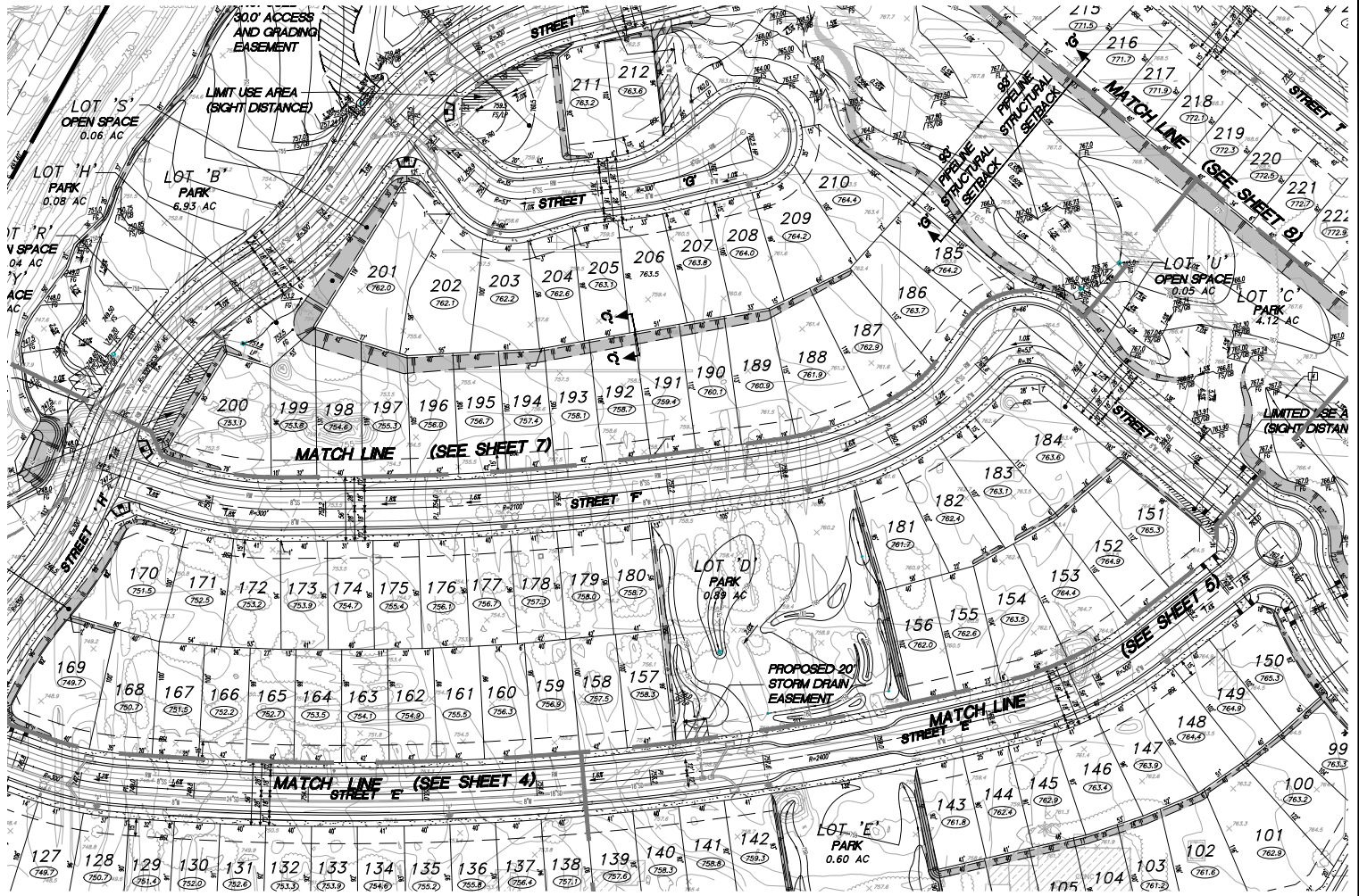
APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762

ENGINEER

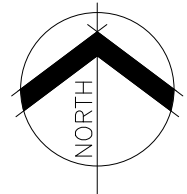
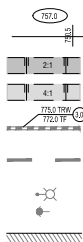


SCHEDULE "A"
APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 4 OF 11



LEGEND

- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTURINE FAIRUS
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PADS
- RIVERSIDE COUNTY ALC COMPATIBILITY ZONE
- LIMITS OF GRADING (DAYLIGHT LINE)
- PROPOSED LOT NUMBER
- PROPOSED HIGHEST LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 2:1 SLOPE
- PROPOSED 4:1 SLOPE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- PRELIMINARY STRUCTURAL SETBACK FROM EXISTING BLUFF TOP W/O MITIGATION OF GEOLOGICAL HAZARDS
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED PLANTING AREA



DAVID J. SMITH, P.E. 10000
EXP. DATE: DECEMBER 31, 2020

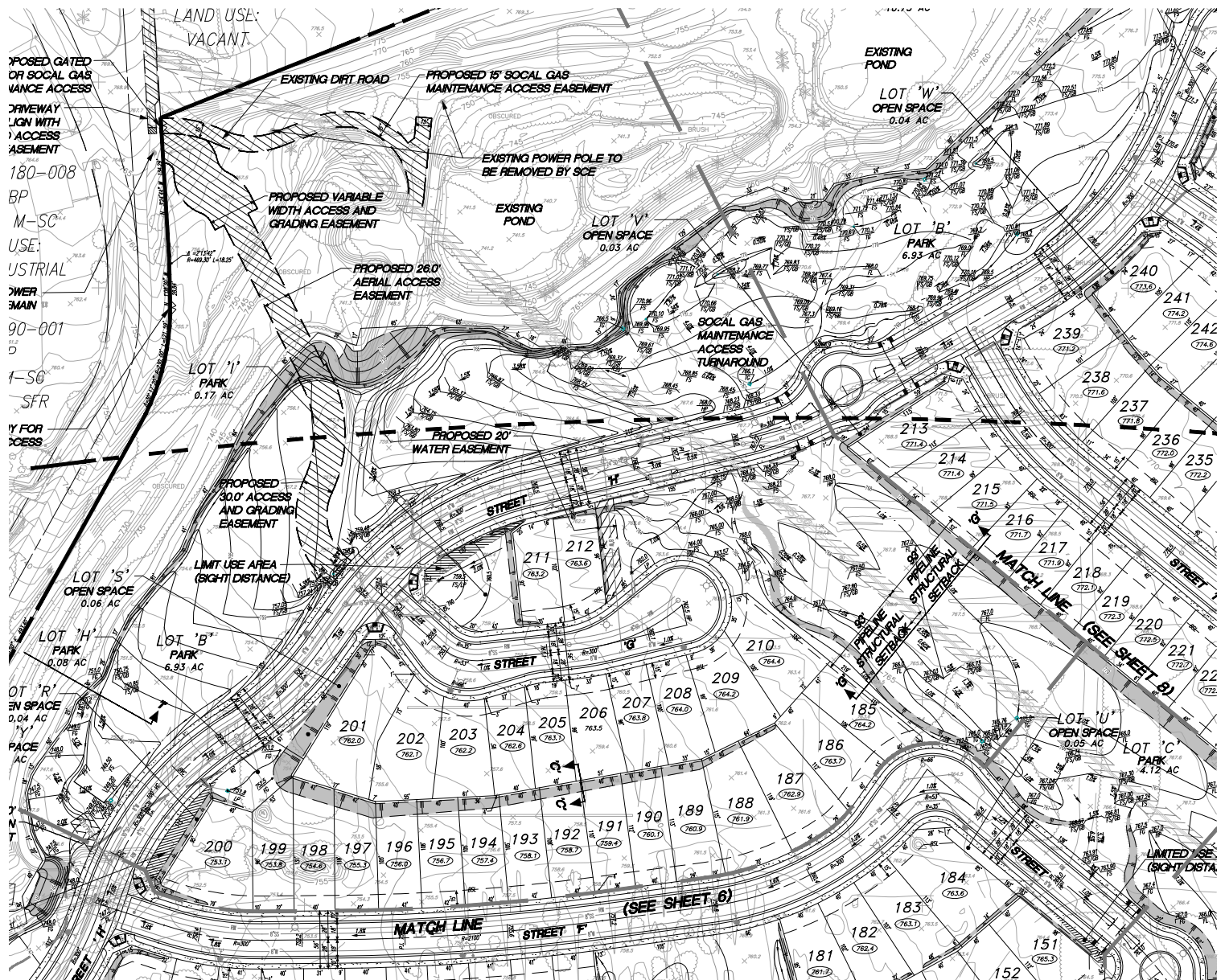
APPLICANT/DEVELOPER/OWNER

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ENGINEER

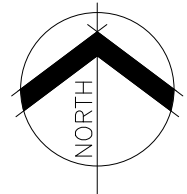
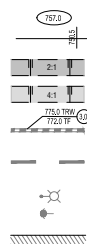


SCHEDULE "A"
APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 6 OF 11



LEGEND

- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE EASEMENT
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PADS
- RIVERSIDE COUNTY A/LUC COMPATIBILITY ZONE
- LIMITS OF GRADING (DAYLIGHT LINE)
- PROPOSED LOT NUMBER
- PROPOSED HIGHEST LOT NUMBER



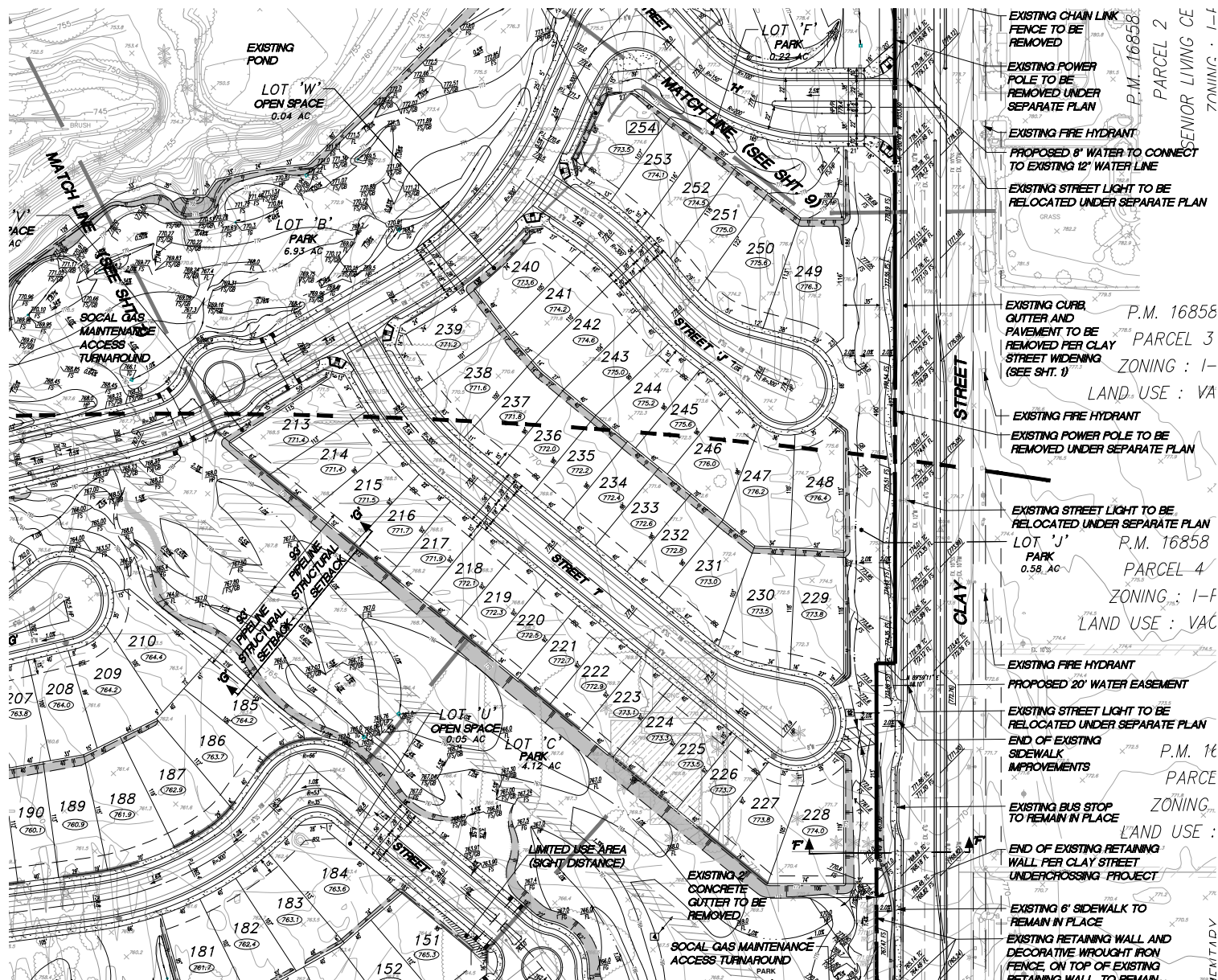
APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA, 91762

ENGINEER



SCHEDULE "A"
APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 7 OF 11



LEGEND

- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE MARKS
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PADS
- RIVERSIDE COUNTY ALLUC COMPATIBILITY ZONE
- LIMITS OF GRADING (DAYLIGHT LINE)
- PROPOSED LOT NUMBER
- PROPOSED HIGHEST LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 2:1 SLOPE
- PROPOSED 4:1 SLOPE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- PRELIMINARY STRUCTURAL SETBACK FROM EXISTING BLUFF TOP W/O MITIGATION OF GEOLOGICAL HAZARDS
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED PLANTING AREA



APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762

ENGINEER



SCHEDULE "A"
APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 8 OF 11

APN: 163-400-037
GP: BP
ZONING: C-P-S
LAND USE: COMMERCIAL

APN: 163-400-037
GP: BP
ZONING: C-P-S
LAND USE: COMMERCIAL

APN: 163-400-040
GP: BP
ZONING: M-SC,
C-P-S
LAND USE: COMMERCIAL
(DEANZA MARKETPLACE
SHOPPING CENTER)

EXISTING CURB ADJACENT
SIDEWALK
EXISTING STREET
IMPROVEMENT
LIMIT OF EXISTING
SIDEWALK IMPROVEMENTS

HAVEN VIEW
DRIVE

EXISTING VAULT TO
REMAIN IN PLACE
EXISTING CURB ADJACENT
SIDEWALK TO REMAIN
LIMIT TO PROPOSED CLAY
STREET IMPROVEMENTS
EXISTING
ELECTRICAL VAULT
TO REMAIN IN PLACE

EXISTING STREET LIGHT
TO BE RELOCATED
UNDER SEPARATE PLAN

EXISTING FIRE HYDRANT

EXISTING POLE TO BE
REMOVED UNDER SEPARATE
PLAN

LOT 'K'
PARK
0.32 AC

EXISTING CHAIN LINK
FENCE TO BE
REMOVED

EXISTING POWER
POLE TO BE
REMOVED UNDER
SEPARATE PLAN

EXISTING FIRE HYDRANT

PROPOSED 8" WATER TO CONNECT
TO EXISTING 12" WATER LINE

EXISTING STREET LIGHT TO BE
RELOCATED UNDER SEPARATE PLAN

PARCEL 1
RIVERSIDE MEDICAL CENTER
ZONING: I-P

PARCEL 2
SENIOR LIVING CENTER
ZONING: I-P

LOT 'Y'
OPEN SPACE
10.75 AC

LOT 'X'
OPEN SPACE
0.01 AC

LOT 'W'
OPEN SPACE
0.04 AC

EXISTING
POND

LOT 'B'
PARK
6.95 AC

LOT 'F'
PARK
12.23 AC

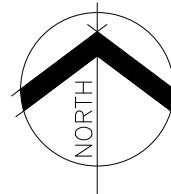
LEGEND

EXISTING STORM DRAIN
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING UTILITY EASEMENT
PROPOSED STORM DRAIN
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED MANHOLE
PROPOSED UTILITY EASEMENT
PROPOSED STREET CENTERLINE
PROPOSED CENTERLINE MARKS
PROPOSED TENTATIVE TRACT
BOUNDARY
PROPOSED BUILDING SETBACK LINE
EXISTING CONCRETE PADS
RIVERSIDE COUNTY ALC
COMPATIBILITY ZONE
LIMITS OF GRADING (DAYLIGHT LINE)
PROPOSED LOT NUMBER
PROPOSED HIGHEST LOT NUMBER

PROPOSED PAD ELEVATION
PROPOSED STREET ELEVATION
PROPOSED 2:1 SLOPE
PROPOSED 4:1 SLOPE
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL HEIGHT
PRELIMINARY STRUCTURAL SETBACK
FROM EXISTING BLUFF TOP W/O
MITIGATION OF GEOLOGICAL HAZARDS
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED PLANTING AREA

PROPOSED 2:1 SLOPE
PROPOSED 4:1 SLOPE
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL HEIGHT
PRELIMINARY STRUCTURAL SETBACK
FROM EXISTING BLUFF TOP W/O
MITIGATION OF GEOLOGICAL HAZARDS
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED PLANTING AREA

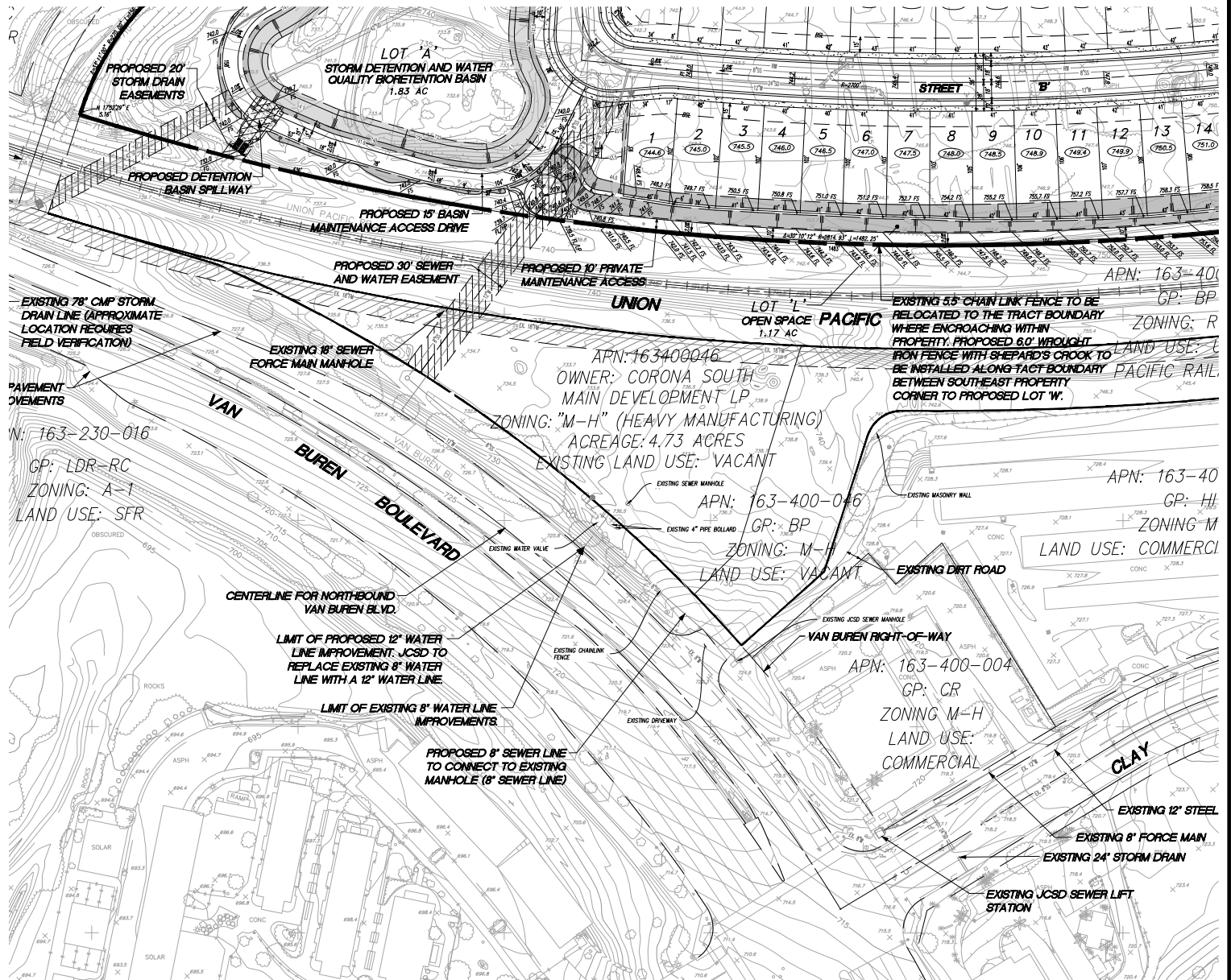
PROPOSED 2:1 SLOPE
PROPOSED 4:1 SLOPE
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL HEIGHT
PRELIMINARY STRUCTURAL SETBACK
FROM EXISTING BLUFF TOP W/O
MITIGATION OF GEOLOGICAL HAZARDS
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED PLANTING AREA



APPLICANT/DEVELOPER/OWNER
I.H.C. JURUPA, LLC
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ONTARIO, CA 91762
ENGINEER

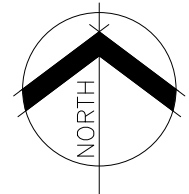
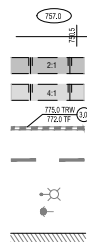


SCHEDULE "A"
APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 9 OF 11



LEGEND

EXISTING STORM DRAIN	PROPOSED PAD ELEVATION
EXISTING SEWER LINE	PROPOSED STREET ELEVATION
EXISTING WATER LINE	PROPOSED 2:1 SLOPE
EXISTING UTILITY EASEMENT	PROPOSED 4:1 SLOPE
PROPOSED STORM DRAIN	PROPOSED RETAINING WALL
PROPOSED SEWER LINE	PROPOSED RETAINING WALL HEIGHT
PROPOSED WATER LINE	PROPOSED CENTRIFUGAL FORCE
PROPOSED MANHOLE	PROPOSED TENTATIVE TRACT BOUNDARY
PROPOSED UTILITY EASEMENT	PROPOSED BUILDING SETBACK LINE
PROPOSED STREET CENTERLINE	EXISTING CONCRETE PADS
PROPOSED CENTRIFUGAL FORCE	REVERSE COUNTY ALLC COMPATIBILITY ZONE
PROPOSED TENTATIVE TRACT BOUNDARY	LIMITS OF GRADING (DAYLIGHT LINE)
PROPOSED BUILDING SETBACK LINE	PROPOSED LOT NUMBER
	PROPOSED HIGHEST LOT NUMBER



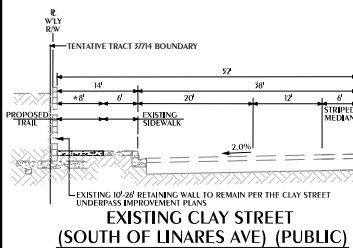
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ENGINEER

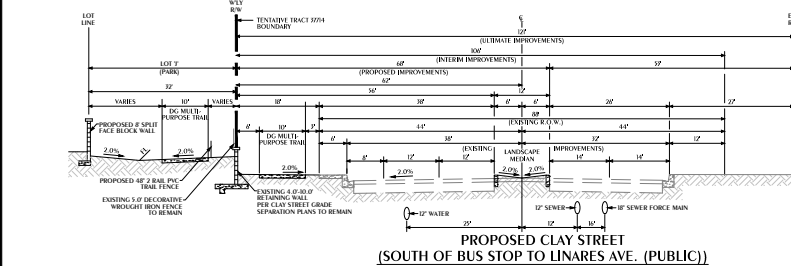


SCHEDULE "A"
APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 10 OF 11



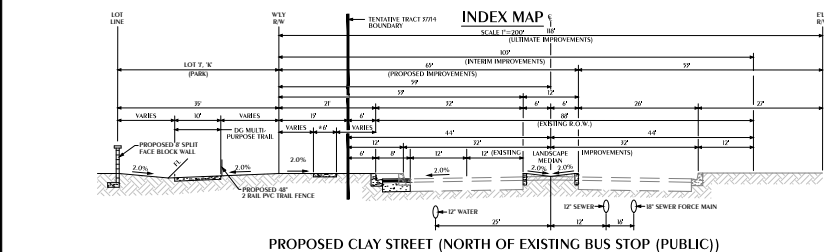
EXISTING PEDLEY ROAD (PUBLIC)

SCALE: 1"=10'



PROPOSED CLAY STREET (SOUTH OF BUS STOP TO LINARES AVE) (PUBLIC)

SCALE: 1"=10'



PROPOSED CLAY STREET (NORTH OF EXISTING BUS STOP) (PUBLIC)

SCALE: 1"=10'

SHEET INDEX

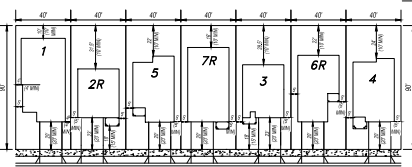
1. TITLE SHEET
2. DEVELOPMENT PLAN
3. COMPOSITE DEVELOPMENT PLAN

LEGEND

- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PADS

EXISTING LINARES AVENUE (PUBLIC)

SCALE: 1"=10'



LOT AREA SUMMARY

NUMBER OF RESIDENTIAL LOTS	254
MINIMUM LOT SIZE	40,000 SF
MINIMUM LOT AREA	3,600 SF
AVERAGE LOT AREA	9,225 SF
MINIMUM PAD AREA	4,400 SF
AVERAGE PAD AREA	3,600 SF
GROSS ACREAGE	62.67 AC
NET ACREAGE	62.38 AC
GROSS DENSITY	3.79 DU/AC
NET DENSITY	3.77 DU/AC
DISTURBED AREA	56.80 AC
UNDISTURBED AREA	10.77 AC

REQUIRED PARKING SPACES

PER CITY OF JURUPA VALLEY MUNICIPAL CODE

PLAN TYPE	# OF BEDROOMS	# OF UNITS	# OF COVERED (GARAGE SPACES)	# OF UNCOVERED (GUEST SPACES)	TOTAL
1	2	68	136	34	170
2	3	62	124	31	155
3	3	62	124	31	155
4	3	62	124	31	155
TOTAL		254	508	127	635

AVERAGE PER UNIT: 2.5

PROVIDED PARKING SPACES

COVERED SPACES (GARAGE)	508
UNCOVERED SPACES (DRIVEWAYS)	208
ON-STREET	1,122
TOTAL	1,738
AVERAGE PER UNIT	4.8

ARTICLE VIII, SECTION (A)

PURSUANT TO ARTICLE VIII, SECTION 8.19 (A) OF THE CITY ZONING ORDINANCE, A MINIMUM OF 6,000 S.F. OF LAND SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT, INCLUSIVE OF THE INDIVIDUAL RESIDENTIAL LOT AREA AND RECREATION AREAS BUT EXCLUSIVE OF AREAS SET ASIDE FOR STREET RIGHT OF WAY.

APPALOOSA SPRINGS PROVIDES 25.72 ACRES OF RESIDENTIAL AND 14.12 ACRES OF RECREATIONAL AREA TOTALING 39.84 ACRES. 39.84 ACRES X 43,260 SF = 1,723,400 SF. THEN 1,723,400 SF / 254 LOTS = 6,785 SF PER RESIDENTIAL UNIT. THEREFORE, APPALOOSA SPRINGS COMPLEX WITH ARTICLE VIII, SECTION 8.19 (A) OF THE CITY ZONING ORDINANCE.

APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762

ENGINEER

OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762
CONTACTS: JOHN MCGRAW
WILL MCGRAW

ENGINEER

MDS CONSULTING
1720 BEDFORD AVENUE, SUITE 200
IRVINE, CA 92614
PHONE: (949) 251-8821
CONTACTS: JOHN MORSE
BOB ZOLLER



DATE: 10/26/2020
BY: J.M.

NO.	REVISION
1	ISSUED FOR PERMIT

SETBACKS

FRONT	REAR	SIDE
BUILDING TO R.O.W. 15.0' MIN.	BUILDING TO R.O.W. 15.0' MIN.	BUILDING TO R.O.W. 15.0' MIN.
GARAGE TO R.O.W. 20.0' MIN.	GARAGE TO R.O.W. 20.0' MIN.	GARAGE TO R.O.W. 20.0' MIN.
PATIO TO R.O.W. 15.0' MIN.	PATIO TO R.O.W. 15.0' MIN.	PATIO TO R.O.W. 15.0' MIN.
INTERIOR TO P.L. 4.0' MIN.	INTERIOR TO P.L. 10.0' MIN.	INTERIOR TO P.L. 10.0' MIN.
EXTERIOR TO R.O.W. 10.0' MIN.	EXTERIOR TO R.O.W. 10.0' MIN.	EXTERIOR TO R.O.W. 10.0' MIN.
REAR BUILDING TO P.L. 10.0' MIN. (USEABLE)	REAR BUILDING TO P.L. 10.0' MIN. (USEABLE)	REAR BUILDING TO P.L. 10.0' MIN. (USEABLE)
COVERED PATIO TO P.L. 10.0' MIN.	COVERED PATIO TO P.L. 10.0' MIN.	COVERED PATIO TO P.L. 10.0' MIN.

BUILDING COVERAGE

SINGLE-STORY UNIT	TWO-STORY UNIT
LOT COVERAGE UNPAVED AREA 50.0% MAX.	LOT COVERAGE UNPAVED AREA 50.0% MAX.
LOT COVERAGE UNPAVED AREA 50.0% MAX.	LOT COVERAGE UNPAVED AREA 50.0% MAX.

PLAN SUMMARY

PLAN NO.	NO. OF UNITS	(%)
1	68	26.8%
2	62	24.4%
3	62	24.4%
4	62	24.4%
TOTAL	254	100.0%

UNIT SUMMARY

PLAN NO.	2 BR / 2 BA	68 UNITS	26.8%
PLAN 1	2 BR / 2 BA	68 UNITS	26.8%
PLAN 2	3 BR / 3 BA	62 UNITS	24.4%
PLAN 3	3 BR / 3 BA	62 UNITS	24.4%
PLAN 4	3 BR / 3 BA	62 UNITS	24.4%

LAND USE SUMMARY

EXISTING GENERAL PLAN	MIDR
EXISTING ZONING	M-C
EXISTING LAND USE	VACANT / UNDEVELOPED
PROPOSED GENERAL PLAN	MIDR
PROPOSED ZONING	R-4 (PLANNED DEVELOPMENT)
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
SUBSURROUNDING AREAS	NORTH: COMMERCIAL (VACANT) EAST: COMMERCIAL (VACANT) / SENIOR HOUSING WEST: UNION PACIFIC RAILROAD / VACANT / LIGHT INDUSTRIAL SOUTH: VACANT / SINGLE-FAMILY RESIDENTIAL / LIGHT INDUSTRIAL

EASEMENTS

- AN EXISTING 8' EASEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY FOR THE PLACEMENT, CONSTRUCTION, MAINTENANCE AND ACCESS TO THE FOOTING APPURTENANT TO THE ADJACENT RETAINING WALL, AUGUST 16, 2003.
- AN EXISTING 8' EASEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY FOR THE PLACEMENT, CONSTRUCTION, MAINTENANCE AND ACCESS TO THE FOOTING APPURTENANT TO THE ADJACENT RETAINING WALL, AUGUST 16, 2003.
- AN EXISTING 8' EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 28, 1950, BOOK 125, PAGE 299 AND DECEMBER 4, 1950 IN BOOK 125, PAGE 7, BOTH OF O.R., TO REMAIN.
- AN EXISTING 20' EASEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 6, 2003 AS INSTRUMENT NO. 2003-052809 OF OFFICIAL RECORDS.
- AN EXISTING EASEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 6, 2003 AS INSTRUMENT NO. 2003-052809 OF OFFICIAL RECORDS.
- AN EXISTING EASEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 6, 2003 AS INSTRUMENT NO. 2003-052809 OF OFFICIAL RECORDS.

VARIANCE

NONE REQUESTED

LEGAL DESCRIPTION

PARCEL 1: ALL THAT PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AS SHOWN ON MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH AS PER MAP THEREOF, RECORDED IN BOOK 7 OF MAPS AT PAGE 26 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL 2: PROPERTY 1/2 AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 424 AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 9, 1999 AS INSTRUMENT NO. 99-54807 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AS SHOWN ON THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH ON FILE IN BOOK 7, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND OF BLOCKS 1 AND 2 OF MAPS, JURUPA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGES 1 AND 2 OF MAPS, JURUPA HEIGHTS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ASSESSORS PARCEL NUMBERS

163-400-052, 163-400-001

TENTATIVE TRACT NO. 37714

NUMBER OF LOTS	TOTAL	279
SINGLE-FAMILY RESIDENTIAL	254	91
PARKS	10	10
STORM DETENTION AND WATER QUALITY BIORETENTION BASIN	1	1
OPEN SPACE	1	1
CONSERVANCY OPEN SPACE	1	1

GROSS ACREAGE: 67.67
FOOT: 1.00
SCALE: 1"=100'
DATE: MARCH 16, 2020
REVISED: 10/27/2020
REVISION: 10/27/2020

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT (%)
1,254	SINGLE-FAMILY RESIDENTIAL	25.99 AC	37.8%
1	STORM DETENTION AND WATER QUALITY BIORETENTION BASIN	1.00 AC	1.5%
1	PARKS	14.34 AC	21.2%
1	PRESERVED OPEN SPACE	10.25 AC	15.0%
1	LANDSCAPED OPEN SPACE	1.00 AC	1.5%
1	CLAY STREET	0.36 AC	0.5%
1	STREET X-7 (PUBLIC)	1.00 AC	1.5%
	GROSS ACREAGE	67.67 AC	100.0%

APPALOOSA SPRINGS TENTATIVE TRACT NO. 37714 DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 9

LOT COVERAGE SUMMARY

LOT AREA SUMMARY

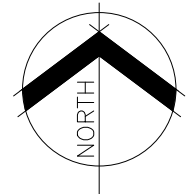
LOT #	LOT AREA (SQ. FT.)	UNIT TYPE	UNIT FOOTPRINT AREA	PERCENT LOT COVERAGE (%)	PERCENT LOT UNPAVED (%)
1	4398	4	1331	30.3	62.5
2	4600	1	1678	36.5	56.6
3	4126	3	1129	27.4	64.9
4	4112	2	975	23.7	68.5
5	4113	4	1331	32.4	59.9
6	4237	1	1678	39.6	52.8
7	4269	2	975	22.8	69.7
8	4322	4	1331	30.8	61.8
9	4372	3	1129	25.8	66.9
10	4392	1	1678	38.2	54.5
11	4321	4	1331	30.8	61.8
12	4572	3	1129	24.7	68.3
13	4476	2	975	21.8	71.1
14	4352	1	1678	38.6	54.1
15	4377	4	1331	30.4	62.3
16	4360	2	975	22.4	70.3
17	4398	3	1129	25.7	67.1
18	4444	1	1678	37.8	55.0
19	4433	2	975	22.0	70.8
20	4356	3	1129	25.9	66.7
21	4279	4	1331	31.1	61.4
22	4373	1	1678	38.4	54.3
23	4265	2	975	22.9	69.6
24	4167	4	1331	31.9	60.4
25	4219	3	1129	26.8	65.7
26	4272	2	975	22.8	69.7
27	4131	1	1678	40.6	51.6
28	4147	4	1331	32.1	60.2
29	4142	3	1129	27.3	65.0
30	4143	2	975	23.5	68.7
31	4100	1	1678	40.9	51.3
32	4086	4	1331	32.6	59.6
33	4104	3	1129	27.5	64.7
34	4126	2	975	23.6	68.6
35	5181	1	1678	32.4	61.4
36	9124	1	1678	18.4	78.1
37	5736	3	1129	19.7	74.7
38	4361	1	1678	38.5	54.2
39	4331	4	1331	30.7	61.9
40	3950	3	1129	28.6	63.3
41	3655	2	975	26.7	64.6
42	3662	4	1331	36.3	54.9
43	3786	2	975	25.8	65.8
44	3892	3	1129	29.0	62.8
45	3907	4	1331	34.1	57.7
46	3910	2	975	24.9	66.9
47	3911	4	1331	34.0	57.8
48	3898	2	975	25.0	66.8
49	3914	3	1129	28.8	63.0
50	4235	1	1678	39.6	52.8
51	4463	1	1678	37.6	55.2
52	3971	4	1331	33.5	58.4
53	3973	2	975	24.5	67.4
54	3927	3	1129	28.8	63.1
55	3907	2	975	25.0	66.9
56	3961	3	1129	28.5	63.4
57	3994	1	1678	42.0	50.0
58	3970	2	975	24.6	67.4
59	4039	3	1129	27.9	64.1
60	4043	4	1331	32.9	59.2
61	3995	1	1678	42.0	50.0
62	3938	4	1331	33.8	58.1
63	4060	2	975	24.0	68.1
64	3988	3	1129	28.3	63.7
65	3956	2	975	24.6	67.3
66	4007	3	1129	28.2	63.8
67	4007	1	1678	41.9	50.1
68	5778	2	975	16.9	77.6
69	5916	3	1129	19.1	75.5
70	4026	4	1331	33.1	59.0
71	3748	1	1678	44.8	46.7
72	3742	4	1331	35.6	55.9
73	3661	2	975	26.6	64.6
74	3652	3	1129	30.9	60.3

LOT AREA SUMMARY

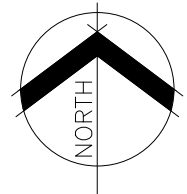
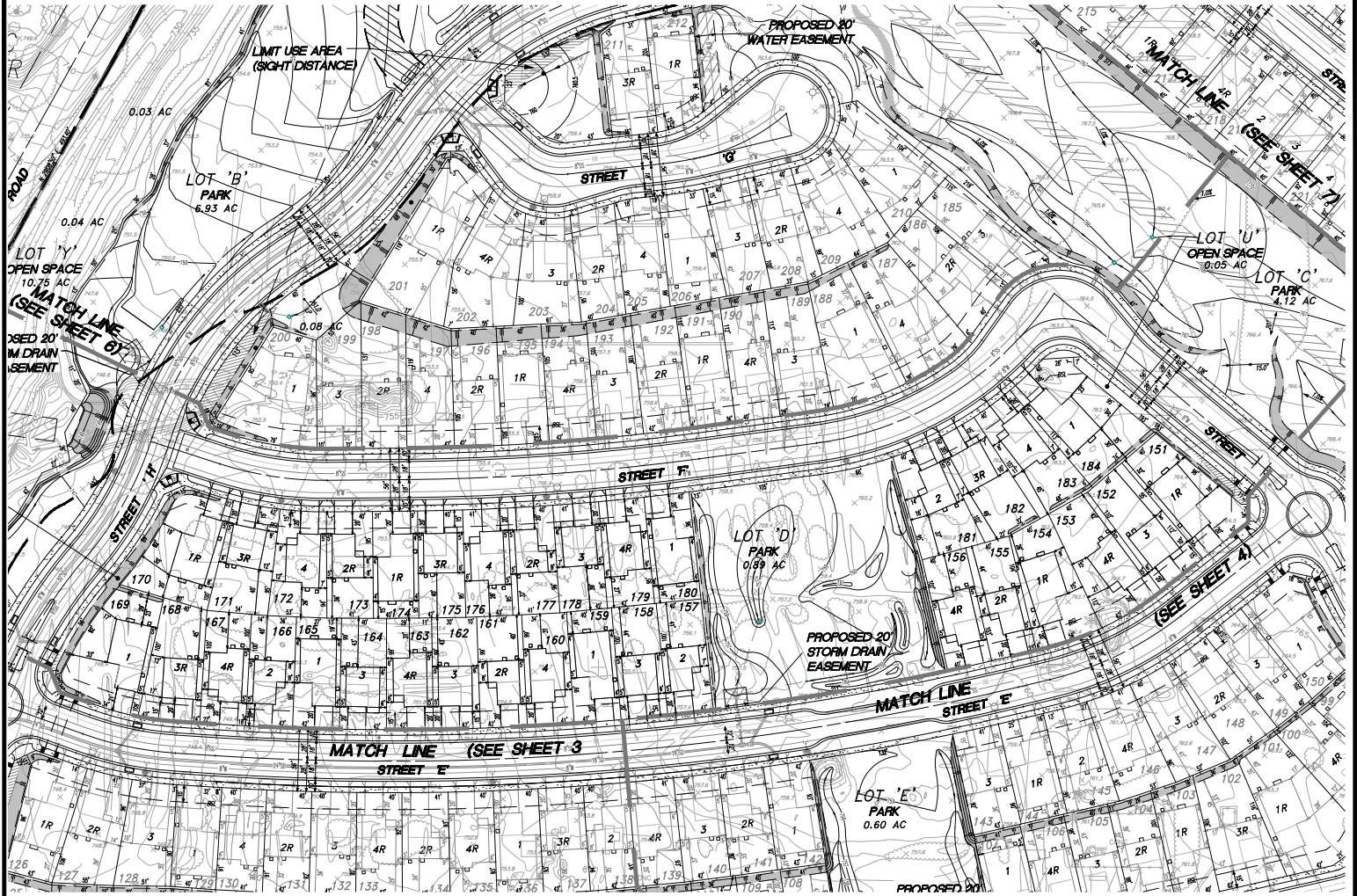
LOT #	LOT AREA (SQ. FT.)	UNIT TYPE	UNIT FOOTPRINT AREA	PERCENT LOT COVERAGE (%)	PERCENT LOT UNPAVED (%)
75	3664	1	1678	45.8	45.5
76	3646	2	975	26.7	64.5
77	3640	4	1331	36.6	54.6
78	3640	1	1678	46.1	45.1
79	3654	4	1331	36.4	54.8
80	3680	2	975	26.5	64.8
81	3778	3	1129	29.9	61.6
82	3758	1	1678	44.6	46.8
83	3678	4	1331	36.2	55.1
84	3738	2	975	26.1	65.4
85	3669	3	1129	30.8	60.5
86	4119	1	1678	40.7	51.5
87	5512	1	1678	30.4	63.8
88	3626	4	1331	36.7	54.5
89	3612	3	1129	31.3	59.9
90	3606	2	975	27.0	64.1
91	3610	4	1331	36.9	54.3
92	3613	2	975	27.0	64.2
93	3676	1	1678	45.6	45.7
94	3764	3	1129	30.0	61.5
95	4639	2	975	21.0	72.1
96	5772	4	1331	23.1	71.4
97	4553	3	1129	24.8	68.2
98	4601	1	1678	36.5	56.6
99	4440	1	1678	37.8	55.0
100	5944	4	1331	26.4	67.3
101	7514	1	1678	22.3	73.4
102	5686	3	1129	19.9	74.5
103	4092	1	1678	41.0	51.2
104	3967	2	975	24.6	67.4
105	3925	3	1129	28.8	63.1
106	3920	4	1331	34.0	57.9
107	3999	1	1678	42.0	50.0
108	4002	3	1129	28.2	63.8
109	4066	1	1678	41.3	50.9
110	4061	2	975	24.0	68.1
111	4056	4	1331	32.8	59.3
112	4312	3	1129	26.2	66.4
113	4047	1	1678	41.5	50.6
114	4073	2	975	23.9	68.2
115	4052	4	1331	32.8	59.3
116	4053	3	1129	27.9	64.2
117	4101	1	1678	40.9	51.3
118	3996	2	975	24.4	67.6
119	4251	3	1129	26.6	65.9
120	1018	4	1331	130.7	-62.2
121	3952	1	1678	42.5	49.4
122	4063	3	1129	27.8	64.3
123	3922	2	975	24.9	67.0
124	5849	4	1331	22.8	71.8
125	4997	1	1678	33.6	60.0
126	4744	1	1678	35.4	57.9
127	4185	2	975	23.3	69.1
128	3640	3	1129	31.0	60.2
129	3701	1	1678	45.3	46.0
130	3701	4	1331	36.0	55.4
131	3717	2	975	26.2	65.2
132	3747	3	1129	30.1	61.3
133	3760	4	1331	35.4	56.1
134	3858	2	975	25.3	66.4
135	3773	4	1331	35.3	56.2
136	3780	1	1678	44.4	47.1
137	3801	3	1129	29.7	61.9
138	3805	2	975	25.6	66.0
139	3853	4	1331	34.5	57.2
140	3793	3	1129	29.8	61.8
141	3796	2	975	25.7	65.9
142	3815	1	1678	44.0	47.6
143	3757	3	1129	30.4	61.0
144	3716	1	1678	45.2	46.2
145	4017	2	975	24.3	67.8
146	4404	4	1331	30.2	62.5
147	4522	3	1129	25.0	68.0
148	4900	2	975	19.9	73.6

LOT AREA SUMMARY

LOT #	LOT AREA (SQ. FT.)	UNIT TYPE	UNIT FOOTPRINT AREA	PERCENT LOT COVERAGE (%)	PERCENT LOT UNPAVED (%)
149	4094	4	1331	32.5	59.7
150	5741	1	1678	29.2	65.2
151	5600	1	1678	30.0	64.3
152	4793	3	1129	23.6	69.8
153	5688	4	1331	23.4	71.0
154	5503	1	1678	30.5	63.7
155	4786	2	975	20.4	72.9
156	4087	4	1331	32.6	59.6
157	4023	2	975	24.2	67.8
158	4082	3	1129	27.7	64.5
159	4063	1	1678	41.3	50.8
160	4044	4	1331	32.9	59.2
161	4048	2	975	24.1	68.0
162	4046	3	1129	27.9	64.2
163	4050	4	1331	32.9	59.2
164	4042	3	1129	27.9	64.2
165	4030	1	1678	41.6	50.4
166	4039	2	975	24.1	67.9
167	4022	4	1331	33.1	59.0
168	4957	3	1129	22.8	70.8
169	6776	1	1678	24.8	70.5
170	6233	1	1678	27.0	67.9
171	4655	3	1129	24.3	68.9
172	4420	4	1331	30.1	62.6
173	3894	2	975	25.0	66.7
174	3820	1	1678	43.9	47.7
175	3893	3	1129	29.0	62.8
176	3897	4	1331	34.2	57.6
177	3914	2	975	24.9	66.9
178	3965	3	1129	28.5	63.5
179	3918	4	1331	34.0	57.9
180	3886	1	1678	43.2	48.6
181	4775	2	975	20.4	72.9
182	4939	3	1129	22.9	70.7
183	5185	4	1331	25.7	68.2
184	6914	1	1678	24.3	71.1
185	4464	3	1129	25.3	67.5
186	5344	2	975	18.2	75.8
187	6041	4	1331	22.0	72.7
188	6071	1	1678	27.6	67.1
189	4633	3	1129	24.4	68.7
190	4085	4	1331	32.6	59.6
191	3971	1	1678	42.3	49.7
192	4052	2	975	24.1	68.0
193	4351	3	1129	25.9	66.7
194	4305	4	1331	30.9	61.6
195	4237	1	1678	38.7	53.9
196	4334	2	975	22.5	70.1
197	4618	4	1331	28.8	64.2
198	4967	2	975	19.6	73.9
199	4548	3	1129	24.8	68.1
200	6863	1	1678	24.4	70.9
201	8281	1	1678	20.3	75.9
202	5933	4	1331	22.4	72.2
203	4750	3	1129	23.8	69.5
204	3874	2	975	25.2	66.6
205	3986	4	1331	33.4	58.6
206	4437	1	1678	37.8	55.0
207	3957	3	1129	28.5	63.4
208	4383	2	975	22.2	70.5
209	5639	4	1331	23.6	70.7
210	5864	1	1678	28.6	65.9
211	4014	3	1129	28.1	63.9
212	3996	1	1678	42.0	50.0
213	5637	1	1678	29.8	64.6
214	4869	4	1331	27.3	66.1
215	4374	2	975	22.3	70.4
216	3958	1	1678	42.4	49.5
217	3670	3	1129	30.8	60.5
218	3670	4	1331	36.3	55.0
219	3670	2	975	26.6	64.7
220	3670	3	1129	30.8	60.5
221	3670	4	1331	36.3	55.0
222	3670	1	1678	45.7	45.0



I:\87404\PLANNING\Plans\DEVELOPMENT\8.5x11 DEV 8.5x11\87404-DEV-03.dwg 9/27/21



EDWARD J. THURNHER 00558
EXP. DATE: DECEMBER 31, 2020

DATE	BY	REVISIONS

APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA, 91762

ENGINEER



APPALOOSA SPRINGS **TENTATIVE TRACT NO. 37714** **DEVELOPMENT PLAN**

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 5 OF 9

ZONING: M-SC,
C-P-S
LAND USE: VACANT

APN: 163-170-005
GP: BP
ZONING: M-SC,
C-P-S
LAND USE: VACANT

PROPOSED GATED
ENTRY FROM PEDLEY
ROAD
EXTEND EXISTING
DRIVEWAY APPROACH TO
ALIGN WITH GATED
ACCESS EASEMENT

APN: 163-180-008
GP: BP
ZONING: M-SC
LAND USE:
LIGHT INDUSTRIAL

APN: 163-190-001
GP: BP
ZONING: M-SC
LAND USE: SFR

APN: 163-190-002
GP: BP
ZONING: M-SC
LAND USE: SFR

EXISTING POWER
POLE TO REMAIN
EXISTING DIRT ROAD
PROPOSED 15' SOCIAL GAS
MAINTENANCE ACCESS EASEMENT

LOT 'Y'
OPEN SPACE
10.75 AC

EXISTING
POND

LOT 'W'
OPEN SPACE
0.04 AC

LOT 'V'
OPEN SPACE
0.03 AC

LOT 'B'
PARK
6.93 AC

SOCIAL GAS
MAINTENANCE
ACCESS
TURNAROUND

PROPOSED 40'
WATER EASEMENT

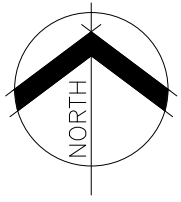
LIMIT USE AREA
(SIGHT DISTANCE)

LOT 'B'
PARK
6.93 AC

LOT 'Y'
OPEN SPACE
10.75 AC

PROPOSED 20'
STORM DRAIN
EASEMENT

MATCH LINE
STREET F
(SEE SHEET 5)



EDWARD J. THAYER, P.E. 10558
EXP. DATE: DECEMBER 31, 2020

APPLICANT/DEVELOPER/OWNER

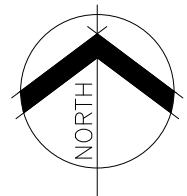
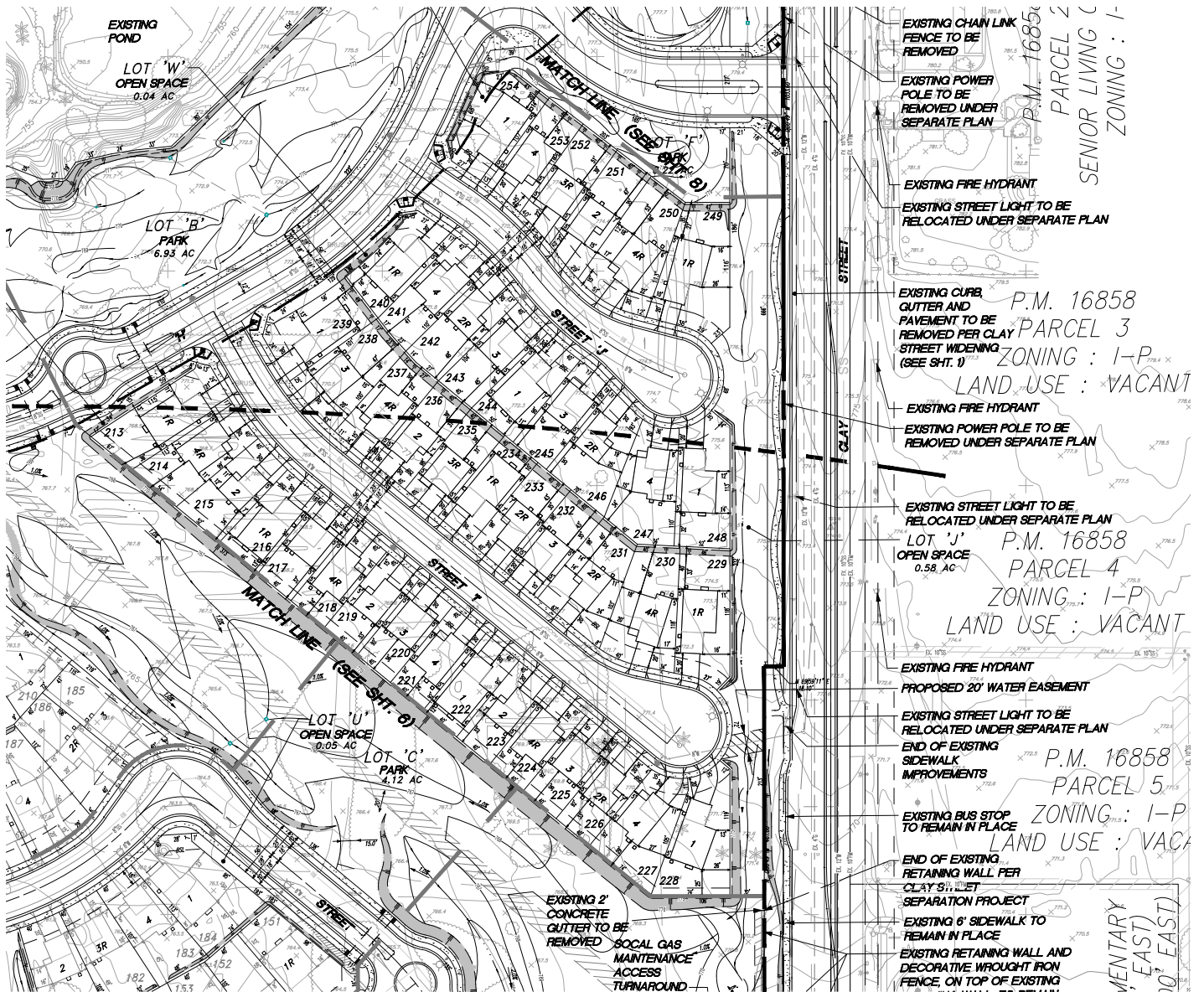
I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762

ENGINEER



APPALOOSA SPRINGS TENTATIVE TRACT NO. 37714 DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 6 OF 9



EDWARD J. VENTRESCA 005096
EXP. DATE: DECEMBER 31, 2020

DATE	BY	REVISIONS

APPLICANT/DEVELOPER/OWNER

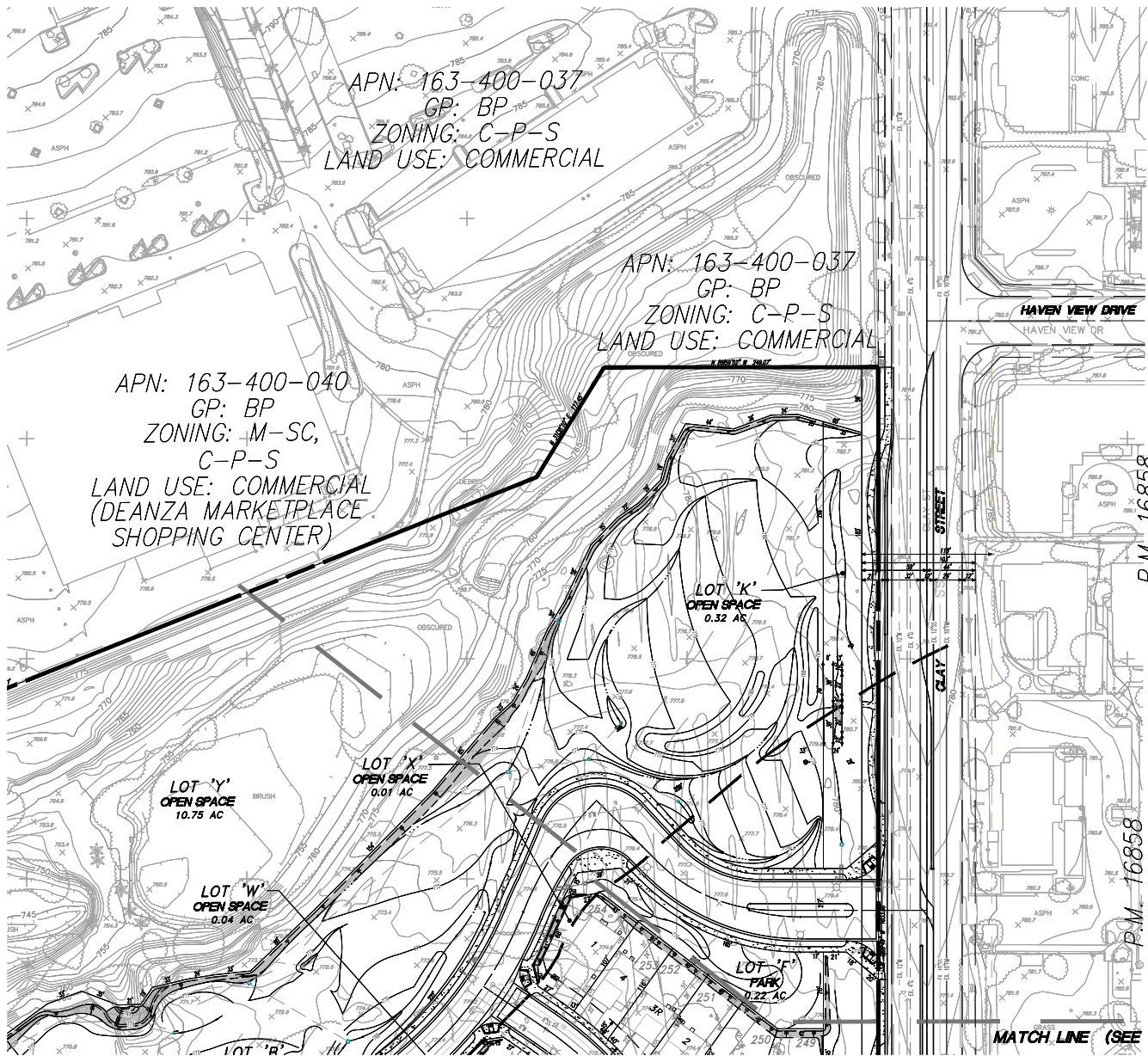
I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA, 91762

ENGINEER



APPALOOSA SPRINGS **TENTATIVE TRACT NO. 37714** **DEVELOPMENT PLAN**

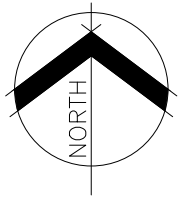
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 7 OF 9



P.M. 16858
PARCEL 1
RIVERSIDE MEDICAL CENTER
ZONING : I-P

P.M. 16858
PARCEL 2
SENIOR LIVING CENTER
ZONING : I-P

MATCH LINE (SEE SHT. 7)



EDWARD J. VENTRESCA
EXP. DATE: DECEMBER 31, 2020

DATE	BY	REVISION

APPLICANT/DEVELOPER/OWNER

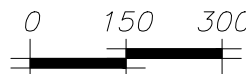
I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA, 91762

ENGINEER

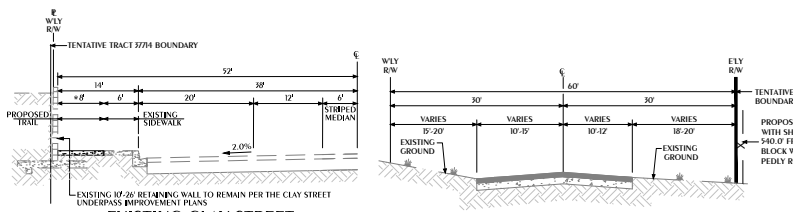


APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 8 OF 9

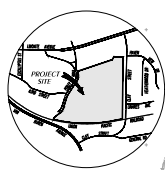


CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 9 OF 9

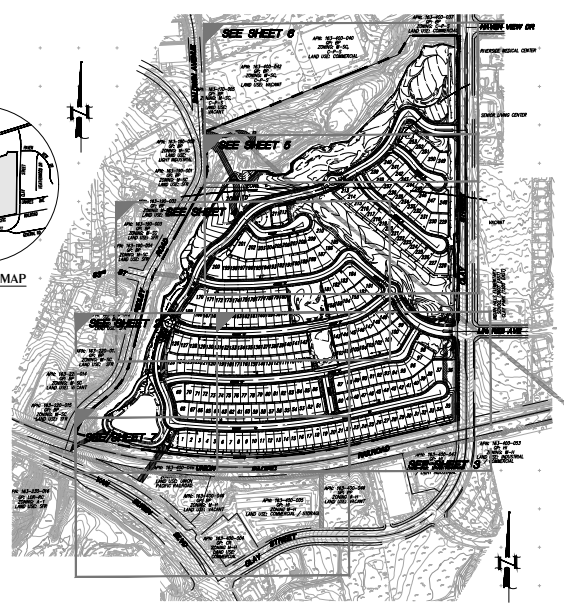


EXISTING CLAY STREET (SOUTH OF LINARES AVE) (PUBLIC)
SCALE: 1"=10'

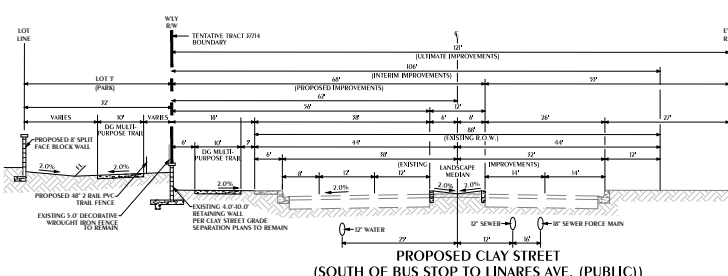
EXISTING PEDLEY ROAD (PUBLIC)
SCALE: 1"=10'



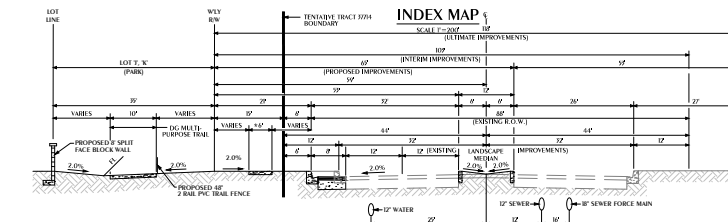
VICINITY MAP



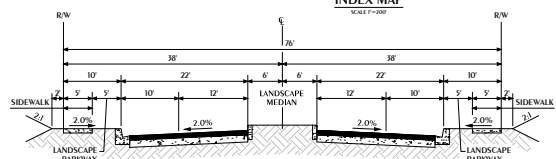
INDEX MAP
SCALE: 1"=100'



PROPOSED CLAY STREET (SOUTH OF BUS STOP TO LINARES AVE) (PUBLIC)
SCALE: 1"=10'



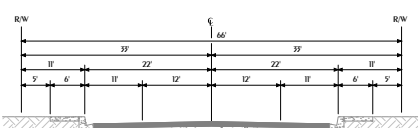
PROPOSED CLAY STREET (NORTH OF EXISTING BUS STOP) (PUBLIC)
SCALE: 1"=10'



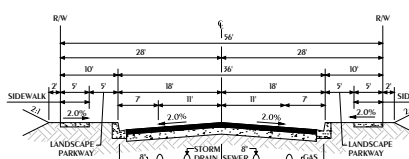
PROPOSED STREET 'A' (@ CLAY STREET), 'H' (@ CLAY STREET) (PUBLIC)
SCALE: 1"=10'

LEGEND

- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE RADIUS
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PADS
- RIVERSIDE COUNTY ALLC COMPATIBILITY ZONE
- LIMITS OF GRADING (DAYLIGHT LINE)
- PROPOSED LOT NUMBER
- PROPOSED HIGHEST LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 2:1 SLOPE
- PROPOSED 4:1 SLOPE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- PRELIMINARY STRUCTURAL SETBACK FROM EXISTING BLUE TOP W/O MITIGATION OF GEOLOGICAL HAZARDS
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED LIMITED USE AREA



EXISTING LINARES AVENUE (PUBLIC)
SCALE: 1"=10'



PROPOSED STREET 'A' (WEST OF ST. 'D'), 'B', 'G', 'H' (250' WEST OF CLAY STREET), 'I', 'J' (PUBLIC)
SCALE: 1"=10'

GENERAL NOTES

1. ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED ON PLAN.
2. STREET IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY'S APPROVED STANDARD PLANS.
3. ALL PROPOSED STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED AND MAINTAINED BY THE CITY OF JURUPA VALLEY.
4. ALL PROPOSED PARCELS WITH THE PUBLIC STREETS SHALL BE MAINTAINED BY THE CITY THROUGH A 'C/D'.
5. ALL GRADING SHALL CONFORM TO THE CITY OF JURUPA VALLEY GRADING POLICY.

LEGAL DESCRIPTION

PARCEL 1:
ALL THAT PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN ON MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH AS PER MAP THEREOF, RECORDED IN BOOK 9 OF MAPS AT PAGE 26 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL 2:
PROPERTY 'H' AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 404 AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 9, 1999 AS INSTRUMENT NO. 99-54805 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN ON THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND OF BLOCKS AND 3 OF JURUPA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 1 AND 2 OF MAPS, RIVERSIDE COUNTY, RECORDS, AS ADJUSTED PER RIVERSIDE COUNTY LOT LINE ADJUSTMENT NO. 404.

ASSESSORS PARCEL NUMBERS

603-400-092, 603-400-001

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT (%)
1-254	VERDIA	25.59 AC	77.8%
'A'	SINGLE-FAMILY RESIDENTIAL	1.00 AC	2.7%
'B', 'C'	STORM DETENTION AND WATER QUALITY BIORETENTION BASIN	14.34 AC	21.2%
'D'	PRESERVED OPEN SPACE	10.75 AC	15.9%
'E', 'F'	LANDSCAPED OPEN SPACE	1.70 AC	2.5%
'G', 'H'	CLAY STREET	0.36 AC	0.9%
'I', 'J'	STREET 'A'-'J' (PUBLIC)	13.30 AC	19.4%
	GROSS ACREAGE	67.07 AC	100.0%

TENTATIVE TRACT NO. 37714

NUMBER OF LOTS:	TOTAL
SINGLE-FAMILY RESIDENTIAL	279
PARKS	254
STORM DETENTION AND WATER QUALITY BIORETENTION BASIN	10
OPEN SPACE	1
CONSERVANCY OPEN SPACE	1

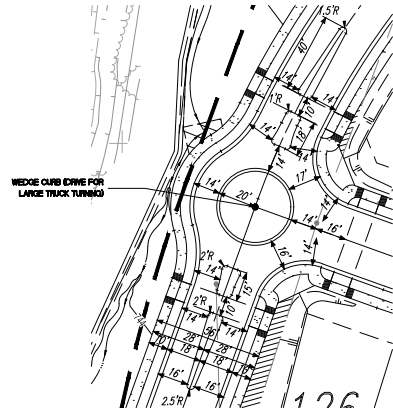
GROSS ACREAGE: 67.07
CONTOUR INTERVAL: 1 FOOT
SCALE: 1"=10'
DATE: MARCH 16, 2020
REVISED: JUNE 18, 2021
REVISION: SEPTEMBER 10, 2021

EASEMENTS

1. AN EXISTING 5' EASEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY, FOR THE PLACEMENT, CONSTRUCTION, MAINTENANCE AND ACCESS TO THE FOOTING APPURTENANT TO THE ADJACENT RETAINING WALL, AUGUST 16, 2003.
2. AN EXISTING 8' EASEMENT, IN FAVOR OF THE CITY OF JURUPA VALLEY, FOR THE PLACEMENT, CONSTRUCTION, MAINTENANCE AND ACCESS TO THE FOOTING APPURTENANT TO THE ADJACENT RETAINING WALL, AUGUST 16, 2003.
3. AN EXISTING 16.5' EASEMENT, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 26, 1990, BOOK 225, PAGE 299 AND DECEMBER 4, 1990 IN BOOK 225, PAGE 71, BOTH OF O.R., TO REMAIN.
4. AN EXISTING 20' EASEMENT IN FAVOR OF JURUPA HEIGHTS WATER COMPANY, FOR PIPELINE, FOR THE TRANSPORTATION OF WATER AND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 9, 1980 AS INSTRUMENT NO. 10047, IN BOOK 1906, PAGE 179, O.R., TO REMAIN.
5. AN EXISTING 20' EASEMENT IN FAVOR OF THE CITY JURUPA VALLEY FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 2005 AS INSTRUMENT NO. 2005-050090 OF OFFICIAL RECORDS.
6. AN EXISTING EASEMENT IN FAVOR OF THE CITY JURUPA VALLEY, FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 2005 AS INSTRUMENT NO. 2005-050090 OF OFFICIAL RECORDS.
7. AN EXISTING EASEMENT IN FAVOR OF THE CITY JURUPA VALLEY, FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 2005 AS INSTRUMENT NO. 2005-050090 OF OFFICIAL RECORDS.

VARIANCE

NONE REQUESTED



PROPOSED MINI-ROUNDBOUTS (PUBLIC)
(STREET 'A' AT STREET 'E')
(STREET 'H' AT STREET 'E')
(STREET 'H' WEST OF STREET 'I')

SHEET INDEX

- 1. TITLE SHEET
- 2-7. CONCEPTUAL GRADING PLAN
- 8. COMPOSITE CONCEPTUAL GRADING PLAN

DEVELOPER/APPLICANT

I.H.C. JURUPA, LLC
809 WEST STATE STREET
ONTARIO, CA 91762
PHONE: (909) 986-7277
CONTACTS: JOHN MCGRAW
WILL MCGRAW

UTILITIES

ELECTRIC:
SOUTHERN CALIFORNIA Edison
791 REDWOOD AVENUE
FONTANA, CA 92335
(909) 974-6681

WATER & SEWER:
JURUPA COMMUNITY SERVICES DISTRICT
1209 HAROLD STREET
JURUPA VALLEY, CA 91752
(909) 480-7454

ENGINEER

MDS CONSULTING
12720 REDHILL AVENUE SUITE 300
IRVINE, CA 92618
PHONE: (949) 261-8801
CONTACTS: STAN MORSE
BOB ZOLLER

OWNER

I.H.C. JURUPA, LLC
809 WEST STATE STREET
ONTARIO, CA 91762
PHONE: (909) 986-7277
CONTACTS: JOHN MCGRAW
WILL MCGRAW

CABLE:
CHARTER COMMUNICATIONS
680 NORTH MAIN STREET
CORONA, CA 92701
(951) 264-8841

TELEPHONE:
VERDIA
20 WEST 17TH STREET
ONTARIO, CA 91764
(909) 985-8923

APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762

ENGINEER



APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CONCEPTUAL GRADING PLAN
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 6

LEGEND

EXISTING STORM DRAIN
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING UTILITY EASEMENT
PROPOSED STORM DRAIN
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED MANHOLE
PROPOSED UTILITY EASEMENT
PROPOSED STREET CENTERLINE
PROPOSED CENTERLINE RADIUS
PROPOSED TENTATIVE TRACT BOUNDARY
PROPOSED BUILDING SETBACK LINE

EXISTING CONCRETE PAVES

RIVERSIDE COUNTY ALLIC
COMPATIBILITY ZONE
LIMITS OF GRADING (DAYLIGHT LINE)

PROPOSED LOT NUMBER

PROPOSED HIGHEST LOT NUMBER

PROPOSED PAD ELEVATION

PROPOSED STREET ELEVATION

PROPOSED 2:1 SLOPE

PROPOSED 4:1 SLOPE

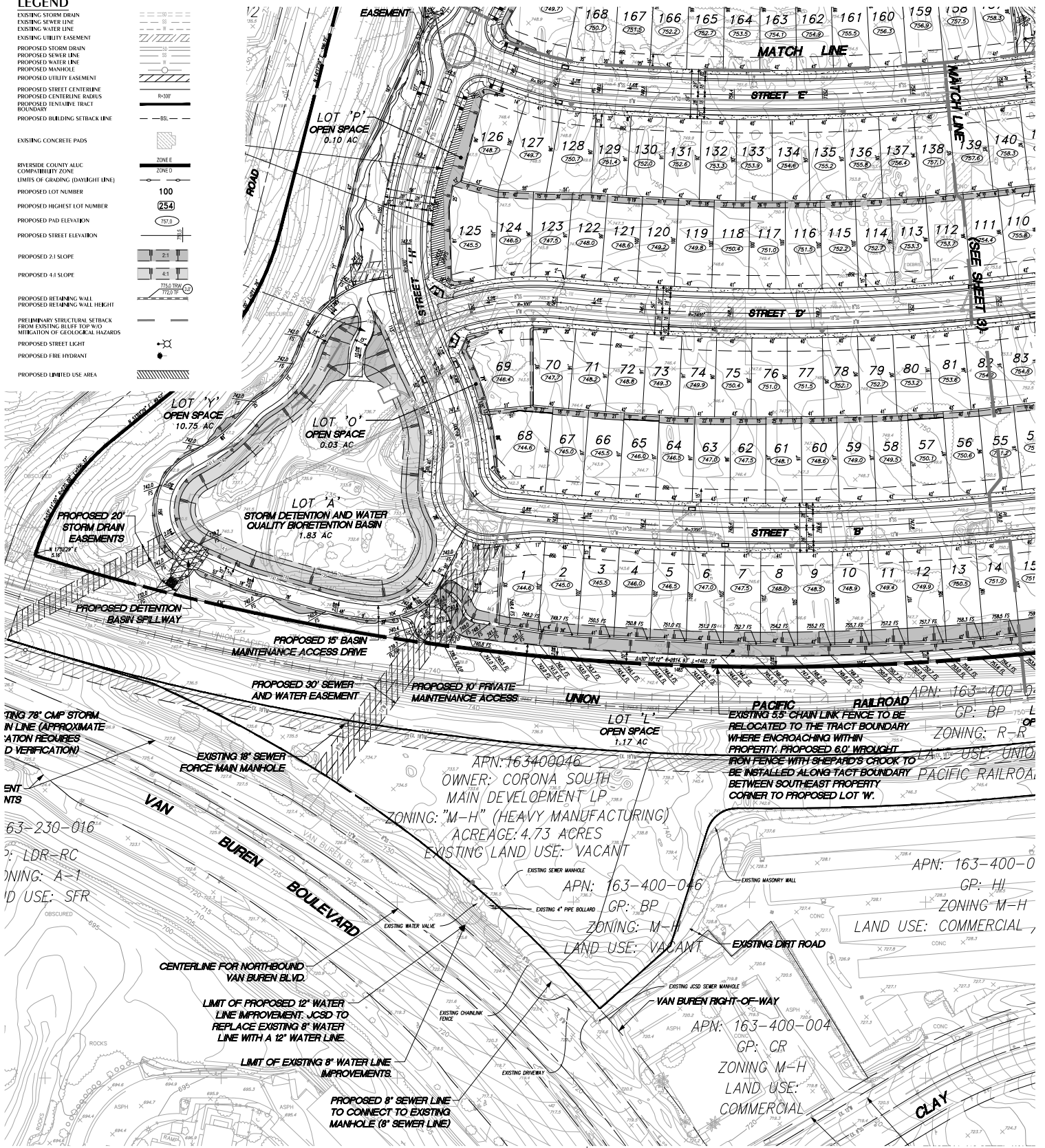
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL HEIGHT

PRELIMINARY STRUCTURAL SETBACK
FROM EXISTING BLUFF TOP (W/O
MITIGATION OF GEOTECHNICAL HAZARDS)

PROPOSED STREET LIGHT

PROPOSED FIRE HYDRANT

PROPOSED LIMITED USE AREA



TING 78" CMP STORM
IN LINE (APPROXIMATE
ATION REQUIRES
D VERIFICATION)

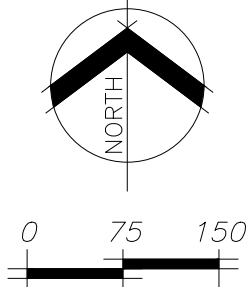
63-230-016
LDR-RC
ZONING: A-1
ID USE: SFR

CENTERLINE FOR NORTHBOUND
VAN BUREN BLVD.
LIMIT OF PROPOSED 12" WATER
LINE IMPROVEMENT, JCSO TO
REPLACE EXISTING 8" WATER
LINE WITH A 12" WATER LINE
LIMIT OF EXISTING 8" WATER LINE
IMPROVEMENTS
PROPOSED 8" SEWER LINE
TO CONNECT TO EXISTING
MANHOLE (8" SEWER LINE)

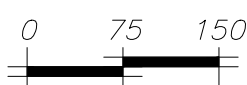
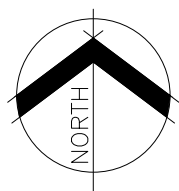
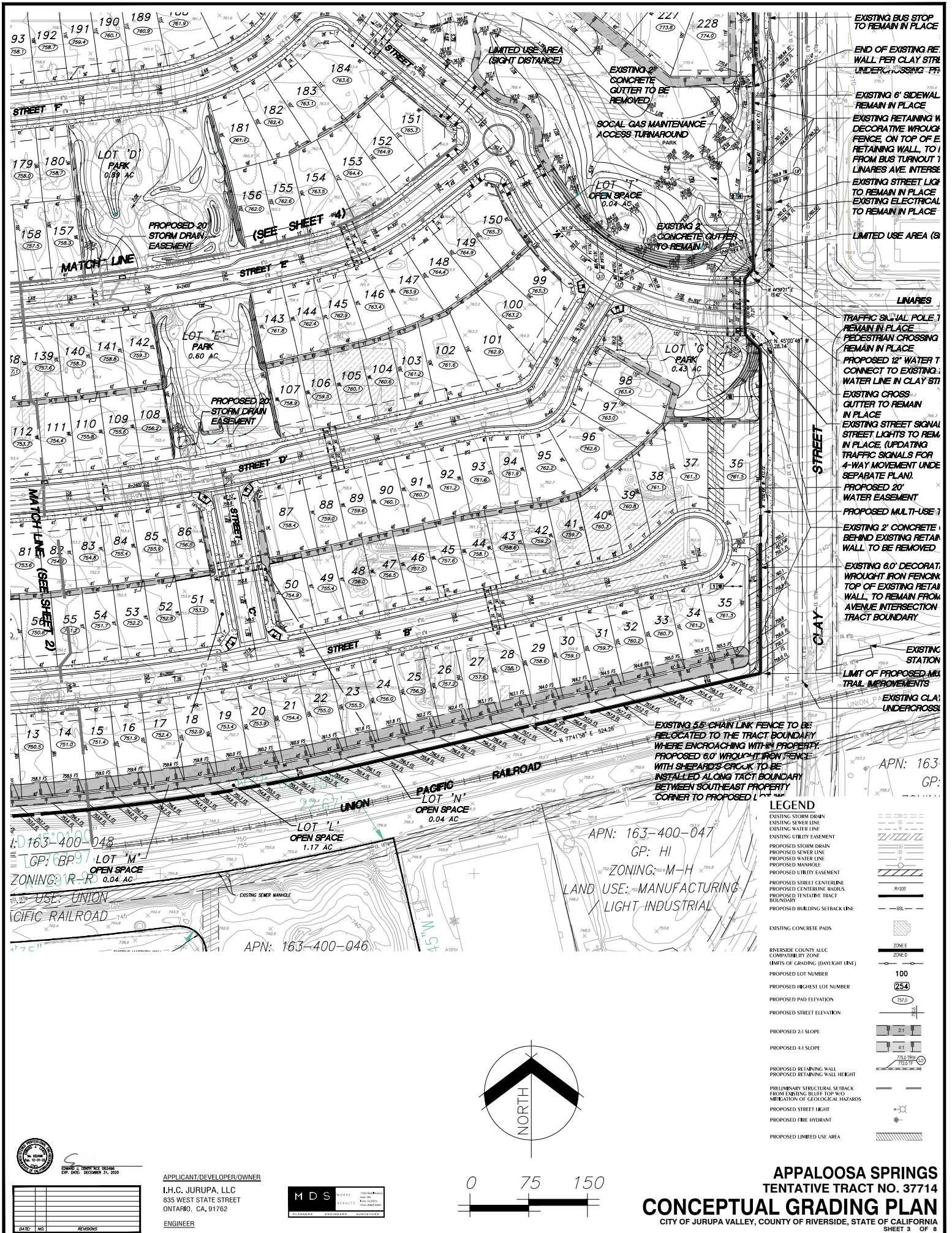
APPLICANT/DEVELOPER/OWNER
I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762

ENGINEER

MDS



APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CONCEPTUAL GRADING PLAN
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 2 OF 6



APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CONCEPTUAL GRADING PLAN
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 3 OF 6

DATE	REVISION

APPLICANT/DEVELOPER/OWNER
I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA, 91762

ENGINEER



LEGEND

EXISTING STORM DRAIN
EXISTING SEWER LINE
EXISTING UTILITY EASEMENT
PROPOSED STORM DRAIN
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED MANHOLE
PROPOSED UTILITY EASEMENT
PROPOSED STREET CENTERLINE
PROPOSED CENTERLINE RADII
PROPOSED TENTATIVE TRACT BOUNDARY
PROPOSED BUILDING SETBACK LINE

EXISTING CONCRETE PADS

RIVERSIDE COUNTY ALC
COMPATIBILITY ZONE
LIMITS OF GRADING (DAYLIGHT LINE)

PROPOSED LOT NUMBER

PROPOSED HIGHEST LOT NUMBER

PROPOSED PAD ELEVATION

PROPOSED STREET ELEVATION

PROPOSED 2:1 SLOPE

PROPOSED 4:1 SLOPE

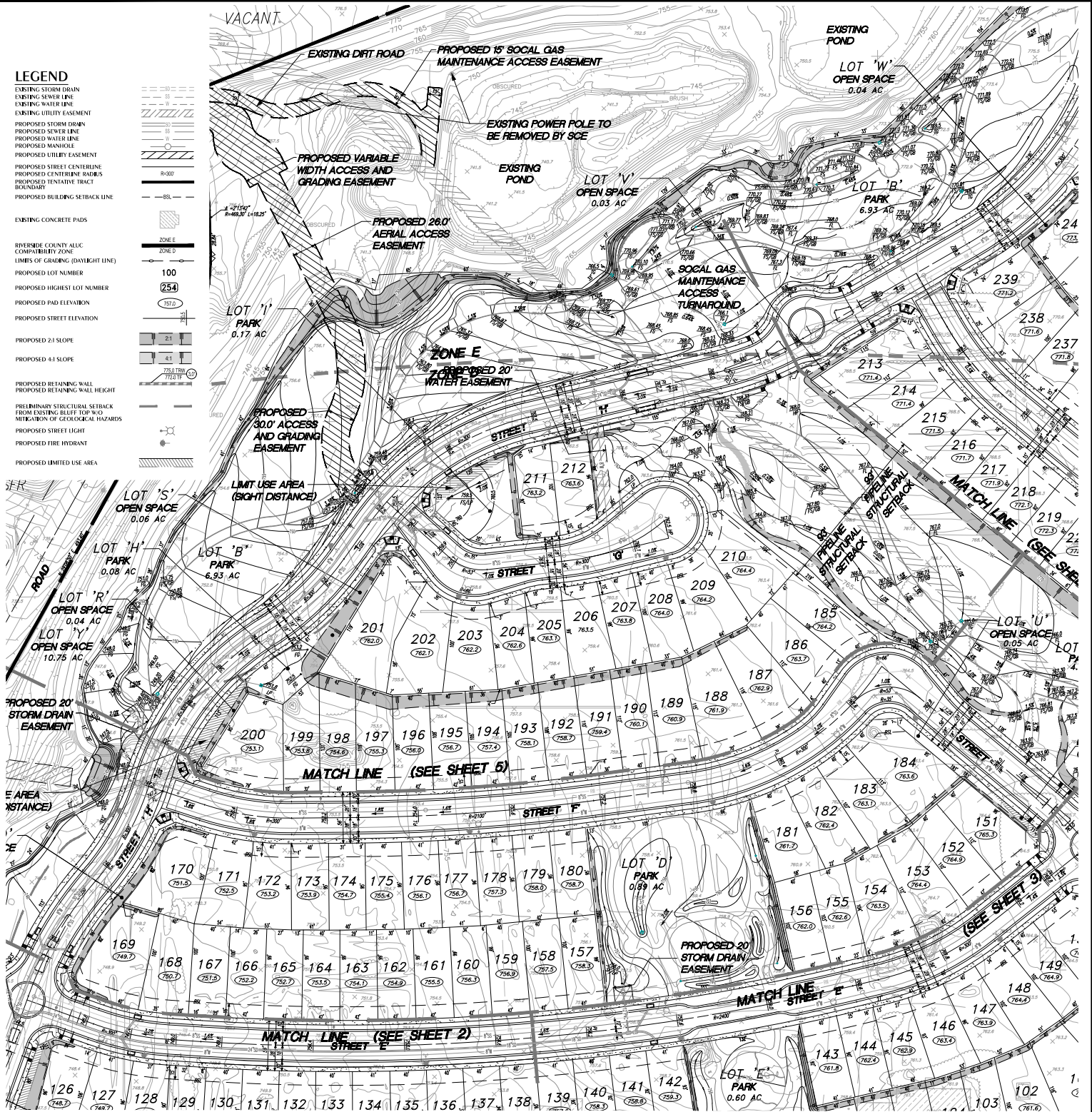
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL HEIGHT

PRELIMINARY STRUCTURAL SETBACK
FROM EXISTING BLUFF TOP W/ID
MITIGATION OF GEOTECHNICAL HAZARDS

PROPOSED STREET LIGHT

PROPOSED FIRE HYDRANT

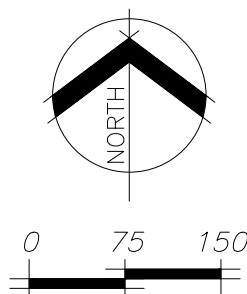
PROPOSED LIMITED USE AREA



APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762

ENGINEER



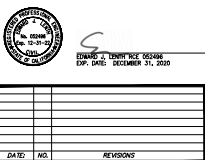
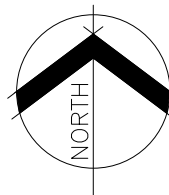
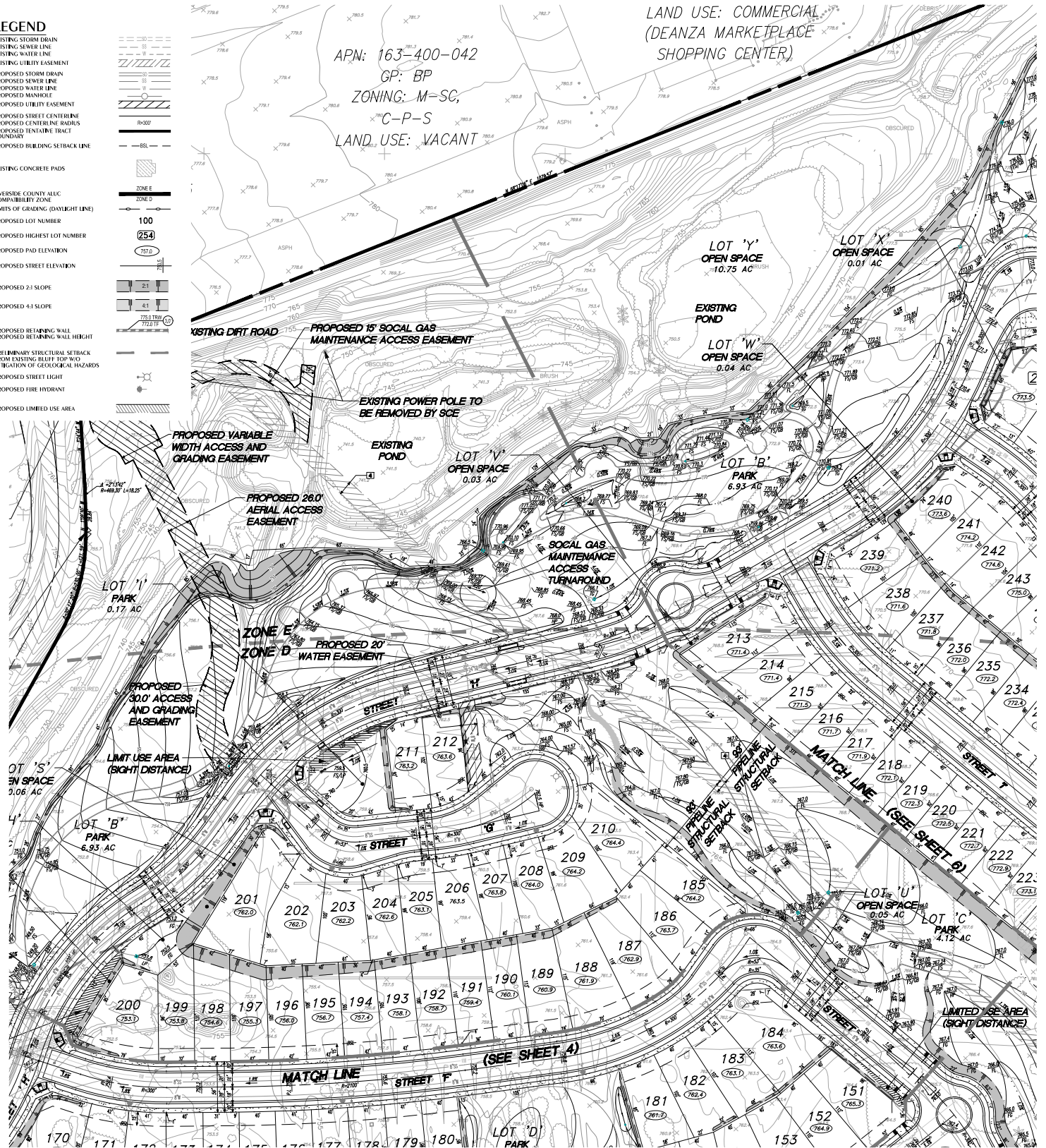
APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CONCEPTUAL GRADING PLAN
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 4 OF 6

LEGEND

- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE RAILROADS
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PADS
- RIVERSIDE COUNTY ALC COMPLETION ZONE
- LIMITS OF GRADING (DAYLIGHT LINE)
- PROPOSED LOT NUMBER
- PROPOSED HIGHEST LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 2:1 SLOPE
- PROPOSED 4:1 SLOPE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- PRELIMINARY STRUCTURAL SETBACK FROM EXISTING BLUFF TOP W/ MITIGATION OF GEOLOGICAL HAZARDS
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED LIMITED USE AREA

APN: 163-400-042
GP: BP
ZONING: M-SC,
C-P-S
LAND USE: VACANT

LAND USE: COMMERCIAL
(DEANZA MARKETPLACE
SHOPPING CENTER)



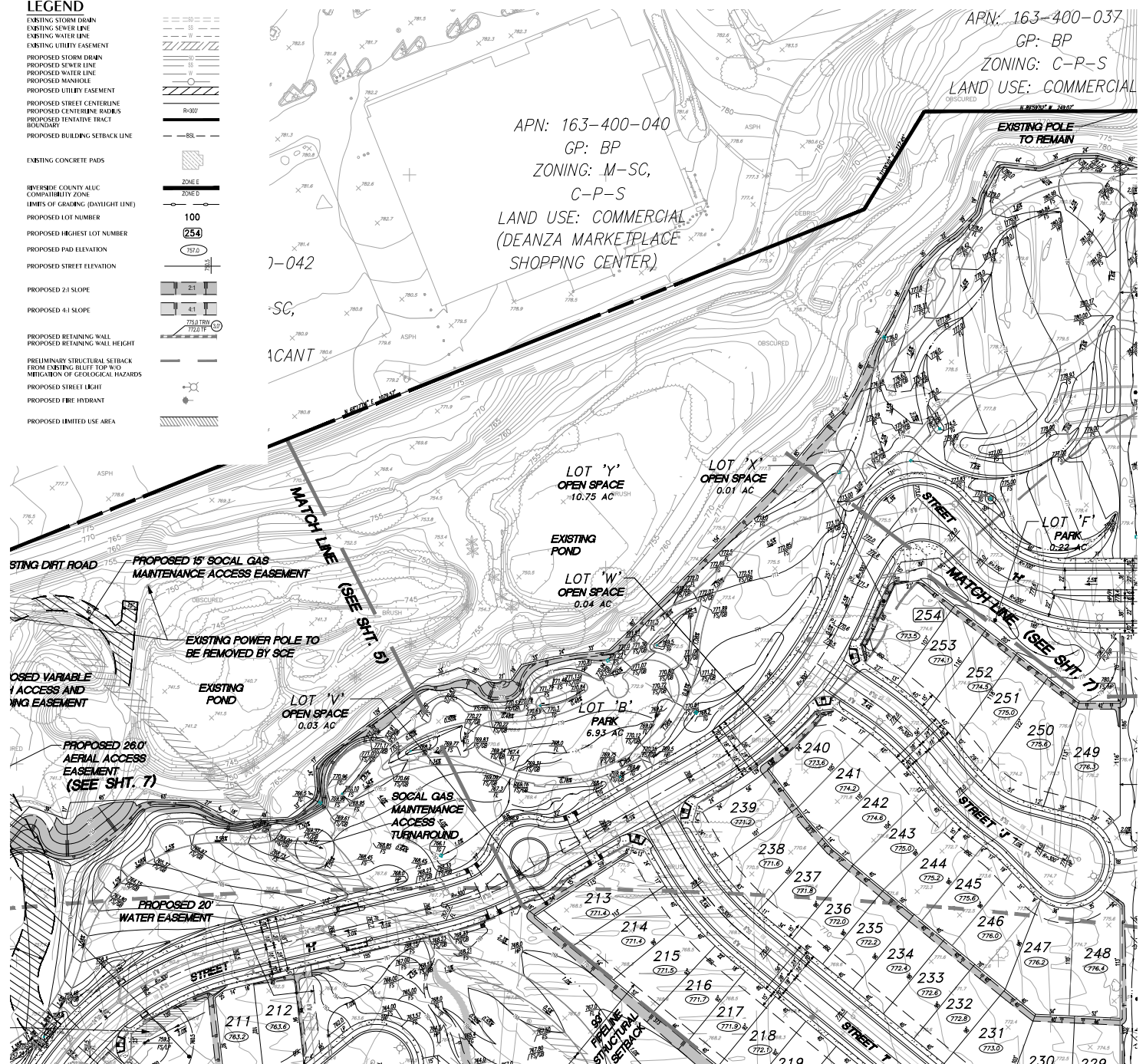
APPLICANT/DEVELOPER/OWNER
I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762
ENGINEER



APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CONCEPTUAL GRADING PLAN
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 5 OF 6

LEGEND

- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE RADII
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PADS
- RIVERSIDE COUNTY ALC COMPATIBILITY ZONE
- LIMITS OF GRADING (DAYLIGHT LINE)
- PROPOSED LOT NUMBER
- PROPOSED HIGHEST LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 2:1 SLOPE
- PROPOSED 4:1 SLOPE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- PRELIMINARY STRUCTURAL SETBACK FROM EXISTING BLUFF TOP W/ INDICATION OF GEOLOGICAL HAZARDS
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED LIMITED USE AREA

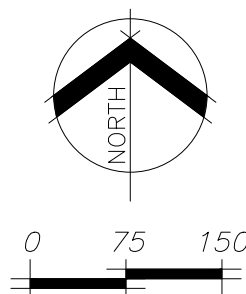


DATE	BY	REVISION

APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA 91762

ENGINEER



APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CONCEPTUAL GRADING PLAN
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 6 OF 6

EXISTING STORM DRAIN
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING UTILITY EASEMENT

PROPOSED STORM DRAIN
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED MANHOLE
PROPOSED UTILITY EASEMENT

PROPOSED STREET CENTERLINE
PROPOSED CENTERLINE RADIUS
PROPOSED TENTATIVE TRACT
BOUNDARY

PROPOSED BUILDING SETBACK LINE

RIVERSIDE COUNTY ALUC
COMPATIBILITY ZONE
LIMITS OF GRADING (DAYLIGHT LINE)

PROPOSED HIGHEST LOT NUMBER

PROPOSED HIGHEST LOT NUMBER

PROPOSED PAD ELEVATION

PROPOSED STREET ELEVATION

PROPOSED 2:1 SLOPE

PROPOSED 4:1 SLOPE

PROPOSED RETAINING WALL
PROPOSED RETAINING WALL HEIGHT

PRELIMINARY STRUCTURAL SETBACK
FROM EXISTING BLUFF TOP W/O
MITIGATION OF GEOLOGICAL HAZARDS

PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT

PROPOSED LIMITED USE AREA

APN: 163-400-037
GP: BP
ZONING: C-P-S
AND USE: COMMERCIAL

APN: 163-400-037
GP: BP
ZONING: C-P-S
AND USE: COMMERCIAL

[illegible]

HAVEN VIEW

EXISTING VAULT TO
REMAIN IN PLACE
EXISTING CURB ADJACENT
SIDEWALK TO REMAIN
LIMIT TO PROPOSED CLAY
STREET IMPROVEMENTS
EXISTING
ELECTRICAL VAULT
TO REMAIN IN PLACE

EXISTING STREET LIGHT
TO BE RELOCATED
UNDER SEPARATE PLAN

EXISTING FIRE HYDRANT

EXISTING POLE TO BE
REMOVED UNDER SEPARATE
PLAN

LOT 'K'
PARK
0.33 AC

EXISTING CHAIN LINK
FENCE TO BE
REMOVED

EXISTING POWER
POLE TO BE
REMOVED UNDER
SEPARATE PLAN

EXISTING FIRE HYDRANT
PROPOSED 8" WATER TO CONNECT
TO EXISTING 12" WATER LINE

EXISTING STREET LIGHT TO BE
RELOCATED UNDER SEPARATE PLAN

EXISTING CURB,
GUTTER AND
PAVEMENT TO BE
REMOVED PER
STREET WIDENING
(SEE SHT. 1)

P.M. 16858

78.5 PARCEL 3

ZONING • 1-1

LAND USE : VACANT

— **EXISTING FIRE HYDRANT**

—EXISTING POWER POLE TO BE

LOT 'Y'
OPEN SPACE

LOT 'X'
OPEN SPACE
0.01 AC

LOT 'W'-
OPEN SPACE
0.04 AC

LOT 'B'

LOCAL GAS
MAINTENANCE
ACCESS
ENAROUND



APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC
835 WEST STATE STREET
ONTARIO, CA, 91762

ENGINEER



APPALOOSA SPRINGS
TENTATIVE TRACT NO. 37714
CONCEPTUAL GRADING PLAN
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 7 OF 8

FEATURE LEGEND:

- 1 48" Tall 3-Rail Fence, Per Riverside County Standards H-009 and H-007.
- 2 10' Decomposed Granite Multi-Purpose Trail.
- 3 Group Picnic Area with Picnic Table(s) and Barbecue Grill(s).
- 4 Separate Pedestrian Walk with Bench Seating and Open Lawn.
- 5 Large Open Turf for Informal Play Area.
- 6 Street Lights Per Civil Engineers Plans.
- 7 Flat Bridge with 4" High Curb Edge.
- 8 Vegetated Swale with Landscape Boulders and Cobble Stones.
- 9 Step Risers with Boulders and Stones.
- 10 Overlook Area with Garden Wall, Bench Seating, and Interpretive Sign Panel.
- 11 Bench Seating.
- 12 Overhead Shade Structure.
- 13 8' Wide Meandering City Sidewalk.
- 14 Entry Monument Wall and Planters.
- 15 Existing Bus Stop.
- 16 Existing Retaining Wall with Tubular Steel Fencing.
- 17 Existing 16"-6" Gas Utility Easement, No Tree Zone.
- 18 Existing Curb Adjacent City Sidewalk.
- 19 Maintenance Access Gate.
- 20 Water Quality / Detention Basin.
- 21 Maintenance Vehicle Entry Driveway Apron.
- 22 20' Wide Maintenance Vehicle Decomposed Granite Access Drive.
- 23 15' Water Quality / Detention Basin Maintenance Access Drive.
- 24 Maintenance Vehicle Turn-Around.
- 25 Active Park with Back to Back Basketball Half Courts, Children's Tot-Lot with Multiple Age Play Equipment, Large Open Lawn Play Area, Overhead Shade Structure, Picnic Nodes, Bench Seating, Trash Receptacle and Dog Waste Station.
- 26 10' Wide Maintenance Access Easement.
- 27 Traffic Calming Roundabout with Enhanced Textured Pavement.
- 28 Community Garden with Overhead Shade Structure, Picnic Table Seating, Storage Shed, Raised and on Grade Planter Beds, and Fruit Tree Grove.
- 29 Escalator Stations Along Multi-Purpose Trail.
- 30 42" Tall 2-Rail P.V.C. Fence, Per JARPD Standard.
- 31 Proposed 30' Wide Access and Grading Easement Per Civil Engineer's Plans.

PLANT PALETTE:

TREES & VINES

BOTANICAL NAME	COMMON NAME	SIZE
BACKGROUND PINE TREES		
<i>Pinus canariensis</i>	Canary Island Pine	24" Box Standard
<i>Pinus edulis</i>	Alghero Pine	24" Box Standard
LARGE SPECIMEN TREE		
<i>Quercus agrifolia</i>	Coast Live Oak	36" Box Multi-Trunk
TALL DECIDUOUS CANOPY TREE		
<i>Platanus racemosa</i>	California Sycamore	24"-36" Box Multi-Trunk
OAK WOODLAND		
<i>Quercus agrifolia</i>	Coast Live Oak	36" Box Multi-Trunk
CLAY STREET PARKWAY TREES		
<i>Platanus racemosa</i>	California Sycamore	36" Box Multi-Trunk
INTERIOR STREET TREES (1 Street Tree Per Lot)		
<i>Liquidambar styraciflua</i>	Briar Rose	24" Box Standard
<i>Quercus ilex</i>	Holly Oak	24" Box Standard
<i>Quercus ruber</i>	Cork Oak	24" Box Standard
<i>Pinus lancea</i>	African Sumac	24" Box Standard
<i>Platanus acerifolia</i>	London Plane Tree	24" Box Standard
<i>Platanus chinensis</i>	Chinese Platane	24" Box Standard
SMALL FLOWERING ACCENT TREE		
<i>Lagerstroemia indica</i>	Crape Myrtle	36" Box Multi-Trunk
<i>Cercis occidentalis</i>	Western Redbud	24" Box Multi-Trunk
EVERGREEN SCREENING TREE MASS		
<i>Podocarpus gracilior</i>	Fern Pine	24" Box Standard
<i>Galearia parviflora</i>	Australian Willow	24" Box Standard
<i>Laurus nobilis</i>	Sweet Bay	24" Box Standard
SMALL FRUIT TREE		
<i>Citrus sp.</i>		24" Box Standard

TYPICAL FRONT YARD TREE (2 PER LOT - SEE TYPICAL ENLARGEMENT PLAN SHEET L-13 FOR PROPOSED SPECIES)

VINE PLANTING

Parthenocissus tricuspidata

Boston Ivy

SHRUBS AND GROUND COVER

TALL SHRUBS

Arbutus unedo 'Compacta'

Dwarf Strawberry Tree

Carpenteria californica

Bush Anemone

Leptospermum laevigatum

New Zealand Tea Tree

Heteromeles arbutifolia

Toyon

Rhamnus californica

Coffeeflower

Romneya coulteri

Matilija Poppy

MEDIUM SHRUBS

Adiantum hymenophyllum

Desert Holly

Baccharis x 'Stam'

Thompson Baccharis

Ethiopia radicans

Pride of Madeira

Euphorbia rigida

Yellow Purga

Nandina domestica 'Moon Bay TM'

Heavenly Bamboo

Salvia greggii

Autumn Sage

Salvia leucantha 'Santa Barbara'

Mexican Bush Sage

Taxodium Nuttallii

Bush Germander

LOW SHRUBS AND GROUND COVER

Artemisia x 'Moonshine'

Yarrow

Artemisia californica 'Canyon Gray'

California Sagebrush

Carex divisa

Bentley Sedge

Lantana x 'New Gold'

New Gold Lantana

Romneya officinalis 'Huntington Carpet'

Huntington Carpet Rosemary

ACCENTS AND GRASSES

Hypericum p. 'Sandalum'

Sandwich Island Red Yucca

Muhlenbergia rigens

Deer Grass

TURF

Turf Hydroseed 'Triple Crown'

Triple Crown Tall Fescue

NOTE:

Plant Material Note: If additional plants are used in the landscaping that they are to be selected to meet the City's ordinance Chapter 9.283 Water Efficient Landscape Design Requirements of Title 9.

Irrigation Design Note: The landscape irrigation design shall consist of a smart irrigation controller that uses real time ET along with a Flow Sensor and Master Valve. The irrigation shall be low flow drip irrigation areas to prevent run off to hardscape. Where large turf areas are design the use of matched precipitation rotor nozzles shall be used. The irrigation design shall meet the City of Jurupa Valley water conservation ordinance 9.283 Water Efficient Landscape Design.

Lighting Note: Up-lighting and Pedestrian Lighting within Parks Per Photometric Study by Others. See Sheet L-11 and L-12 for Concept Images of JARPD Standard Lighting Fixtures.

APPALOOSA SPRINGS

TTM. 37714 - CONCEPTUAL LANDSCAPE MASTER PLAN
JURUPA VALLEY, CA

0 100 200
SCALE: 1" = 100'

SCALE FACTOR: 1:200

SCALE: 1" = 100'
DATE: SEPTEMBER 2021
ADD JOB # 1921

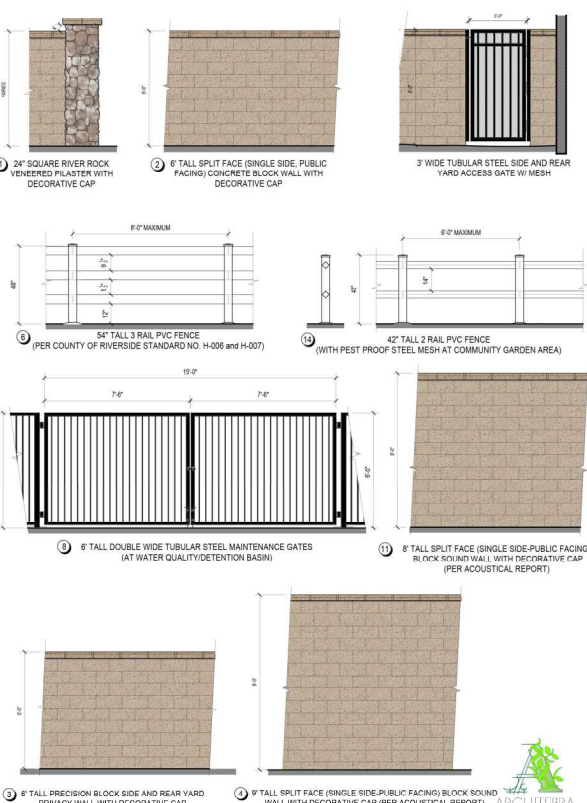


L-1



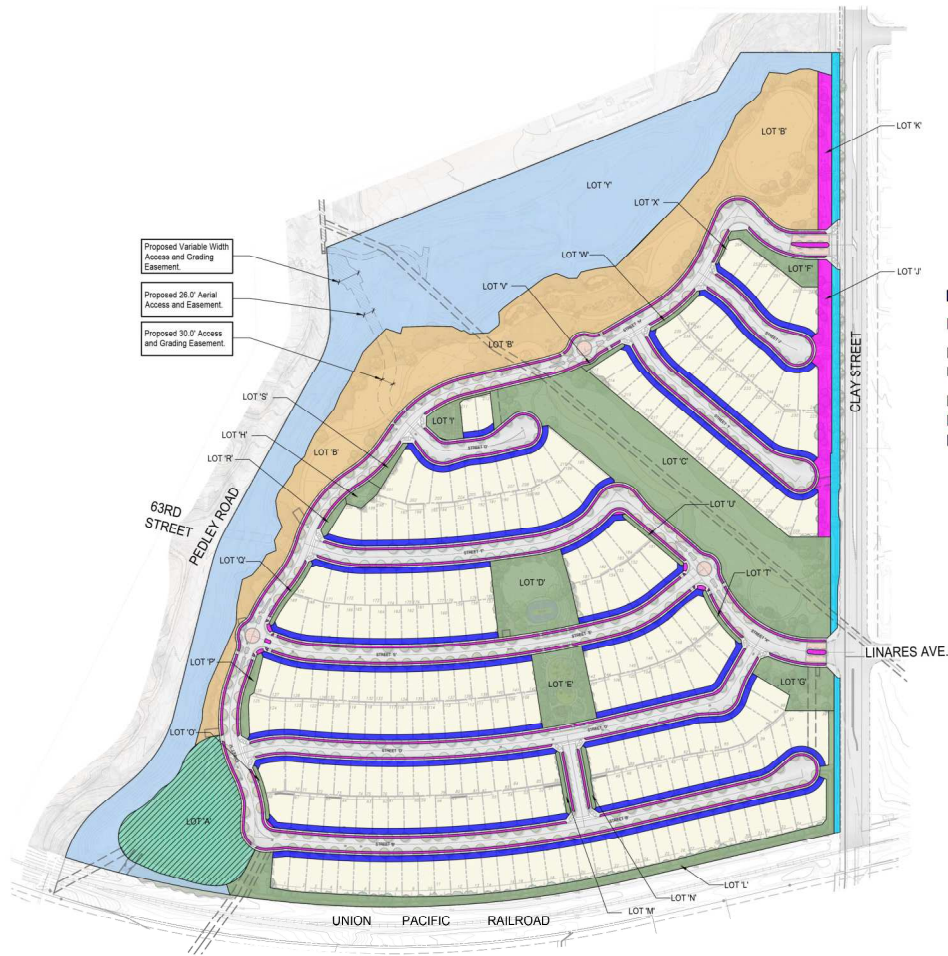
FENCE AND WALL LEGEND:

- 1 24" Square River Rock Veneer Plaster with Decorative Cap at Corners. (Every 40')
- 2 6' Tall Split Face (Single Side-Public Facing) Block Wall with Decorative Cap. Color Tan.
- 3 6' Tall CMU Block Side and Rear Yard Privacy Wall with Decorative Cap Per Acoustical Report.
- 4 9' Tall Split Face (Single Side-Public Facing) Block Sound Wall with Decorative Cap Per Acoustical Report.
- 5 6' Tall Tubular Steel Fence, Color Black.
- 6 48" Tall 3 Rail P.V.C. Fencing, Color White. Per Riverside County Transportation Department Landscape Section.
- 7 Existing Combination Retaining Wall and Tubular Steel Fence to Remain.
- 8 6' Tall Double Wide Tubular Steel Maintenance Access Gate.
- 9 Retaining Wall per Civil Engineer's Plans.
- 10 Existing 5'-6" Tall Chain Link Fence to Remain or Relocated.
- 11 8' Tall Split Face (Single Side-Public Facing) Block Sound Wall with Decorative Cap Per Acoustical Report.
- 12 Existing 6' Tall Block Wall to Remain.
- 13 6' Tall Maximum Tubular Steel Fence with Shepherd Crook. (To Connect to Existing Retaining Wall at Clay Street Undercrossing Improvement Plans).
- 14 42" 2 Rail P.V.C. Fence, Color White. Per JARPD Standards.



APPALOOSA SPRINGS
 TTM. 37714 - CONCEPTUAL WALL AND FENCE PLAN
 JURUPA VALLEY, CA

SCALE: 1" = 100'
 DATE: SEPTEMBER 2021
 ADD JOB # 1921



FEATURE LEGEND:

- PRIVATE HOME OWNER FRONT YARDS (HOMEOWNER OWNED AND MAINTAINED).
- LANDSCAPE, IRRIGATION, STREET LIGHT AND TRAFFIC SIGNAL (CITY OWNED AND CFD / LMD MAINTAINED).
- JARPD PARK (JARPD OWNED AND MAINTAINED).
- STORM DETENTION / WATER QUALITY DSD / DETENTION BASIN (CITY OWNED AND CFD MAINTAINED).
- OPEN SPACE AND PARKS (HOA OWNED AND MAINTAINED).
- CLAY STREET PARKWAY (CITY OWNED AND CFD / LMD MAINTAINED).
- PRESERVED OPEN SPACE (ARROYO) (GRMA OWNED AND MAINTAINED).

FINAL SQUARE FEET	FINAL ACREAGE
167,343 sq. ft.	3.84 ac
131,648 sq. ft.	3.02 ac
299,804 sq. ft.	6.88 ac
81,300 sq. ft.	1.87 ac
358,784 sq. ft.	8.23 ac
35,101 sq. ft.	0.80 ac
467,726 sq. ft.	10.74 ac
TOTAL	1,498,330 sq. ft.
	34.40 ac

NOTE:
Proposed Grading, Access, and Aerial Bridge Access Easement to be Dedicated to the City of Juniper Valley. No Improvements are Proposed Under these Entitlements.

APPALOOSA SPRINGS TTM. 37714 - LANDSCAPE MAINTENANCE EXHIBIT JURUPA VALLEY, CA

0 10' 20' 40'
SCALE: 1" = 100'
SCALE FACTOR: 1,200



SCALE: 1" = 100'
DATE: AUGUST 2021
ADD JOB # 1023



L-3



FEATURE LEGEND:

- PROPOSED 6' WIDE MEANDERING CITY SIDEWALK
- EXISTING 8' WIDE CITY SIDEWALK
- 10' WIDE MULTI-PURPOSE DECOMPOSED GRANITE TRAIL (8'-0" - 9'-0" WIDE SOUTH OF THE INTERSECTION OF CLAY STREET AND LINARES AVENUE)
- 5' WIDE CONCRETE NEIGHBORHOOD PASEO ENTRY PATHWAY
- 20' WIDE DECOMPOSED GRANITE MAINTENANCE VEHICLE ACCESS DRIVE AND MULTI-PURPOSE TRAIL
- 10' WIDE H.O.A. MAINTENANCE ACCESS EASEMENT

NOTE:

*INTERIOR STREETS AND SIDEWALKS NOT SHOWN
 *PROPOSED GRADING, ACCESS, AND ARIEL BRIDGE ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF JURUPA VALLEY. NO IMPROVEMENTS ARE PROPOSED UNDER THESE ENTITLEMENTS.

APPALOOSA SPRINGS

TTM. 37714 - CONCEPTUAL CIRCUCLATION DIAGRAM AND TRAIL SYSTEMS
 JURUPA VALLEY, CA

0 10' 20' 40'
 SCALE: 1" = 100' SCALE FACTOR: 1,200

SCALE: 1" = 100'
 DATE: AUGUST 2021
 ADD JOB # 1923



L-4



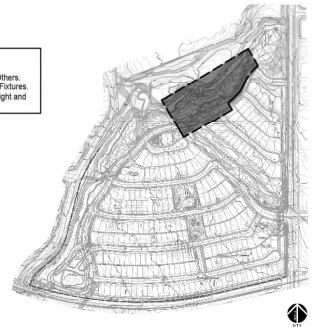
FEATURE LEGEND:

- 1 Step Riser with Boulders and Stones.
- 2 18" Tall Board Formed Concrete Garden Wall with Large Boulder at Terminus.
- 3 Interpretive Sign Panel Describing Arroyo Native Habitat and California Native Plant Species.
- 4 Bench Seating.
- 5 2 Rail 42" P.V.C. Fencing, See Wall and Fence Plan, Sheet L-2 for Details.
- 6 Concrete Sidewalk Per Civil Engineer's Plans.
- 7 Landscape Boulders.
- 8 Picnic Node with Picnic Table(s) and Barbeque Grill.

- 9 Flat Bridge with 4" High Curb Edge.
- 10 Vegetated Swale with Landscape Boulders and Stones.
- 11 Large Open Turf for Informal Play Area.
- 12 Traffic Calming Roundabout with Enhanced Textured Paving.
- 13 Street Lights Per Civil Engineer's Plans.
- 14 Fire Hydrant Per Civil Engineer's Plans.
- 15 Gas Utility Easement.

- 16 10' Wide Decomposed Granite Trail with Concrete Header.
- 17 Maintenance Vehicle Entry Driveway Apron.
- 18 Drainage Per Civil Engineer's Plans.
- 19 Trash Receptacles.
- 20 Exercise Stations.
- 21 75' X 300' Aviation Emergency Landing / Crash Zone, No Walls, Large Trees or Poles (Greater than 6" Dia. and Measured 4' Above the Ground) and Overhead Wires.
- 22 Curb Ramps Per Civil Engineer's Plans.

KEY MAP



APPALOOSA SPRINGS

TTM. 37714 - CONCEPTUAL ENLARGMENT PLAN - OPEN SPACE (CENTRAL PORTION)
 JURUPA VALLEY, CA

0 10 20 40 60
 SCALE: 1" = 20'

SCALE: 1" = 20'
 DATE: AUGUST 2021
 ADD JOB # 1923



L-5

FEATURE LEGEND:

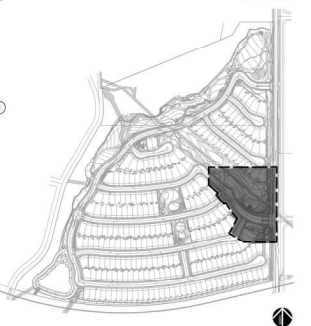
- ① Existing City Sidewalk and Curbs to Remain.
- ② 10' Wide Decomposed Granite Multi-Purpose Trail with 6" concrete Edge.
- ③ Existing Retaining Wall with Tubular Steel Fencing.
- ④ Overhead Shade Structure with Picnic Table.
- ⑤ Entry Monument Wall and Pilasters. See Sheet L-8 for Monument Enlargement.
- ⑥ Street Curb Per Civil Engineer's Plans.
- ⑦ Landscape Boulders.
- ⑧ 42" Tall 2-Rail P.V.C. Fence.
- ⑨ Flat Bridge with 4" High Curb Edge.
- ⑩ Vegetated Swale with Landscape Boulders and Cobble Stones.
- ⑪ Large Open Turf for Informal Play and Gathering Area.
- ⑫ Sidewalk Per Civil Engineer's Plans.
- ⑬ Gas Utility Easement Per Civil Engineer's Plans.
- ⑭ Decorative Plaster. See Wall and Fence Plan, Sheet L-2 for Details.
- ⑮ Street Lights Per Civil Engineer's Plans.
- ⑯ Fire Hydrant Per Civil Engineer's Plans.
- ⑰ Curb Ramps Per Civil Engineer's Plans.
- ⑱ Maintenance Vehicle Entry Driveway Apron.
- ⑲ 6" Tall Split-Face (Single Side - Public Facing) Block Wall. See Wall and Fence Plan, Sheet L-2 for Details.
- ⑳ 6" Tall CMU Block Side and Rear Yard Fencing. See Wall and Fence Plan, Sheet L-2 for Details.
- ㉑ 20' Wide Decomposed Granite Gas Easement Maintenance Vehicle Access Road / Multi-Purpose Trail.
- ㉒ Traffic Calming Roundabout with Enhanced Textured Pavement.
- ㉓ Catch Basin Per Civil Engineer's Plans.
- ㉔ 75' X 300' Aviation Emergency Landing / Crash Zone. No Walls, Large Trees or Poles (Greater than 1" Dia. and Measured 4' Above the Ground) and Overhead Wires.
- ㉕ Trash Receptacle.
- ㉖ 5' Wide Natural Color Medium Broom Finish Concrete Paseo Pathway.
- ㉗ Enhanced Neighborhood Entry with Planter Median, Enhanced Paving and Planting.
- ㉘ Maintenance Vehicle Turnaround.
- ㉙ Low Retaining Wall. Per Civil Engineer's Plans.
- ㉚ Decomposed Granite Pathway with Steel Edging.
- ㉛ 40" Tall 3-Rail Fence. Per Riverside County Standards 11-000 and 11-007. See Sheet L-2 for Detail.
- ㉜ Pedestrian Path Lights Per Photometric Study by Others.

NOTE:

Up-lighting and Pedestrian Lighting within Parks Per Photometric Study by Others. See Sheet L-11 and L-12 for Concept Images of JARPD Standard Lighting Fixtures. Path Lights within Aviation Landing / Crash Zones Shall Be Maximum 4' Height and Posts no more than 4" in Diameter (In-Ground or Bollards).



KEY MAP



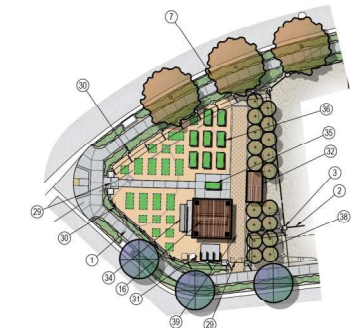
APPALOOSA SPRINGS TTM. 37714 - CONCEPTUAL ENLARGEMENT PLAN (SOUTH PORTION) JURUPA VALLEY, CA

SCALE: 1" = 20'

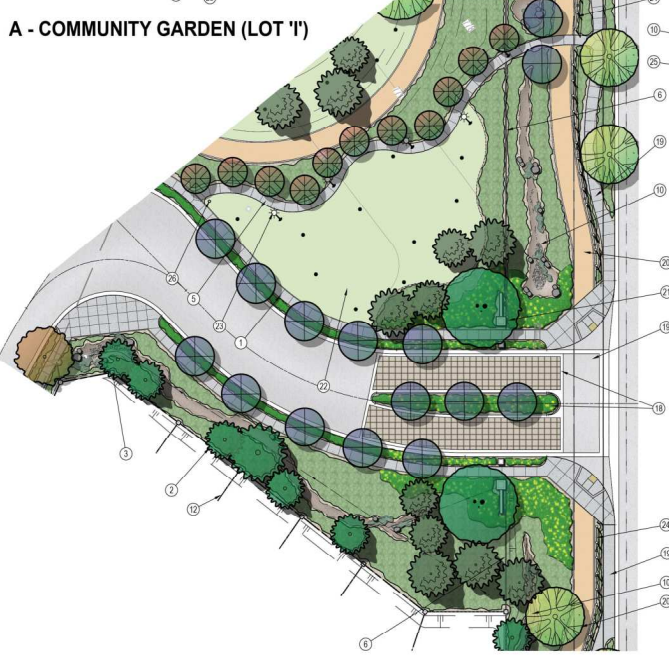
DATE: SEPTEMBER 2021
ADD JOB # 1921



L-6



A - COMMUNITY GARDEN (LOT 'I')



B - STREET 'H' ENTRY (LOT B & 'F')

APPALOOSA SPRINGS TTM. 37714 - CONCEPTUAL ENLARGEMENT PLAN - PARK SITES JURUPA VALLEY, CA



C - ACTIVE PARK (LOT 'D' AND 'E')



FEATURE LEGEND:

- 1 5' Wide Medium Broom Natural Color Concrete Sidewalk.
- 2 6' Tall Split Face (Single Side - Public Facing) Block Wall. See Wall and Fence Plan, Sheet L-2 for Details.
- 3 Decorative Planter. See Wall and Fence Plan, Sheet L-2 for Details.
- 4 Bench Seating.
- 5 6' Wide Natural Color Medium Broom Finish Concrete Pathway.
- 6 6' Concrete Header.
- 7 6' Wide Pathway.
- 8 Back to Back Painted Basketball Half Courts with Striping.
- 9 Landscape Berming.
- 10 Vegetated Swale with Landscape Boulders and Cobble Stones.
- 11 Large Open Turf for Informal Play and Gathering Area.
- 12 6' Tall CMU Block Side and Rear Yard Privacy Wall. See Wall and Fence Plan, Sheet L-2 for Details.
- 13 Children's Tot-Lot with Multiple Age Play Equipment (5-12 yrs. and 2-5 yrs.).
- 14 Picnic Node with Picnic Table Seating.
- 15 Natural Color Concrete with Top Cast Finish and 5' Square Pattern Scoreprints.
- 16 Overhead Shade Structure with Picnic Table(s).
- 17 Children's Tot-Lot with Play Equipment for Toddlers.
- 18 Enhanced Neighborhood Entry with Planter Median and Enhanced Vehicular Paving.
- 19 6' Wide Meandering City Sidewalk.
- 20 10' Wide Decomposed Granite Multi-Purpose Trail.
- 21 Entry Monument Wall and Planter. See Sheet L-8 for Conceptual Entry Monument Plan.
- 22 Large Open Lawn Area for Informal Play / Gathering.
- 23 Sports and Pedestrian Path Lighting Per Photometric Study by Others.
- 24 48" Tall 3-Hat Fence. Per Riverside County Standards H-008 and H-007. See Sheet L-2 for Fence Detail.
- 25 Landscape Boulders.
- 26 Dog Waste Station.
- 27 Trash Receptacle.
- 28 Bike Rack.
- 29 PVC Entry Gate with Decorative Column Planter.
- 30 42" Tall 2 Rail P.V.C. Fence (with Pest Proof Shield Mesh at Community Garden Lot H). See Sheet L-2 for Fence Detail.
- 31 Planting Material, Compost, Greenwaste and Trash Receptacle Area.
- 32 Storage Shed.
- 33 Concrete Seawall.
- 34 Concrete Counter Table Top for Potting.
- 35 4x6 Wheelchair Accessible Raised Garden Bed.
- 36 4x6 Raised Garden Bed.
- 37 At Grade Garden Beds of Various Sizes with Redwood Header.
- 38 Fruit Tree Grove with Mulch Layer.
- 39 Stabilized Decomposed Granite Maintenance Vehicle Accessible Paving with Concrete Edge.

NOTE:
 Uplighting and Pedestrian Lighting within Parks Per Photometric Study by Others. See Sheet L-11 and L-12 for Concept Images of JANDRO Standard Lighting Fixtures.

KEY MAP



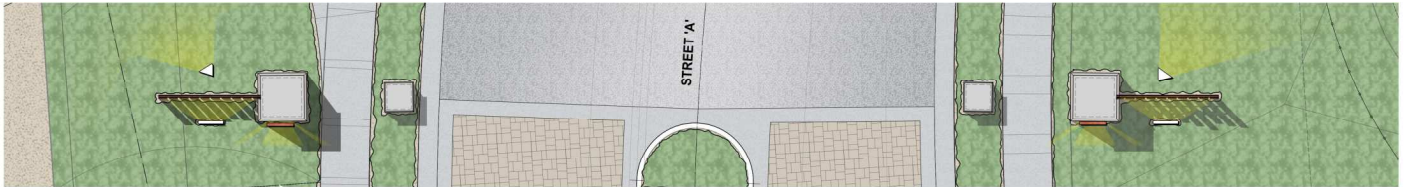
0 10' 20' 40' 80'
 SCALE: 1" = 20'



SCALE: 1" = 20'
 DATE: SEPTEMBER 2021
 ADD JOB # 1921

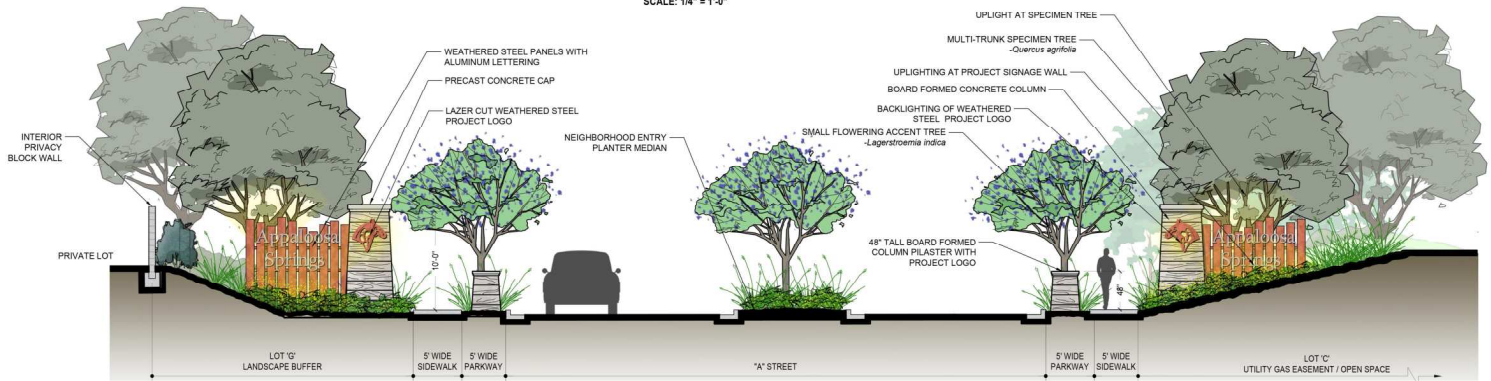


L-7



STREET 'A' ENTRY (PLAN VIEW)

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



STREET 'A' ENTRY (ELEVATION)

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



CORTEN STEEL PANELS AND ALUMINUM LETTERING



LAZER CUT CORTEN STEEL LETTERING AND LOGO



BOARD FORMED CONCRETE PILASTER AND PRECAST CAP

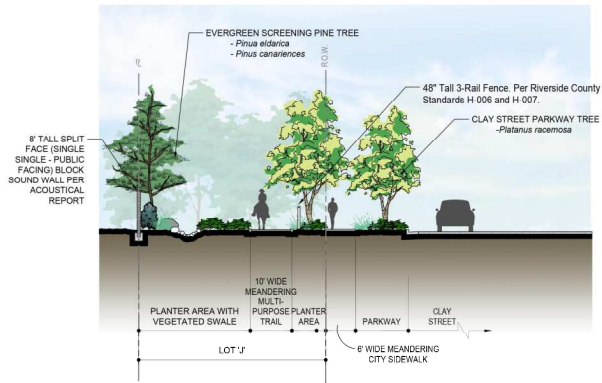


APPALOOSA SPRINGS

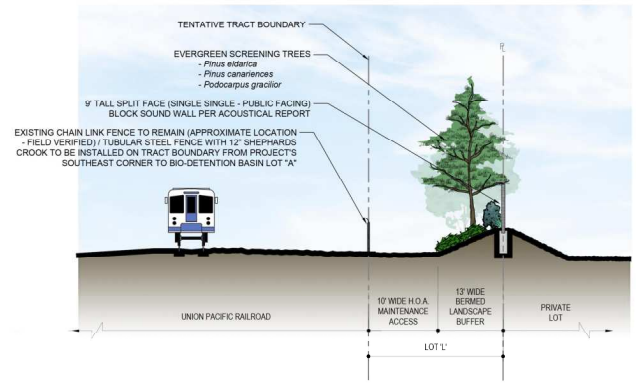
TTM. 37714 - CONCEPTUAL ENTRY MONUMENT PLAN AND ELEVATION (STREET 'A')
JURUPA VALLEY, CA

0 2 4 8 16
SCALE: 1/4" = 1'-0"

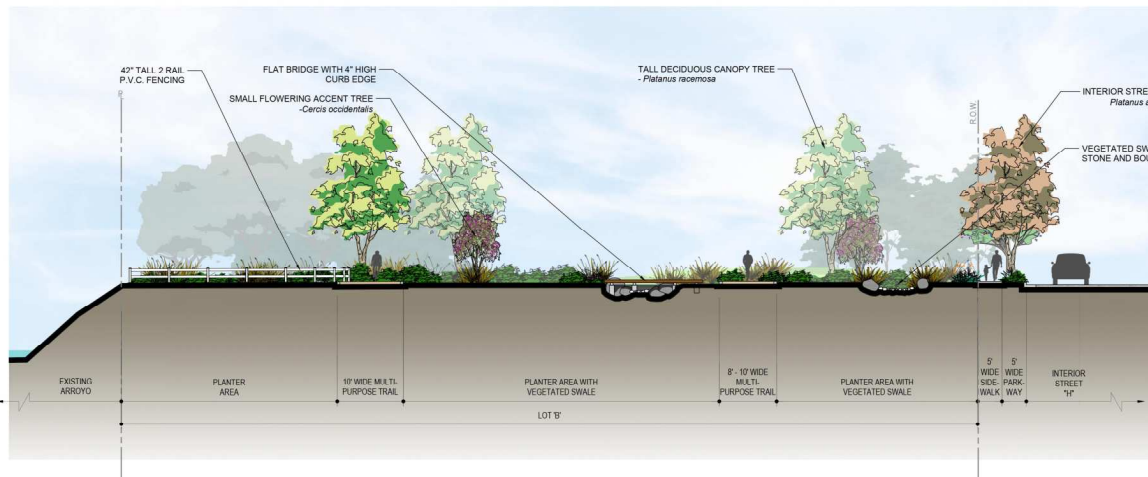
SCALE: 1/4" = 1'-0"
DATE: AUGUST 2021
ADD JOB # 1923



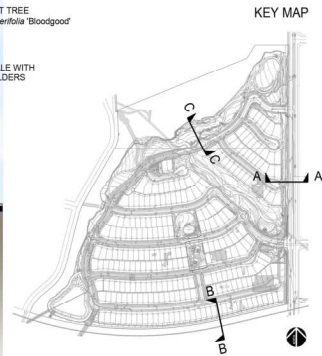
A - A CLAY STREET
(SEE KEY MAP REFERENCE THIS SHEET)



B - B SOUTH BOUNDARY
(SEE KEY MAP REFERENCE THIS SHEET)



C - C OPEN SPACE
(SEE KEY MAP REFERENCE THIS SHEET)



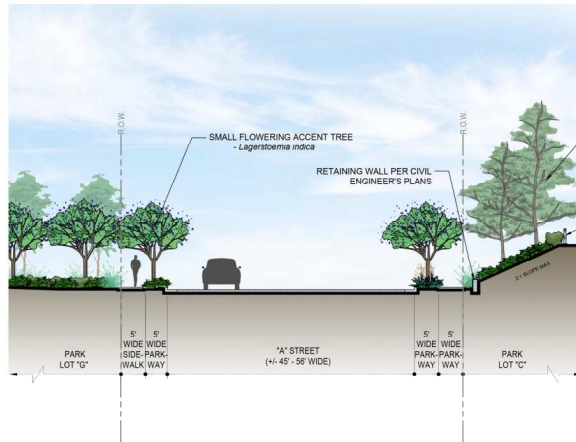
APPALOOSA SPRINGS TTM. 37714 - CONCEPTUAL LANDSCAPE SECTIONS JURUPA VALLEY, CA

SCALE: 1/8" = 1'-0"

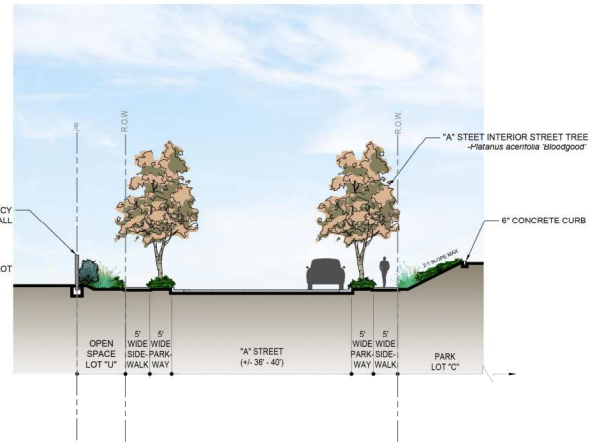
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DATE: SEPTEMBER 2021
ADD JOB # 1927



L-9

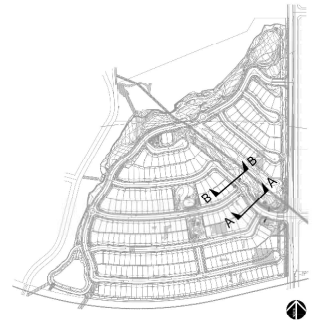


A - A "A" STREET (SOUTH OF "E" STREET)
(SEE KEY MAP REFERENCE THIS SHEET) SCALE: 1/8" = 1'-0"



B - B "A" STREET (NORTH OF "E" STREET)
(SEE KEY MAP REFERENCE THIS SHEET) SCALE: 1/8" = 1'-0"

KEY MAP



APPALOOSA SPRINGS

TTM. 37714 - CONCEPTUAL LANDSCAPE SECTIONS
JURUPA VALLEY, CA

0 4 8 16 32
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
DATE: AUGUST 2021
ADD JOB # 1923



L-10



DECOMPOSED GRANITE PAVING



INTERPRETIVE SIGN PANEL ON PEDESTAL



2-RAIL P.V.C. FENCE



OVERHEAD SHADE STRUCTURE



EXERCISE STATIONS



VEGETATED SWALE WITH BOULDERS AND STONE



FLAT BRIDGE WITH 4" TALL CURB EDGE



BENCH SEATING



POST LIGHTING LIGHTING FIXTURES



TRASH RECEPTACLE



BARBEQUE GRILL



PICNIC TABLE SEATING



APPALOOSA SPRINGS

TTM. 37714 - CONCEPTUAL IMAGES-OPEN SPACE AND GAS UTILITY EASEMENT OPEN SPACE
JURUPA VALLEY, CA



SPECIMEN OAK TREES AT ENTRIES



CERCIS OCCIDENTALIS IN ROW



FRUIT TREE GROVE



POST OUTDOOR LIGHTING
LIGHTING FIXTURES



HIGH OUTPUT AREA LIGHTING



FLOOD LIGHTS



TOT LOT WITH MULTIPLE AGE PLAY EQUIPMENT AND RUBBER SURFACING



PLAY EQUIPMENT



PICNIC TABLE SEATING



BENCH SEATING



TRASH RECEPTACLE



PREFABRICATED OVERHEAD STRUCTURE WITH DECORATIVE COLUMNS



RAISED PLANTER BEDS



PAINTED BASKETBALL COURT WITH STRIPING



PET WASTE STATION



BIKE RACK



STORAGE SHED

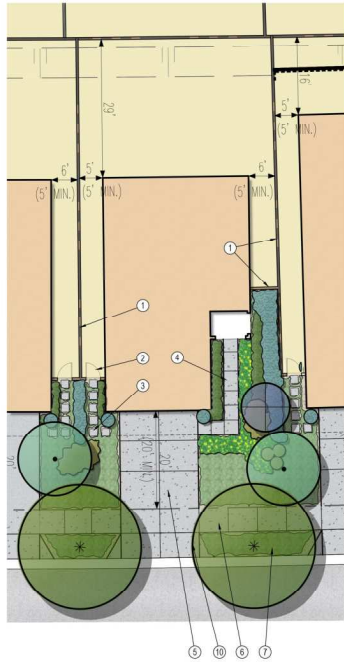


APPALOOSA SPRINGS

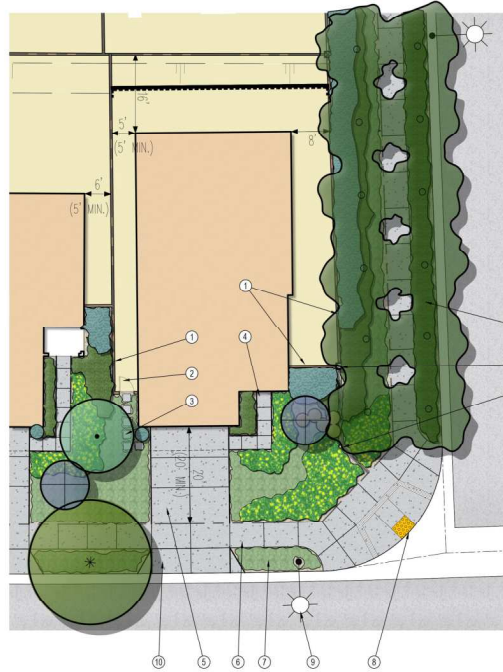
TTM. 37714 - CONCEPTUAL IMAGES - PARK SITES AND GARDENS
JURUPA VALLEY, CA



DATE: AUGUST 2021
ADG JOB #: 1623



TYPICAL FRONT YARD



TYPICAL FRONT YARD
WITH STREET FACING SIDE YARD

FEATURE LEGEND:

- | | |
|---|--|
| ① 6" Tall Concrete Block Side and Rear Yard Privacy Wall with Decorative Cap. See Wall and Fence Plan, Sheet L-2 for Details. | ⑦ Landscape Parkway. |
| ② 3' Wide Tubular Steel Side Yard Access Gate. See Wall and Fence Plan, Sheet L-2 for Details. | ⑧ Concrete Curb Ramp with Truncated Dome. Per Civil Engineer's Plans. |
| ③ 18" Square Concrete Stepping Pads. | ⑨ Street Lights. Per Civil Engineer's Plans. |
| ④ 3' Wide Private Residential Concrete Walkway. | ⑩ Driveway Apron. Per Civil Engineer's Plans. |
| ⑤ Concrete Driveway. Per Civil Engineer's Plans. | ⑪ 6" Wide Concrete Maintenance Curb Header. |
| ⑥ 5' Wide Concrete Sidewalk. Per Civil Engineer's Plans. | ⑫ 18" Square CMU Block Pillar with Decorative Cap. See Wall and Fence Plan, Sheet L-2 for Details. |

PLANT PALETTE:

TREES & VINES

BOTANICAL NAME	COMMON NAME	SIZE
INTERIOR STREET TREES (1 Street Tree Per Lot)		
<i>Lepidospermum confertus</i>	Brisbane Box	24" Box Standard
<i>Quercus ilex</i>	Holly Oak	24" Box Standard
<i>Quercus suber</i>	Cork Oak	24" Box Standard
<i>Rhus lancea</i>	African Sumac	24" Box Standard
<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree	24" Box Standard
<i>Pistacia chinensis</i>	Chinese Pistache	24" Box Standard

TYPICAL FRONT YARD TREE (2 PER LOT)

<i>Agave flexuosa</i>	Peppermint Tree	15 Gal. Multi-Trunk
<i>Arbutus menziesii</i>	Arbutus	15 Gal. Multi-Trunk
<i>Cercis occidentalis</i>	Western Redbud	15 Gal. Multi-Trunk
<i>Lagerstroemia indica</i> 'Tuscarora'	Cape Myrtle	15 Gal. Multi-Trunk

EVERGREEN SCREENING TREE MASS

<i>Podocarpus gracilior</i>	Fern Pine	24" Box Standard
<i>Geijera parviflora</i>	Australian Willow	24" Box Standard
<i>Leucospermum</i>	Sweet Bay	24" Box Standard

SHRUBS AND GROUND COVER

TALL SHRUBS

<i>Arctostaphylos uva-ursi</i> 'Chamaecyparissifolia'	Dwarf Strawberry Tree	
<i>Ceanothus</i>	Bush Anemone	
<i>Leptospermum laevigatum</i>	New Zealand Tea Tree	
<i>Hebe</i>	Trayon	
<i>Rhamnus californica</i>	Coffeeferry	
<i>Romneya coulteri</i>	Matilja Poppy	

MEDIUM SHRUBS

<i>Arctostaphylos</i>	Desert Holly	
<i>Baccharis</i>	Thompson Baccharis	
<i>Echium</i>	Pride of Madeira	
<i>Euphorbia</i>	Yellow Purga	
<i>Nandina domestica</i> 'Moon Bay' TM	Heavenly Bamboo	
<i>Salvia greggii</i>	Autumn Sage	
<i>Salvia leucantha</i> 'Santa Barbara'	Mexican Bush Sage	
<i>Teucrium</i>	Bush Germander	

LOW SHRUBS AND GROUND COVER

<i>Achillea</i> 'Moonshine'	Yarrow	
<i>Artemisia californica</i> 'Canyon Gray'	California Sagebrush	
<i>Carex</i>	Berkeley Sedge	
<i>Lantana</i> 'New Gold'	New Gold Lantana	
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	

ACCENTS AND GRASSES

<i>Hesperaloe</i>	Sandia Glow Yucca	
<i>Muhlenbergia rigens</i>	Deer Grass	

APPALOOSA SPRINGS

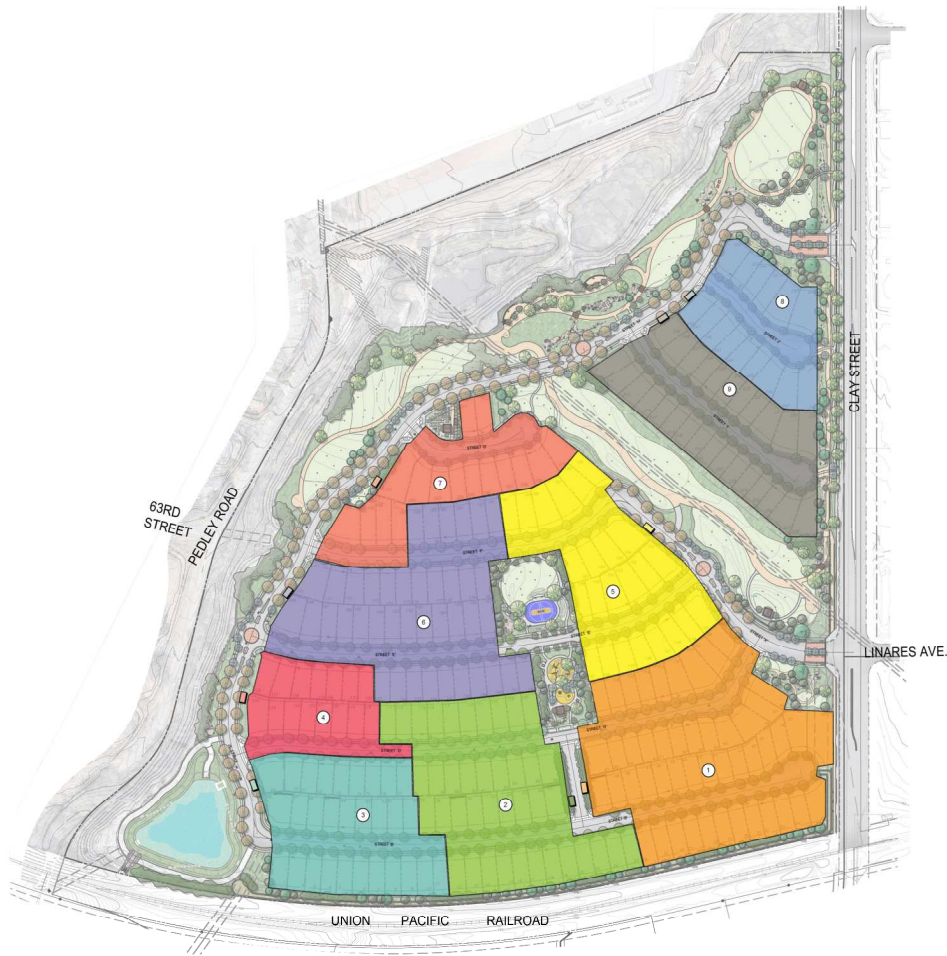
TTM. 37714 - TYPICAL FRONT YARD ENLARGMENT PLAN
JURUPA VALLEY, CA

SCALE: 1/8" = 1'-0"

DATE: SEPTEMBER 2021
ADD JOB # 1921



L-13



FEATURE LEGEND:

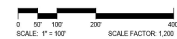
- 1. 48 LOTS WITH 3 (16) FLORENCE CLUSTER UNITS.
- 2. 40 LOTS WITH 2 (12) AND 1 (16) FLORENCE UNITS.
- 3. 28 LOTS WITH 2 (16) FLORENCE CLUSTER UNITS.
- 4. 15 LOTS WITH 1 (16) FLORENCE CLUSTER UNIT.
- 5. 24 LOTS WITH 2 (12) FLORENCE CLUSTER UNITS.
- 6. 40 LOTS WITH 2 (12) AND 1 (16) FLORENCE CLUSTER UNITS.
- 7. 16 LOTS WITH 1 (16) FLORENCE CLUSTER UNIT.
- 8. 15 LOTS WITH 1 (16) FLORENCE CLUSTER UNIT.
- 9. 27 LOTS WITH 1 (12) AND 1 (16) FLORENCE CLUSTER UNIT.

CLUSTER MAILBOX SHALL BE VOGUE FLORENCE CLUSTER BOX UNITS IN 12 AND 16 TENANT DOORS.



CLUSTER BOX UNIT EXAMPLES IN DARK BRONZE

APPALOOSA SPRINGS
 TTM. 37714 MAILBOX LOCATION EXHIBIT
 JURUPA VALLEY, CA



SCALE: 1" = 100'
 DATE: AUGUST 2021
 ADD JOB # 1923



TENTATIVE TRACT MAP 37714 (APPALOOSA SPRINGS)

DEVELOPMENT PLAN



APPALOOSA SPRINGS



DEVELOPED BY:

I.H.C. JURUPA, LTD.
835 WEST STATE STREET
ONTARIO, CA 91762
CONTACT: WILLIAM MCGRAW



SEPTEMBER 2021



APPALOOSA SPRINGS

TENTATIVE TRACT MAP 37714 DEVELOPMENT PLAN

Lead Agency:
CITY OF JURUPA VALLEY, CALIFORNIA

SEPTEMBER 2021

DEVELOPED BY:

I.H.C. JURUPA, LTD.
835 WEST STATE STREET
ONTARIO, CA 91762
CONTACT: WILLIAM MCGRAW

PREPARED BY:

T&B PLANNING, INC.
3200 EL CAMINO REAL
SUITE 100
IRVINE, CA 92602
CONTACT: JOEL MORSE

ENGINEER:

MDS CONSULTING
17320 RED HILL AVE #350,
IRVINE, CA 92614
CONTACT: BOB ZOLLER

LANDSCAPE ARCHITECT:

ARCHITERRA DESIGN GROUP
10221-A TRADEMARK
RANCHO CUCAMONGA, CA 91730
CONTACT: ROBERT COLLINGS



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CHAPTER 4 | LANDSCAPE DESIGN GUIDELINES

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1 | INTRODUCTION

1.1 DOCUMENT PURPOSE

Pursuant to the City of Jurupa Valley Zoning Ordinance (Section 9.100.060, *Conditions of Development*), in order to apply the R-4 (Planned Residential) Zone to a property, a Development Plan must be prepared that contains the following minimum information:

- (1) Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.
- (2) Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.
- (3) Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.
- (4) Plans and elevations of typical structures to indicate architectural type and construction standards.

This Development Plan for Tentative Tract Map 37714 ("APPALOOSA SPRINGS"), has been prepared pursuant to the requirements of the City of Jurupa Valley Municipal Code (Chapter 9.100. – R-4 Zone (*Planned Residential*)) and shall be enforced by the City of Jurupa Valley via the Conditions of Approval placed on TTM 37714. Development of the APPALOOSA SPRINGS community is required to substantially conform to the physical characteristics and design concepts set forth in this document. The City's Community Development Director has the discretion to determine if implementing actions substantially conform to this Development Plan.

The Site Planning and Design Standards (Chapter 2) sets forth minimum requirements that must be adhered to when plotting a home on a residential lot. The Architectural Design Guidelines (Chapter 3) and Landscape Design Guidelines (Chapter 4) set forth the community's design theme and contain illustrated sketches and other graphic representations that are to be used as visual aids to achieve the intent of the APPALOOSA SPRINGS community design theme and its key implementing elements. The guidelines presented in Chapter 1 through 4 are provided as a palette of character, materials, and other defining elements that shall be reflected in future design proposals to construct the APPALOOSA SPRINGS community. An exact re-creation of the graphic representations included in this document is not intended nor required.



Pursuant to Article VIII, Section 8.9j (A) of the City's Zoning Ordinance, a minimum of 6,000 s.f. of land shall be provided for each residential unit, inclusive of the individual residential lot area and recreation areas but exclusive of areas set aside for street right of way.

APPALOOSA SPRINGS provides 25.72 acres of residential and 14.12 acres of recreational area totaling 39.84 acres. $39.84 \text{ acres} \times 43,560 \text{ sf} = 1,735,430 \text{ sf}$, then $1,735,430 \text{ sf} / 254 \text{ lots} = 6,832 \text{ sf per residential unit}$; therefore, APPALOOSA SPRINGS complies with Article VIII, section 8.9j(a) of the City's Zoning Ordinance.

1.2 PROJECT LOCATION

The APPALOOSA SPRINGS community is located on approximately 67.67 acres in the City of Jurupa Valley, Riverside County, California. Specifically, the APPALOOSA SPRINGS community is located north of Van Buren Boulevard and the Union Pacific Railroad, south of existing adjacent commercial development, east of Pedley Road and existing adjacent residential development, and west of Clay Street. The location of the APPALOOSA SPRINGS community is graphically depicted on Figure 1-1, *Vicinity Map*.

1.3 PROJECT OBJECTIVES

- Provide a high quality, planned residential community that complements surrounding land uses;
- To provide high-quality housing opportunities designed to be marketable and accessible to all economic segments within the City of Jurupa Valley;
- To provide design guidelines for architecture, landscaping, color palette, paving, walls, fencing, signage, and entry treatments that reinforce the identity of the community;
- To integrate the community with the character of the surrounding community and establish development that results in logical, coordinated growth; and
- Provide amenities which meet the diverse needs of residents within the APPALOOSA SPRINGS community including thoughtfully landscaped open space areas.

1.4 SUMMARY OF PROJECT APPROVALS

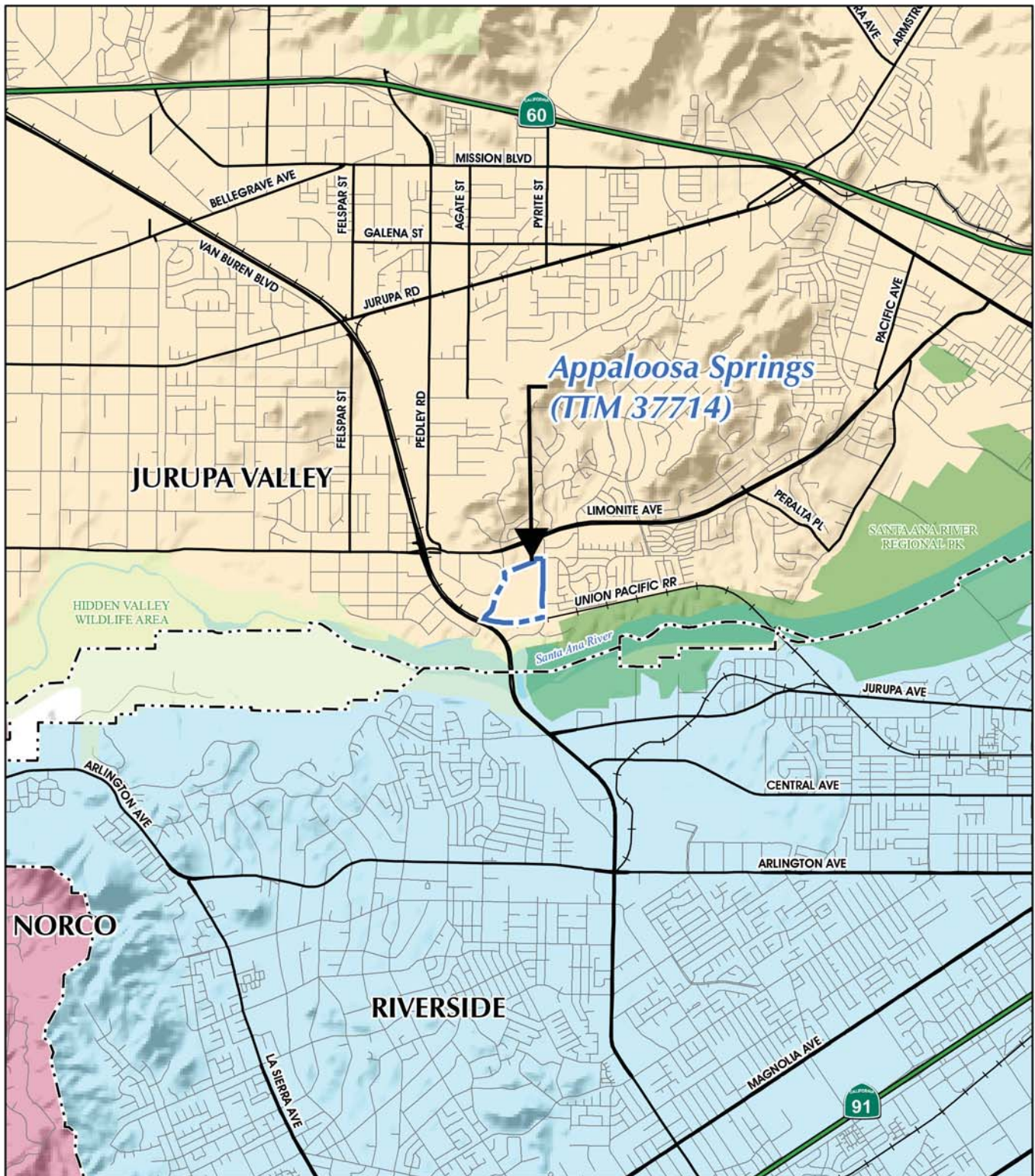
Approvals granted by the City of Jurupa Valley to implement the APPALOOSA SPRINGS project include a Change of Zone (CZ) and Tentative Tract Map (TTM 37714). Change of Zone modified the property's zoning designation from M-SC (Manufacturing/Service Commercial) to R-4 (Planned Residential), thereby requiring this Development Plan document. Refer to Figure 1-2, *Zoning Exhibit*. TTM 37714 subdivides the property as a master planned residential community with 254 single-family residential lots, 10 park sites, 1 lot for a storm detention and water quality bio-retention basin, and 14 lots for open space.



1.5 COMMUNITY THEME

The APPALOOSA SPRINGS community is located north of the Santa Ana River in the City of Jurupa Valley. This area of western Riverside County was once dominated by rural uses and agricultural operations but has been transitioning to suburban development since the 1990s. Historically, Jurupa Valley's landscape was dotted with farms, ranches, and dairies. The field crops and pasture lands, in addition to natural vegetation within the Santa Ana River floodplain, introduced lush color and pattern into an otherwise arid inland valley landscape. APPALOOSA SPRINGS is a pedestrian friendly residential neighborhood where parkway adjacent sidewalks and multipurpose trails link all of the homes to the open space areas, overlook areas, and other recreational amenities within the community. Those same pedestrian linkages connect the community to the City's broader trail system.

The APPALOOSA SPRINGS neighborhoods feature a relaxed, eclectic, and cohesive mix of architectural styles that complement the community's location, approximately ½-mile north of the Santa Ana River, and reflect the rural, agricultural roots of Jurupa Valley. The landscape concept for APPALOOSA SPRINGS creates a sense of nature, utilizing informal masses of evergreen and deciduous shade trees, drought tolerant plant materials and accent design features such as landscape boulders.

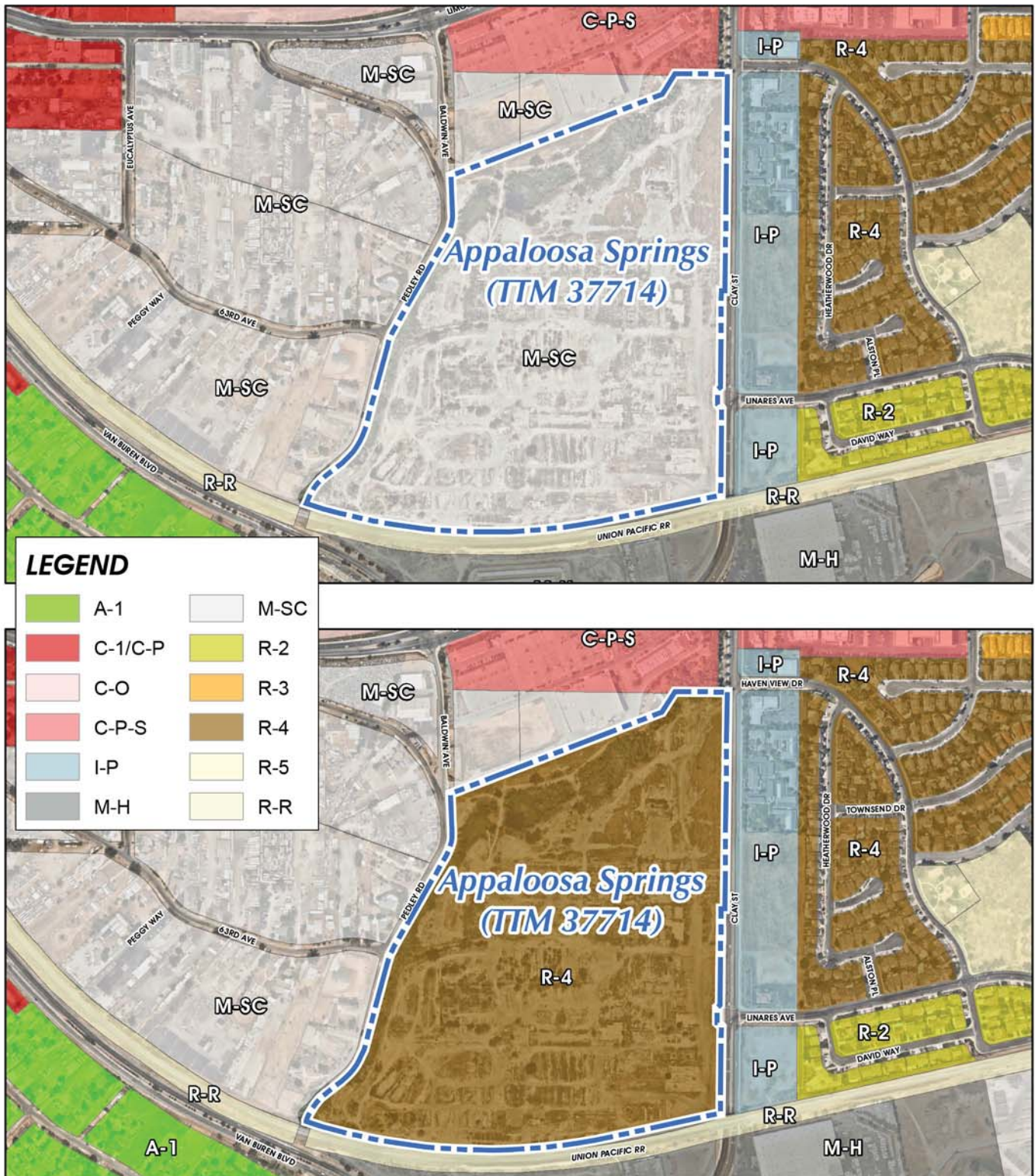


Source(s): ESRI, RCTLMA (2019)

Figure 1-1

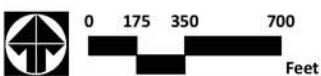


0 1,250 2,500 5,000
Feet



Source(s): ESRI, Nearmap Imagery (2020), RCTLMA (2019)

Figure 1-2





2 | SITE PLANNING & DESIGN

Quality residential subdivisions function as compact neighborhoods, encourage local social interaction, promote walking and healthful activities, and incorporate best practices in sustainable development planning. This section provides development standards for the planning and design of homes within the APPALOOSA SPRINGS community to accomplish these goals and provide for a visually appealing, pedestrian friendly neighborhood environment which avoids a monotonous, repetitive appearance.

As shown on Figure 2-1, TTM 37714 subdivides the property as a master planned residential community with 254 single-family residential lots, 10 park sites, 1 lot for a storm detention and water quality bio-retention basin, and 14 lots for open space.

2.1 DEVELOPMENT STANDARDS

2.1.1 Minimum 3,600 S.F. Lots

Development criteria is provided in Table 2-1, *Development Standards – 3,600 s.f. Lots*, and address setbacks, lot coverage, and the placement of residential lots within the community.

Table 2-1 DEVELOPMENT STANDARDS – 3,600 S.F. LOTS

Development Standards	
Typical Lot (Minimum)	
Lot Size	3,600 s.f.
Lot Depth	90'
Lot Width	40'
Frontage on Knuckles or Cul-de-sacs	35'
Lot Coverage¹ (Maximum)	
One-Story Home	50%
Two-Story Home	50%
Front Setbacks (Minimum)	
Living Area (to R.O.W.)	15'
Front-Entry Garage Face (to R.O.W.)	20'
Porch / Balcony (to R.O.W.)	15' minimum
Side Setbacks (Minimum)	
Interior Side (to PL)	One-Story Home: 4' Minimum Two-Story Home: 5' Minimum
Street/Corner Side (to R.O.W.)	10' Minimum
Rear Setbacks (Minimum)	
Living Area (to PL)	10' Minimum
Porch/Covered Patio/California Room (to PL)	10' Minimum



Development Standards	
Building Height (Maximum)	30' (2 stories max)
Parking Requirement ²	2 Garage Spaces (9' x 20' each)
Air Conditioning Units	Air conditioning (AC) units may encroach into the side yard setback, but must provide a flat, 3' clear area between the AC unit and the property line wall/fence. AC units are encouraged to be placed in the non-gated side yard when applicable.
Yard Encroachments ³	1'
Notes: 1. Lot coverage is defined as the percentage of the lot occupied by the footprint of structures, excluding open patios. 2. Trash receptacles shall be located inside of the garage. 3. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed one (1) foot. Eaves may extend three (3) feet into a required yard.	

2.2 PLOTTING GUIDELINES

The APPALOOSA SPRINGS community shall feature a minimum lot size of 3,600 s.f. along with a range of architectural styles and floor plans. Figure 2-2, *Plotting Diagram with Development Standards – 3,600 s.f. Lots*, provides illustrations of plotting concepts for the minimum lot size within the community. While the minimum lot size is 3,600 sf, the community's average lot size is 4,398 square feet.

Detached single-family homes within the APPALOOSA SPRINGS community shall creatively use varied setbacks, "architecture forward" designs, outdoor spaces, varied garage treatments, landscaping, and other innovative neighborhood design techniques to create a visually interesting street scene and identifiable neighborhood character. Varying front yard setbacks and using single-story elements break up long stretches of linear massing, and when combined with private outdoor spaces, such as front porches and front yards, results in a welcoming, interactive street scene that promotes pedestrian activity. To encourage a diverse and visually interesting street scene, neighborhoods within the APPALOOSA SPRINGS community shall comply with the following plotting requirements:

- i. Neither the same floor plan nor the same elevation style shall be plotted next to itself or directly across the street from itself. "Directly across the street" shall be defined as more than half of the narrower lot overlapping with the wider lot across the street.
- ii. All setbacks shall meet the minimum requirement listed in Table 2-1.
- iii. Repetitive patterns of garage placement shall be avoided where possible. Unless a street incline prevents otherwise, a left or right-side garage may not be plotted more than three (3) times in a row.

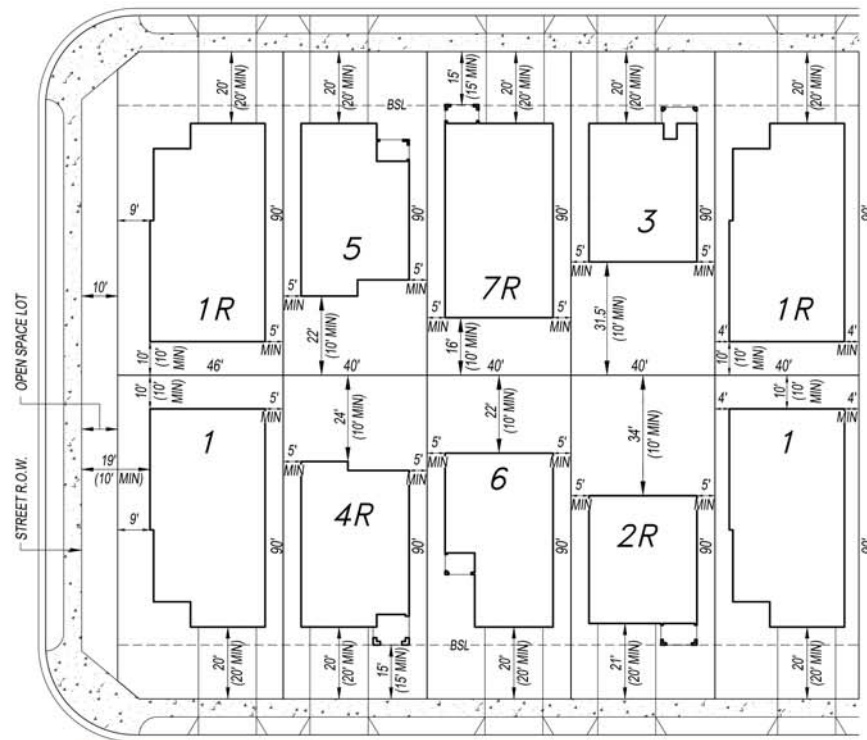


- iv. Single-story architectural elements shall be incorporated into the elevations of homes on corner lots. Examples of single-story architectural elements include architectural projections, bay windows, porches, one-story living spaces, and/or a one-story garage element.
- v. A landscaped parkway shall be provided between the curb and sidewalk along interior neighborhood streets. The landscaped parkway shall include a minimum of one (1) street tree per residential lot. Additional landscape requirements for residential front yards can be found in Chapter 4 of this Development Plan document.



Figure 2-1





Development Standards	
Typical Lot (Minimum)	
Lot Size	3,600 s.f.
Lot Depth	90'
Lot Width	40'
Frontage on Knuckles or Cul-de-sacs	35'
Lot Coverage ¹ (Maximum)	
One-Story Home	50%
Two-Story Home	50%
Front Setbacks (Minimum)	
Living Area (to R.O.W.)	15'
Front-Entry Garage Face (to R.O.W.)	20'
Porch / Balcony (to R.O.W.)	15' minimum
Side Setbacks (Minimum)	
Interior Side (to PL)	One-Story Home: 4' Minimum Two-Story Home: 5' Minimum
Street/Corner Side (to R.O.W.)	10' Minimum
Rear Setbacks (Minimum)	
Living Area (to PL)	10' Minimum
Porch/Covered Patio/California Room (to PL)	10' Minimum
Building Height (Maximum)	
Parking Requirement ²	30' (2 stories max) 2 Garage Spaces (9' x 20' each)
Air Conditioning Units	Air conditioning (AC) units may encroach into the side yard setback, but must provide a flat, 3' clear area between the AC unit and the property line wall/fence. AC units are encouraged to be placed in the non-gated side yard when applicable.
Yard Encroachments ³	1'
Notes:	
1. Lot coverage is defined as the percentage of the lot occupied by the footprint of structures, excluding open patios.	
2. Trash receptacles shall be located inside of the garage.	
3. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed one (1) foot. Eaves may extend three (3) feet into a required yard.	

Source(s): MDS Consulting (September 2021)

Figure 2-2

Plotting Diagram with Development Standards – 3,600 s.f. Lots



3 | ARCHITECTURAL DESIGN GUIDELINES

3.1 ARCHITECTURAL DESIGN

These Architectural Design Guidelines represent the architectural design theme created for the APPALOOSA SPRINGS community. It is not the intent of these Design Guidelines to mandate that all of the identified design components and elements described herein be incorporated into the actual building designs. Rather, these guidelines serve as a “palette” of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these Guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

3.1.1 Design Principles

While these Design Guidelines do not expressly limit architectural styles, the styles employed in APPALOOSA SPRINGS should be complementary and compatible with the styles described in this document. The defining features of each of the implemented architectural styles must be consistently executed to visually identify and clearly differentiate the various styles. These guidelines allow for both traditional styles and contemporary styles, provided that each style’s defining features can be visually identifiable, consistently applied, and effectively distinguished from the character-defining features of other styles implemented in the community.

The selection of architectural styles should be compatible with the massing of their floor plans; as such, a certain style should not be forced onto every floor plan if it is not compatible. By emphasizing the use of distinct and identifiable styles, these guidelines discourage sameness and monotony. The multi-style street scene should be diverse as to form, massing, features, windows, front doors, garage doors, materials, and colors.

To some extent, resource efficiency also should influence the final selection of architectural styles. The concept of resource efficiency includes reduction of wasteful elements in the design and construction of the home as well as conservation of energy and water during occupancy of the home.



3.1.2 Form and Massing

Building mass and scale are two primary design components that affect how a building is perceived. The creative use of design articulation of the building's visible façades, variation of rooflines, balance of roof forms, and changes in vertical and horizontal planes reduce the perceived mass of a building. Even if the front elevation setback for adjacent homes is the same, variations in massing can provide an abundance of visual interest.

Therefore, it is important to provide variation in front elevation massing along every street in APPALOOSA SPRINGS to provide diversity and avoid a monotonous pattern along the streetscape. Specific design features that reduce a home's perceived visual mass include covered front porches, window and door articulation, balconies, extended overhangs, decorative building edge treatments (cornice, eave, quoins, etc.), and one-story living spaces. Design elements shall also be included on the rear facades and sides of homes that are adjacent to or visible from public streets or adjacent open spaces.

- i. Homes shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.
- ii. Two sides of a two-story house, front and rear, must have at least one plane break at the first / second story in order to avoid monolithic elevations. A plane break must be offset by at least two feet (2').
- iii. Two sides of a single-story home, front and rear, must have at least one plane break. A plane break must be offset by at least two feet (2').

3.1.3 Roofs

The roofline is a dominant visual element of a home. A roof's composition should allow for a clean interface with the building and the building façade. A roof's form and composition should reflect the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style, and shall also not be overbearing nor give the appearance of being disjointed.

- i. Rooflines of adjacent homes should vary to create a variety of silhouettes and ridge heights.
- ii. Roof pitches should vary among floor plans and complement the building's architectural style. Primary roof pitches may be 4:12 or 5:12. Secondary roof pitches can vary from primary roof pitches but only if such variation is consistent with the architectural style.
- iii. Roof pitches and colors should vary from one house to the next, when appropriate for the architectural style.
- iv. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style.
- v. Roofing materials shall be non-combustible.
- vi. Solar panels, if used, should be integrated into the roof design as an unobtrusive element.



3.1.4 Garage Location and Design

To achieve attractive streetscenes throughout the APPALOOSA SPRINGS community, particular attention must be given to the design and placement of garages.

- i. Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
- ii. Architectural treatments, including but not limited to, trellises, corbels, and arches should be incorporated into the garage design to de-emphasize the garage and achieve an attractive streetscene
- iii. Windows shall be incorporated into the garage door design for at least 25% of all garages. Where provided, garage door window styles shall correspond to the architectural style of the house.
- iv. Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, shall be incorporated into the garage design to reduce building mass and scale and create a visually interesting streetscene, when appropriate for the selected architectural style.
- v. Two-car garage configurations may be divided into one/one configurations with individual doors to provide visual variety along the streetscape.
- vi. Driveways may include accent paving and a decorative, maintenance-free decorative strip, such as pavers, artificial grass or other pervious materials, as additional options to provide an enhanced streetscene.
- vii. Landscape vines and tree wells should be introduced to soften the visual impact of the garage door and accent the garage façade.
- viii. Homes with garages protruding from the front door should provide enhanced landscaping, front door architectural features, building treatments, building façades, and living areas above the garage to soften the garage's appearance.

Adherence to the following shall be required:

- i. Front-facing garage widths limited to 70% of the house width.
- ii. A 220-volt outlet shall be installed in the garage as a standard feature on all homes to accommodate charging of electric vehicles.
- iii. Trash receptables shall be located inside of the garage.
- iv. A minimum 3-foot wide landscape area shall be located on both sides of a driveway.
- v. The Covenants, Codes and Restrictions (CC&Rs) for the APPALOOSA SPRINGS community shall include a provision prohibiting the conversion of garages to habitable living spaces.



3.1.5 Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design.

- i. Front door details shall be consistent with the architectural style.
- ii. Feature window shapes shall be consistent with the architectural style.
- iii. Accent shutters are not required; however, when used, shutter size shall be proportional to the window and shall reflect the architectural style.
- iv. Window trim details used on the front elevation should also be applied to the sides and rear of the house for continuity.
- v. Windows and/or doors with silver or gold frames or reflective glass are prohibited.

3.1.6 Building Materials and Colors

A complementary mixture of colors, textures, and building materials is encouraged throughout the APPALOOSA SPRINGS community. Building material and color selection are integral components in the definition of a specific architectural style and also provide a varied streetscape design. Material breaks, transitions and terminations should produce complementary and clear definitions of separation while maintaining a prescribed color and materials palette. A variety of exterior accent materials (e.g., brick, stone, siding, pre-cast concrete, ceramic tile, timber) should be used as an integral feature in home construction to convey the selected architectural styles.

- i. Color schemes shall be simple, tasteful, and consistent with architectural styles.
- ii. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. This avoids a monotonous appearance of multiple buildings of the same colors and tones.
- iii. Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation, while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.
- iv. Stucco finishes on exterior walls shall be accompanied by at least one other accent material appropriate to the architectural style (e.g., wood trim, stone, brick).



3.1.7 Outdoor Lighting

Lighting standards throughout APPALOOSA SPRINGS shall be similar in style, color and materials, embracing a natural and minimal lighting approach.

- i. All outdoor lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution. Such measures include: wattage reduction, directing lighting downward, shielding lights (or using "cut-off lights" that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination radius.
- ii. All outdoor lighting fixtures shall be focused, directed, and arranged to minimize glare and illumination on public streets and adjoining property.
- iii. All interior parks (10 lots) shall include pedestrian lighting.
- iv. All monument entry signs shall include uplighting.

3.1.8 Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscape. Solar panels are permitted, but not required, on roofs.



3.2 ARCHITECTURAL STYLES

The residential architecture of APPALOOSA SPRINGS shall include a complementary palette of architectural styles that are authentic to the southern California landscape. The architectural styles expected in the APPALOOSA SPRINGS community, and their character-defining elements, are described below. The list of styles contained herein is not intended to be exhaustive or limiting. Rather, it is intended to demonstrate that acceptable styles shall have some historical authenticity to southern California, defined by a unique set of design characteristics. Contemporary interpretations of historical styles are appropriate.

The following is a listing of the architectural styles which are appropriate for the APPALOOSA SPRINGS community, along with defining design characteristics of each of those styles. The list of defining characteristics provides guidance for implementing the style, but not every listed design element is required to be applied on every home. The characteristics are only representative because an authentic style can have several interpretations. The only requirement is that definable architectural styles be utilized so that elevations are easily identifiable and the street scene is diverse. Generic architecture that lacks identifiable characteristics and blends together is not acceptable in the APPALOOSA SPRINGS community.

The five (5) architectural styles include:

- Spanish
- Bungalow
- Tuscan
- Mediterranean
- Craftsman



3.2.1 Spanish

Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low-slung haciendas of the interior plains, the Spanish style emerged as a response to a wonderful climate, similar to southern California. The Spanish style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, smooth stucco siding and arches especially above doors, porch entries and main windows. Other defining characteristic include an asymmetrical shape with cross gables and side wings, carved doors, spiral columns and pilasters, courtyards, carve stonework or cat ornaments and patterned tile accents.

Key Design Features of the Spanish style are illustrated on *Figure 3-1, Architectural Style - Spanish*, and include:

Design Features

- Long and arched verandas
- Plaster
- Little or no overhangs
- Simple balconies with wrought iron railings
- Smooth stucco siding and arches
- Vertical forms

Windows

- Deeply recessed
- Gable accents
- Narrow and tall
- Occasional use of arched windows
- Shutters
- Awning shutters

Colors

- Earth tones
- Vibrant patterned tile accents

Roofs

- Low-pitched red tile roofs
- Simple gabled and hipped roofs
- Terra cotta tiles (Barrel & 'S')

Accent Materials

- Stucco
- Sand
- Decorative ironwork



SPANISH STYLE

Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low slung haciendas of the plains, the Spanish style emerged as a response to a wonderful climate. Long rectangular and cruciform massings intersect and pinwheel quadrantally out from a high, offset center. The style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, smooth stucco siding and arches, especially above doors, porch entries and main windows. Other defining characteristics include an asymmetrical shape with cross gables and side wings, carved doors, spiral columns and pilasters, courtyards, carved stonework or cast ornaments and patterned tile accents.

KEY ELEMENTS

- A Window and gable accents
- B Iron or Wood balconies and rails
- C Use of terra cotta or decorative ironwork
- D Simple hip, gable, and shed forms
- E Deeply recessed windows and doors
- F Arched verandas, doorways, and window frames
- G Smooth stucco and sand finish

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.



Figure 3-1



3.2.2 Bungalow

Often referred to as America's Arts and Crafts home, the popularity of the bungalow style peaked at the turn of the 20th century, when America was still looking for distinctly domestic architectural styles. While exhibiting craftsmanship, the style uses modest materials. The style is best presented in simple forms, usually with low, broad proportions. The roof forms are cross-gabled, side-gabled and hipped. There is usually a heavy feel in the structural forms and details.

Key Design Features of the Bungalow style are illustrated on *Figure 3-2, Architectural Style - Bungalow*, and include:

Design Features

- Usually single story
- Extended overhangs
- Wide tapered porch columns
- Front porch with wood beams
- Horizontal forms

Colors

- Earth tones
- Strong accent trims

Windows

- Portrait windows with mullions

Roofs

- Low gabled roof
- Overhanging eaves

Accent Materials

- Stone
- Brick



BUNGALOW STYLE

The Bungalow was influenced by the Arts and Crafts movement during the 1890's to World War II. Bungalow architecture emphasizes a horizontal link between the house and the land around it. The use of natural, local materials and colors also reinforce this home-earth relationship. Bungalows are commonly seen with Craftsman lines or in a Spanish Colonial motif.

KEY ELEMENTS

- A Low gabled roof with overhanging eaves
- B Front porch with exposed wood beams
- C Portrait windows with mullions
- D Wide, tapered porch columns
- E Usually single story
- F Stone or brick accents
- G Earth tones with strong colored accent trim

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.



Figure 3-2



3.2.3 Tuscan

Tuscan architecture recreates the Italian hilltown experience. Villas, built on ridge lines high above the sea, meander seamlessly between indoors and outside. Fully integrated designs, inspired by authentic historic forms, create compositions that emphasize home as retreat and sanctuary. The careful orchestration of details conveys simply elegance. Earthen tones and texture define Tuscan architecture. Wood, stone and brick combined to create a warm palette that responds to natural light. Tuscan architecture presents an image of simple grandeur. Vast stones and noble square forms; deep, heavy, projecting cornices, varied terracotta tile roofs, narrow arches, bright stucco; all combine to create structures that neither time nor weather could destroy.

Key Design Features of the Tuscan style are illustrated on *Figure 3-3, Architectural Style - Tuscan*, and include:

Design Features

- Heavy use of stone
- Plaster
- Minimal overhangs
- Simple balconies with wrought iron railings
- Symmetrical fenestration
- Vertical forms

Colors

- Earth tones
- Vibrant accents

Accent Materials

- Stucco
- Stone

Windows

- Deep set (4" minimum) on front elevations
- Narrow and tall
- Occasional use of arched windows
- Shutters
- Awning shutters

Roofs

- Shallow pitched roofs
- Simple gabled and hipped roofs
- Terra cotta tiles (Barrel & 'S')



TUSCAN STYLE

Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low slung haciendas of the plains, the Spanish style emerged as a response to a wonderful climate. Long rectangular and cruciform massings intersect and pinwheel quadrantly out from a high, offset center. The style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, smooth stucco siding and arches, especially above doors, porch entries and main windows. Other defining characteristics include an asymmetrical shape with cross gables and side wings, carved doors, spiral columns and pilasters, courtyards, carve stonework or cat ornaments and patterned tile accents.

KEY ELEMENTS

- A Heavy use of stone
- B Shaped timber tails at eaves
- C Vertical forms mixed with horizontal
- D Terra cotta tiles (barrel and 'S'-shaped)
- E Shallow pitched roofs
- F Deeply recessed windows and doors
- G Earth tones

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.



Figure 3-3



3.2.4 Mediterranean

Popular during the 1920's and 1930's in coastal resort areas of California and Florida, this architectural style originates from the coastal villas of Spain and France along the Mediterranean. The Mediterranean style is distinguished with symmetrical massing with low-pitched hipped roofs and red terra cotta tiles that extend out creating little to no eaves (see Figure IV-2, Residential Architecture – Mediterranean). Windows and doorways are recessed and arched to simulate the appearance of thick walls. The walls are lightly textured to smooth with white to light-earth colored stucco. Open-air arched verandas compliment the outdoor living spaces allowing for cool breezes.

Key Design Features of the Mediterranean style are illustrated on *Figure 3-4, Architectural Style - Mediterranean*, and include:

Design Features

- Little to no eaves
- Arched verandas and doorways
- Minimal overhangs
- Simple balconies with wrought iron railings
- Symmetrical massing
- Vertical forms

Windows

- Recessed windows
- Arched frames

Roofs

- Low pitched roofs
- Terra cotta tiles

Colors

- Earth tones
- Light colors

Accent Materials

- Stucco
- Stone



MEDITERRANEAN STYLE

Popular during the 1920's & 1930's in coastal resort areas of California and Florida, this architectural style originates from the coastal villas of Spain and France along the Mediterranean. With key design elements from Italianate and Spanish style architecture, Mediterranean style is distinguished with symmetrical massing with low-pitched hip roofs and red terra cotta tiles that extend out creating little to no eaves. Windows and doorways are recessed and arched to simulate the appearance of thick walls. The walls are lightly textured to smooth with white to light-earth colored stucco. Open-air arched verandas compliment the outdoor living spaces allowing for cool breezes.

KEY ELEMENTS

- A Recessed windows and doors
- B Low-pitched hip roof
- C Little to no eaves
- D Arched verandas, doorways, and window frames
- E Symmetrical massing
- F White to light-earth colored stucco finish
- G Balconies accented with wrought iron rails or stone

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.



Figure 3-4



3.2.5 Craftsman

The Craftsman movement was a comprehensive design and art movement that was born at the turn of the 20th century in Southern California. It was heavily influenced by the English Arts & Crafts movement- a reaction against the Industrial Revolution and the 'over-decorated' Victorian Era. The Craftsman style was also inspired by that of Oriental Wooden Architecture. The basis behind Craftsman architecture: originality, simplicity of form, and visibility of handicraft.

Key Design Features of the Craftsman style are illustrated on *Figure 3-5, Architectural Style - Craftsman*, and include:

Design Features

- Tapered posts and columns
- Decorative knee braces
- Extensive use of porches
- Partially paned door typically with glass windows on top and paneling on the bottom, separated by wood trim

Colors

- Rich earth-tones, especially browns and greens
- Bright contrasting colors are often used to highlight architectural features
- Occasionally lighter whites, greys, flat blues and yellows are used

Accent Materials

- Frequent use of stone
- Occasional use of brick, concrete, wooden paneling/siding

Roof

- Low-pitched gabled roof
- Wide, enclosed overhangs with extensive decorative supports
- Roof rafters usually exposed with decorative beams/braces added underneath
- Flat tile roofs

Windows

- Multi-pane windows
- Unique windows grouped together with vertical trim break-ups
- Use of wide, single dormers



CRAFTSMAN STYLE

Inspired by the Arts and Crafts Movement of the latter part of the 19th century, a philosophy that stresses honesty of form, materials, and workmanship. The style is expressed through the use of natural materials with an artful attention to detail, favoring applied decoration rather than a straight-forward expression of the structure. Natural woods, shingles, earth tone color, brick, stone river rock, and heavy structural beams signify oneness with nature. Rocks and bricks are often used on foundations chimneys, and railing to set a unifying theme for the home. The Craftsman design focuses on the harmony of indoor and outdoor life. Porches are prominent features that cover the length of the front elevation, sometimes wrapping onto the sides. These asymmetrical, gabled works of art are a large part of Southern California's architectural heritage.

KEY ELEMENTS

- A Low-pitched gable roofs, deep overhangs
- B Deep, broad porch with tapered wood columns
- C Expressive structural elements such as rafters, brackets, braces, and columns
- D Stone accents
- E White or Brown tone trim
- F Asymmetrical massing and window and door composition

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.



Figure 3-5



4 | LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines articulate the various landscape design components of APPALOOSA SPRINGS' thematic identity. APPALOOSA SPRINGS is a pedestrian friendly single-family community where parkway adjacent sidewalks and multipurpose trails connect link all of the homes to the open space areas, overlook areas, and other recreational amenities within the community. Those same pedestrian linkages connect the community to the City's broader trail system and surrounding neighborhoods.

The landscape concept design creates a coherent community identity which ties the APPALOOSA SPRINGS' residential and recreational land uses together. Additionally, the plant palette and hardscape materials designated for common areas work in concert to enhance the community's landscape theme at major focal points.

Although a great deal of specific design information is provided in these Landscape Design Guidelines, these Guidelines are not intended to establish a set of rigid landscaping requirements for the APPALOOSA SPRINGS community. Rather, these Guidelines provide landscape principles and concepts to ensure that plant materials, streetscapes, entries, community walls and fences, parks, trails and other community amenities are compatible with the overall design vision. At times, it may be necessary to interpret the applicability of specific details of these guidelines to particular implementing landscape proposals to ensure they are in keeping with the spirit of the community's landscape design, and create a cohesive and unified community-wide landscape concept.

4.1 PLANT PALETTE

The Plant Palette for APPALOOSA SPRINGS complements and enhances the community's natural setting, while minimizing irrigation needs and conserving water resources. The Plant Palette includes colorful plant materials along with evergreen and deciduous trees appropriate for the community's climatic conditions, as well accentuating other design elements, such as the architectural styles, monumentation, walls and fences, etc. Many of the plant materials are water-efficient species native to southern California or naturalized to the arid southern California climate.

Table 4-1, *Plant Palette List*, provides a list of the plant materials approved for use in the APPALOOSA SPRINGS community. However, the utilization of some materials may depend upon their site location, exposure, and relationship to other influencing factors, and may not be appropriate in all locations within the community. The plants listed in Table 4-1 is intended to be a base palette for the community's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the APPALOOSA SPRINGS community landscape theme. Plant selection for specific areas of the community shall have similar watering



requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.

Table 4-1 Plant Palette List

TREES & VINES
BACKGROUND PINE TREES
<i>Pinus canariensis</i> (Canary Island Pine)
<i>Pinus eldarica</i> (Afghan Pine)
MULTI-TRUNK SPECIMEN TREE
<i>Quercus agrifolia</i> (Coast Live Oak)
TALL DECIDUOUS CANOPY TREE
<i>Platanus racemose</i> (Callifornia Sycamore)
OAK WOODLAND
<i>Quercus agrifolia</i> (Coast Live Oak)
CLAY STREET PARKWAY TREES
<i>Platanus racemose</i> (Callifornia Sycamore)
INTERIOR STREET TREES (1 Street Tree per Lot)
<i>Lophostemon confertus</i> (Brisbane Box)
<i>Quercus ilex</i> (Holly Oak)
<i>Quercus suber</i> (Cork Oak)
<i>Rhus lancea</i> (African Sumac)
<i>Platanus acerifolia</i> 'Bloodgood' (London Plane Tree)
<i>Pistachia chinensis</i> (Chinese Pistache)
SMALL FLOWERING ACCENT TREE
<i>Lagerstroemia indica</i> (Crape Myrtle)
<i>Cercis occidentalis</i> (Western Redbud)
EVERGREEN SCREENING TREE MASS
<i>Podocarpus gracilior</i> (Fern Pine)
SMALL FRUIT TREE
<i>Citrus</i> sp.
VINE PLANTING
<i>Parthenocissus tricuspidata</i> (Boston Ivy)
SHRUBS AND GROUNDCOVER
TALL SHRUBS
<i>Arbutus unedo</i> 'Compacta' (Dwarf Strawberry Tree)
<i>Carpeenteria californica</i> (Bush Anemone)
<i>Leptospermum laevigatum</i> (New Zealand Tea Tree)
<i>Heteromeles arbutifolia</i> (Toyon)
<i>Rhamnus californica</i> (Coffeeberry)
<i>Romneya coulteri</i> (Matilija Poppy)
MEDIUM SHRUBS
<i>Atriplex hymenelytra</i> (Desert Holly)
<i>Baccharis</i> x 'Starn' (Thompson Baccharis)



<i>Echium radicans</i> (Pride of Madeira)
<i>Euphorbia rigida</i> (Yellow Purge)
<i>Nandina domestica</i> 'Moon Bay' TM (Heavenly Bamboo)
<i>Salvia greggii</i> (Autumn Sage)
<i>Salvia leucantha</i> 'Santa Barbara' (Mexican Bush Sage)
<i>Teucrium fruticans</i> (Bush Germander)
LOW SHRUBS AND GROUNDCOVER
<i>Achillea</i> x 'Moonshine' (Yarrow)
<i>Carex divulsa</i> (Berkeley Sedge)
<i>Lantana</i> x. 'New Gold' (New Gold Lantana)
ACCENTS AND GRASSES
<i>Hesperaloe</i> p. 'Sandia Glow' (Sandia Glow Red Yucca)
<i>Muhlenbergia rigens</i> (Deer Grass)
<i>Rosa</i> x. 'Flower Carpet' (Groundcover Rose)
<i>Rosamarinus officinalis</i> 'Huntington Carpet' (Huntington Carpet Rosemary)
TURF
Turf Hydroseed 'Triple Crown' (Triple Crown Tall Fescue)



Source(s): Architererra Design Group (August 2021)

Figure 4-1



Not to Scale



4.2 MONUMENTATION

Entry monuments are provided at the primary entry points in the APPALOOSA SPRINGS community to identify the community and create a distinctive entrance statement that establishes the character of the community. Specifically, two (2) optional entry monumentation locations are established; one at the intersection of Clay Street and Street "A", and one at the intersection of Clay Street and Street "H". The entry monuments incorporate a community sign with the project name comprised of weathered steel panels and aluminum lettering, a board-formed concrete column with a laser cut weathered steel project logo, uplighting at the signage wall, and precast concrete cap. Additionally, a 48-inch-tall board-formed column pilaster with the project logo is located within the 5-foot-wide landscaped parkway. The monumentation concept complements and reinforces the general landscape and architectural theme of the community and provides a prominent reminder of the quality of the APPALOOSA SPRINGS community. Landscaping provided at the entry monuments includes colorful shrubs and groundcover in the foreground with trees in the background featuring uplit lighting. An illustration of the entry monument is provided on Figure 4-2, *Entry Monumentation*.

4.3 STREETSCAPES

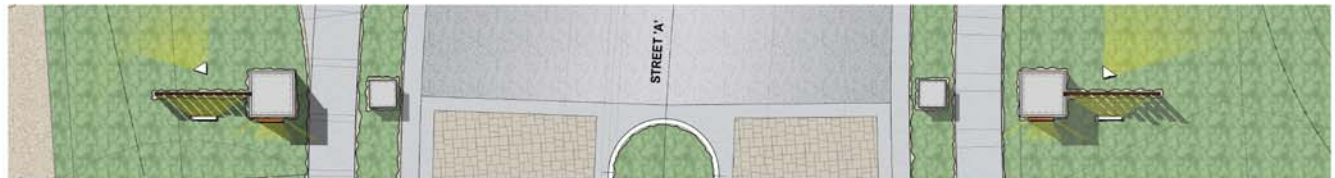
Landscaping of the roadway streetscapes within APPALOOSA SPRINGS is critical in establishing a circulation hierarchy, creating a sense of place, and maintaining a high-quality community. The scale and proportion of the street scene reflects the street hierarchy and provides separation of vehicular and pedestrian travel. Varied streetscapes are intended to create a high quality, visually pleasing experience at the pedestrian and vehicular level. Streetscapes throughout the community are planted with a combination of street trees, low shrubs, and masses of groundcovers. The landscaping plant palette for streetscapes links the roadways to the rest of the community by providing visual continuity. The pedestrian experience is enhanced by the street design, including mid-block chokers and corner chokers, which are intended to slow down traffic and make pedestrian crossings safer.

4.3.1 Street "A" (South of Street "E")

This segment of Street "A" facilitates vehicular and pedestrian circulation to and within the APPALOOSA SPRINGS southern neighborhoods. As shown on Figure 4-3, *Street "A" (South of Street "E") Streetscape*, this segment of Street "A" consists of a 76' wide ROW that includes two (2) 22' wide drive aisles and a 12' raised median at the intersection of Street "A" and Clay Street, with 5' wide landscaped parkways and 5' wide parkway-adjacent sidewalks on both sides of the street. Street "H" at the intersection of Clay Street provides a similar 76' wide ROW as Street "A" south of Street "E". Parkway-adjacent sidewalks are planted with accent trees, screening trees, and plants in accordance with Table 4-1, *Plant Palette List*.

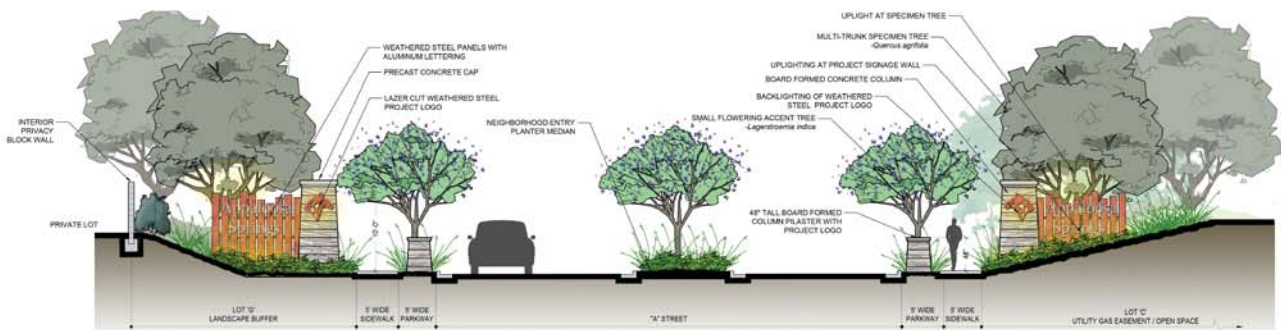
4.3.2 Street "A" (North of Street "E")

This segment of Street "A" provides vehicular and pedestrian circulation within the APPALOOSA SPRINGS individual neighborhoods. As shown on Figure 4-4, *Street "A" (North of Street "E") Streetscape*, this segment of Street "A" consists of a 56' wide ROW that includes a 36' wide paved roadway with 5' wide landscaped parkways and 5' wide parkway-adjacent sidewalks on both sides of the street. Parkway-adjacent sidewalks are planted with accent trees, screening trees, and plants in accordance with Table 4-1, *Plant Palette List*.



STREET 'A' ENTRY (PLAN VIEW)

SCALE: 1/8" = 1'-0"



STREET 'A' ENTRY (ELEVATION)

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



CORTEN STEEL PANELS AND ALUMINUM LETTERING



LAZER CUT CORTEN STEEL LETTERING AND LOGO



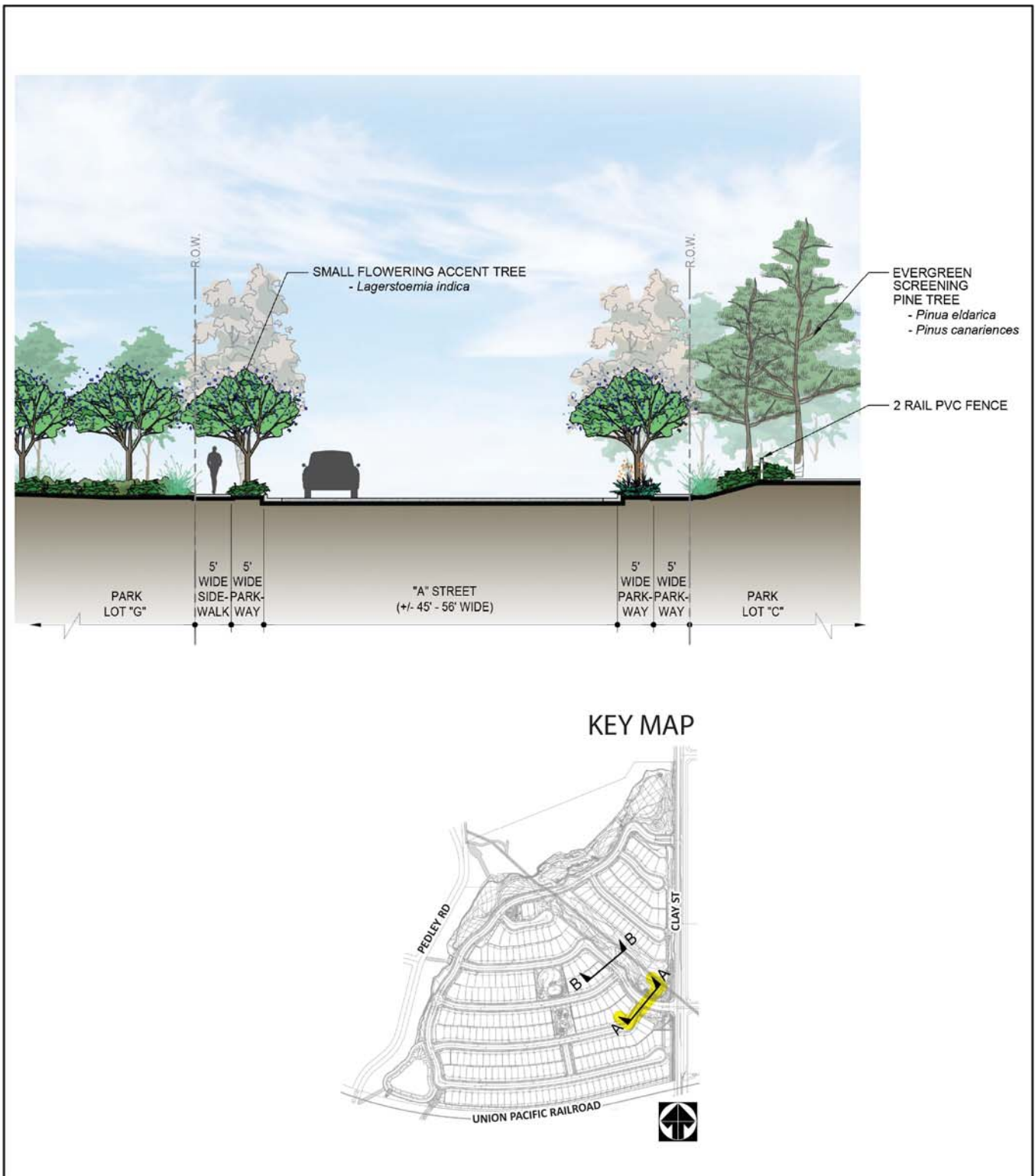
BOARD FORMED CONCRETE PILASTER AND PRECAST CAP



Source(s): Architerra Design Group (August 2021)

Figure 4-2

Not to Scale

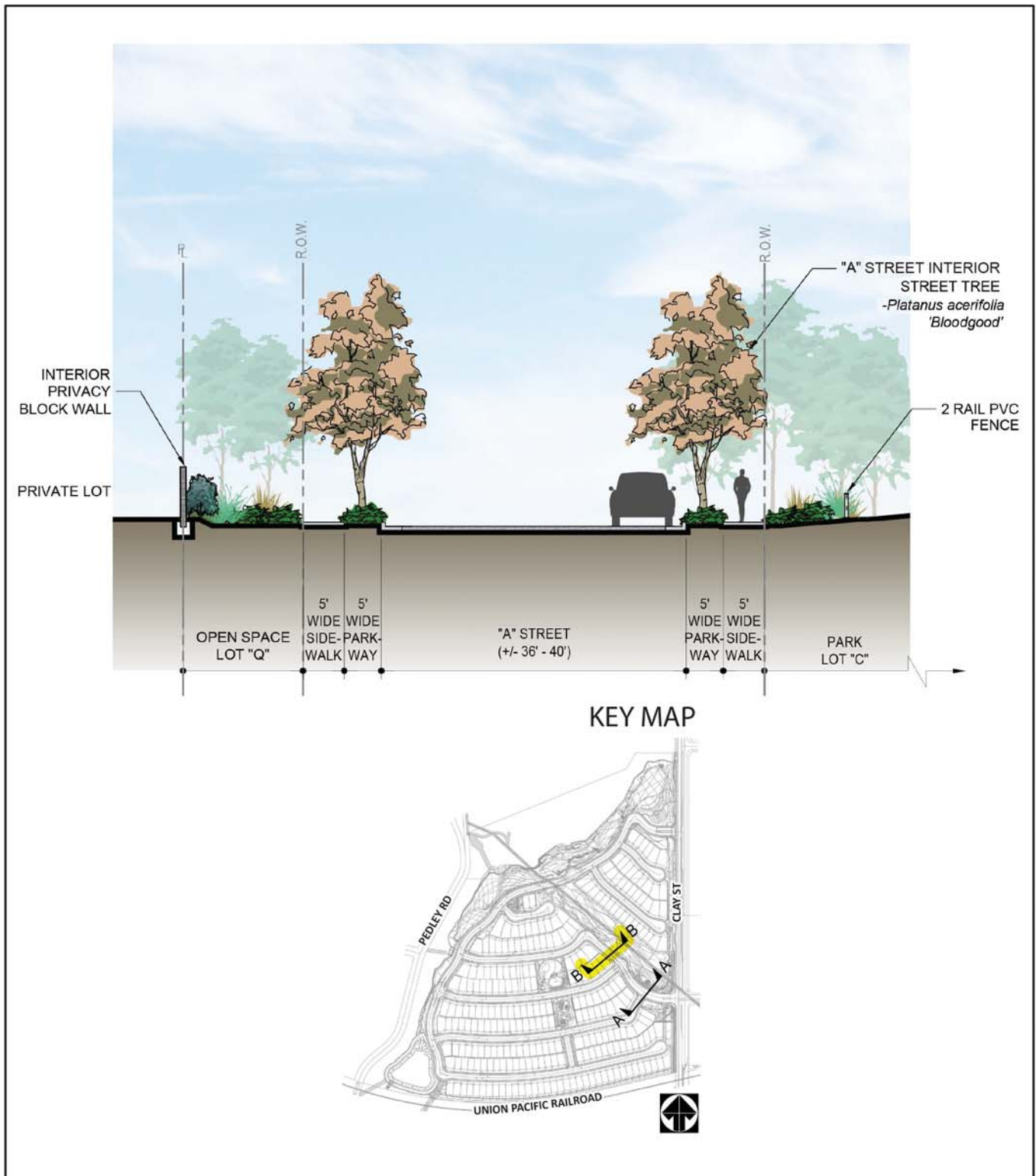


Source(s): Architerra Design Group (June 2021)

Figure 4-3

Not to Scale

Street "A" (South of Street "E")



Source(s): Architerra Design Group (June 2021)

Figure 4-4

Not to Scale

Street "A" (North of Street "E") Streetscape



4.4 PEDESTRIAN CIRCULATION

APPALOOSA SPRINGS provides trails, sidewalks, and pedestrian pathways, as depicted on Figure 4-5, *Conceptual Trail System*, which serve several user groups including equestrians, hikers, joggers, non-motorized bicyclists, and casual walkers. Appropriate trail use depends on trail location and size. The Multi-Purpose Trails located along the eastern boundary of the community connect with the City of Jurupa Valley's trail system located at Clay Street via Neighborhood Paseo Entry Pathways to provide a looped trail system for residents to walk. Parkway-adjacent sidewalks are also provided within the rights-of-way of interior residential streets to provide residents with additional connectivity to the parks and open space areas. The standards and details for trails and pathways will be determined once the maintenance mechanisms for each has been identified.

6' Wide Meandering Sidewalk. As shown on Figure 4-5, a 6' wide Meandering Sidewalk is provided along the eastern boundary of APPALOOSA SPRINGS on the western side of Clay Street within a 21-foot-wide landscaped parkway (north of Linares Avenue). This 6' wide Meandering Sidewalk connects to the existing 6' wide curb-adjacent sidewalk north of the existing bus turnout to the north of the APPALOOSA SPRINGS boundary along Clay Street and the existing 6' wide curb-adjacent sidewalk, south of Linares Street intersection along Clay Street.

10' Wide Multi-Purpose Decomposed Granite Trail. As shown on Figure 4-5, a 10' wide Multi-Purpose Trail constructed of decomposed granite is provided along the eastern boundary of APPALOOSA SPRINGS on the western side of Clay Street, located outside of the right-of-way. The Multi-Purpose Trail located south of Linares Avenues is within the existing 14' wide parkway in the Clay Street right-of-way, and the Multi-Purpose Trail located north of the existing bus turnout is located within a 35' wide open space lot. This Multi-Purpose Trail connects to the open space and park areas within APPALOOSA SPRINGS and provides residents and guests within passive recreational opportunities.

5' Wide Concrete Neighborhood Paseo Entry Pathway. As shown on Figure 4-5, a 5' wide Concrete Neighborhood Paseo Entry Pathway is provided at two (2) areas along the eastern boundary of APPALOOSA SPRINGS to provide residents and guests with pedestrian access into the community, along with connectivity to the open space areas and parks within APPALOOSA SPRINGS.

20' Wide Maintenance Vehicle Access Drive/Multi-Purpose Trail. As shown on Figure 4-5, a 20' wide Maintenance Vehicle Access Drive/Multi-Purpose Trail constructed of decomposed granite traverses the APPALOOSA SPRINGS community in a northwesterly to southeasterly direction. This Maintenance Vehicle Access Drive/Multi-Purpose Trail provides maintenance vehicle access from Clay Street to the existing SoCalGas easement traversing the center of the community, and serves as a Multi-Purpose Trail to provide residents and guests with connectivity to the APPALOOSA SPRINGS open space areas and parks.

10' Wide HOA Maintenance Access. As shown on Figure 4-5, a 10' wide HOA Maintenance Access is provided along the southern boundary of APPALOOSA SPRINGS. This Maintenance Vehicle Access Drive provides vehicle access for landscaping maintenance along the community's Southern boundary.



Future Pedestrian and Equestrian Bridge. An agreement has been reached between the property owner and the City of Jurupa Valley regarding the neighborhood connectivity of the pedestrian/equestrian bridge from Pedley Road to the proposed Park Lot "B" improvements. An access, grading, and construction easement has been added to the Tentative Tract Map from Pedley Road to Street "H".



Source(s): Architerra Design Group (June 2021)

Figure 4-5



Not to Scale



4.5 WALLS AND FENCES

The conceptual *Wall and Fence Plan and Details* for the APPALOOSA SPRINGS community is illustrated on Figure 4-6. As shown, a variety of walls and fences are provided throughout the community to address specific issues, such as minimize roadway noise, maximize views of scenic resources, increase privacy within each residential lot, and increase safety for pedestrians along primary community roads. Community walls and fences are designed as an integral component and extension of the building design and surrounding landscape design. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Gates should be complementary in style and color to its fence or wall. Similarly, walls and fences shall be constructed of materials, colors, and textures that are similar to, and harmonious with, the architecture.

The six (6) types of walls and fencing used within the APPALOOSA SPRINGS community are described below and illustrated on Figure 4-6.

Concrete Block Wall. Concrete Block Walls are generally located around the exterior of the community and are used to separate private yards from roadways and open space areas. Concrete Block Walls will be constructed as a minimum 6-foot-tall split face concrete block wall with a concrete cap, and wall and for the concrete caps shall be tan in color. 24-inch square river rock pilasters with concrete caps shall be provided at corners. Per the project's Noise Study recommendation, an 8-foot tall split face Block Sound Wall is required at the side yards of homes in areas along the eastern boundary, to attenuate noise from Clay Street. Additionally, per the project's Noise Study recommendation, a 9-foot-tall split face Concrete Block Sound Wall is required at the rear yards of homes along the southern boundary, to attenuate noise from the existing Union Pacific Railroad abutting the APPALOOSA SPRINGS community.

Privacy Fence. Privacy Fences are provided between private yards at the sides and rears of homes. Privacy Fences will be 6 feet tall and made of Concrete Masonry Units (CMU). Solid fencing or walls shall not exceed a height of 42" when located within the required front yard setback of any lot. 3-foot-wide screened wrought-iron access gates shall be colored tan (or other similar color) and provided at the side yard of homes to access the rear yard.

Tubular Steel Fence. Tubular Steel Fences will enclose the water quality basin located in the southwestern portion of the community. Tubular Steel Fences will be constructed of a 6-foot-high tubular steel fence and shall be colored black.

Maintenance Access Gate. Maintenance Access Gates are provided at the northeastern and southeastern points of the water quality basin for maintenance access. Maintenance Access Gate is constructed of 6-foot-tall tubular steel maintenance double wide swing gates.

SoCalGas/SRMA Maintenance Access Gate. A 6-foot tall double wide tubular steel maintenance access gate will be provided at the northwestern point of the property to allow access from Pedley Road to the preserved open space lot and existing gas pipeline easement.

Three-Rail Fence. Three-Rail Fences will provide separation between the meandering trails and open space areas from roadways and off-site open space. Three-Rail Fences will be made of 48-



inch tall, split 3-rail PVC with pilasters at end points, mid-point and any change of direction. The fence and pilaster shall be colored white. The 48-inch Three-Rail Fence to be used adjacent to the proposed 10' Multi-Use Trail along the east side of the project, adjacent to the right-of-way improvements on Clay Street.

Two-Rail Fence. Two-Rail Fences will enclose the community garden located in the northwest portion of the community and provide separation between open space areas and roadways. Two-Rail Fences will be made of 42-inch tall, split rail PVC with pilasters at end points, mid-point and any change of direction. The fence and pilaster shall be colored white. Pest proof steel mesh will be provided on the fence at the Community Garden Area. A 42-inch Two-Rail Fencing is to be used within proposed park Lot 'B' along the buff top lot line between the park improvements and the preserved open space lot.

Retaining Wall. Retaining Walls may be provided at the rear of residential lots and adjacent to roadways to accommodate slopes and uneven grades within the community. Retaining Walls are not counted towards the fence/wall height calculations. Retaining Walls at the rear of residential lots are provided to allow the minimum 10-foot "useable" area between structure and "toe-of-slope" or property line.



Source(s): Architerra Design Group (September 2021)

Figure 4-6



Not to Scale

Wall and Fence Plan and Details



4.6 LANDSCAPE INTERFACES

The APPALOOSA SPRINGS community contains three (3) distinct landscape interfaces, or edge treatments, which provide a visually interesting and practical buffer along the border of adjacent land uses. Each of these landscape interfaces are discussed in detail below.

4.6.1 Interface #1 – Eastern Boundary to Clay Street

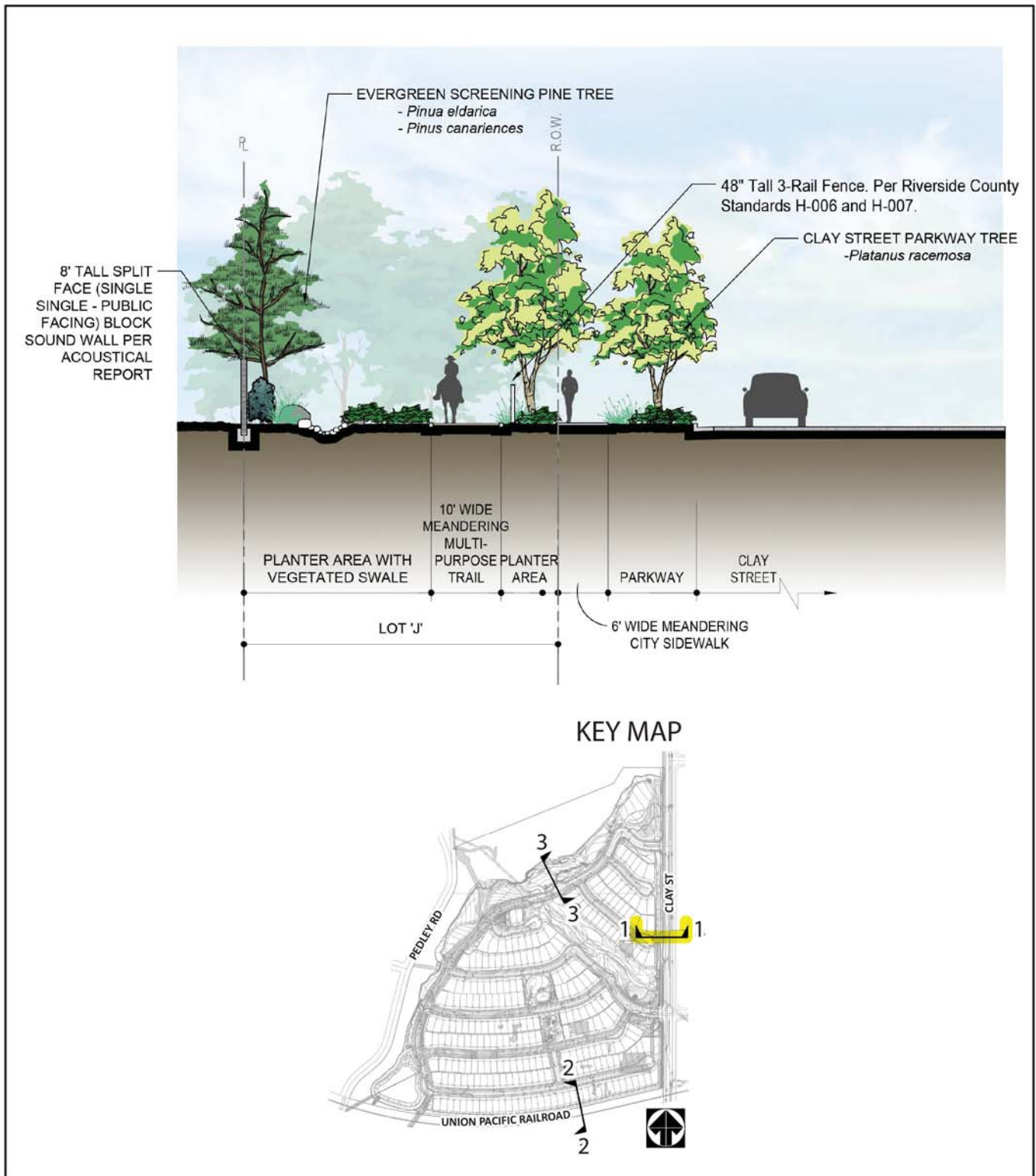
Interface #1, as illustrated on Figure 4-7, identifies the interface condition where the homes along the eastern boundary of the community are adjacent to Clay Street, north of Linares Avenue, and separated from Clay Street by a 35' wide landscape buffer. In this condition, homes are buffered from Clay Street by an 8' tall perimeter block wall, planter area with vegetated swale, a 10' wide meandering multi-purpose trail, planter area, a 6' wide meandering sidewalk, and a landscaped parkway. The planter area with vegetated swale is landscaped with evergreen screening pine trees to serve as an additional physical and visual buffer from the homes. The landscaped parkway along Clay Street is planted with Clay Street Parkway Trees, shrubs, and groundcovers. The trees, shrubs, and groundcovers within the planter areas and landscaped parkways are planted in accordance with Table 4-1, *Plant Palette List*.

4.6.2 Interface #2 – Southern Boundary to Off-Site Railroad

Interface #2, as illustrated on Figure 4-8, identifies the interface condition where the southern boundary of the community is adjacent to the existing off-site railroad easement to the south. The APPALOOSA SPRINGS community is buffered from the off-site railroad easement by a minimum 10' wide exterior landscape buffer, 9' tall sound barrier wall, a 13' wide interior bermed landscape buffer, 5' wide sidewalk, and a 5' wide landscaped parkway. An existing 6' tall fence with 12" Shepard's Crook is located on the tract boundary. The community's southern property line is approximately 63 feet from the existing off-site railroad's centerline. The exterior and interior landscape buffers are planted with evergreen screening trees to serve as an additional physical and visual buffer. The trees, shrubs, and groundcovers within the landscape buffers and landscaped parkways are planted in accordance with Table 4-1, *Plant Palette List*.

4.6.3 Interface #3 – Street "H" to Open Space

Interface #3, as illustrated on Figure 4-9, identifies the interface condition where Street "H" is adjacent to the on-site open space area and off-site existing arroyo located along the community's western boundary. The APPALOOSA SPRINGS community is buffered from the existing arroyo by a planter area separated by a 42" tall two-rail fence, two (2) 10' wide Multi-Purpose Trails, and two (2) planter areas with vegetated swale. The community's planter areas provide an effective transition from the native plants in the existing arroyo. The trees, shrubs, and groundcovers within the planter areas are planted in accordance with Table 4-1, *Plant Palette List*.

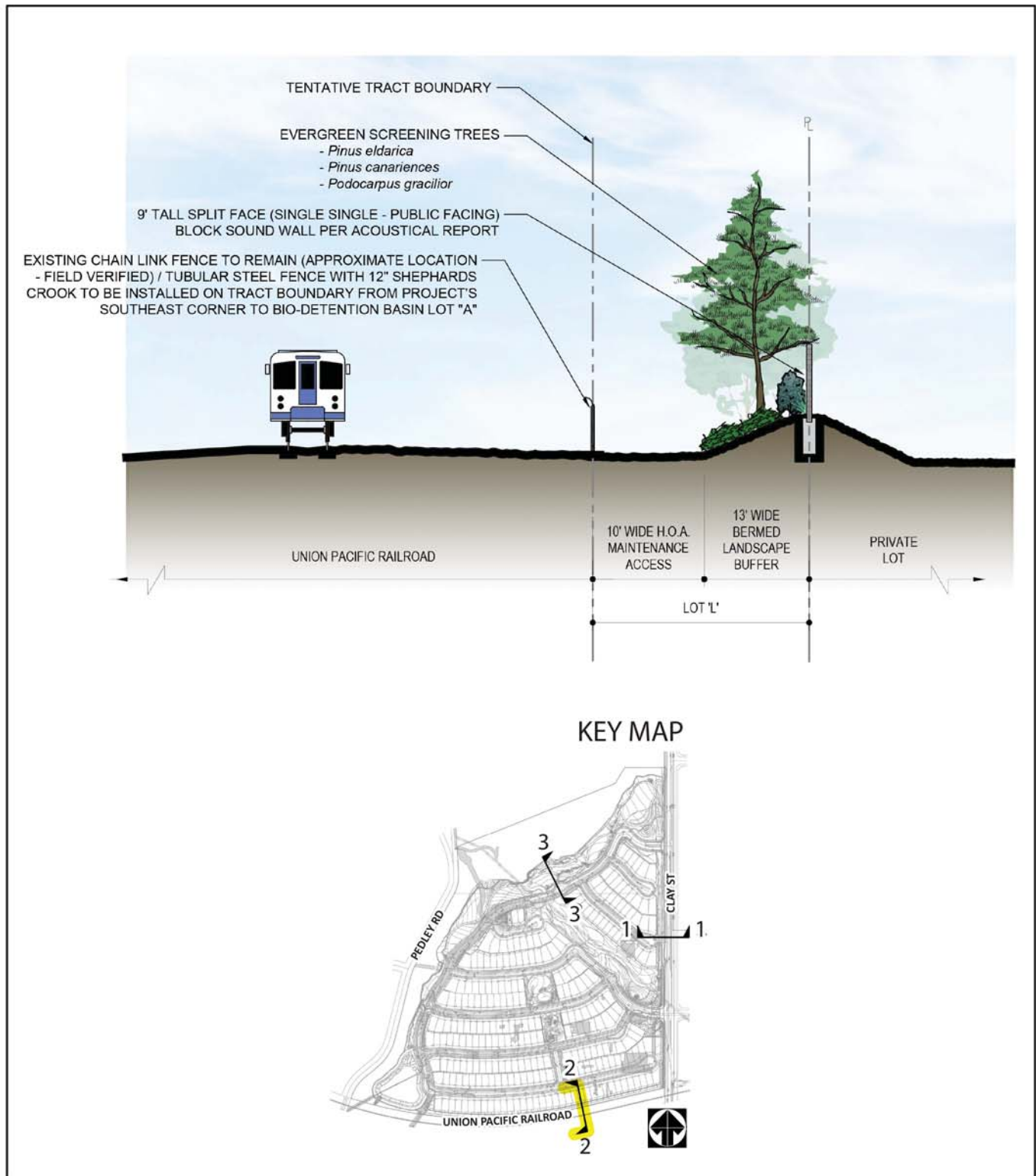


Source(s): Architererra Design Group (September 2021)

Figure 4-7

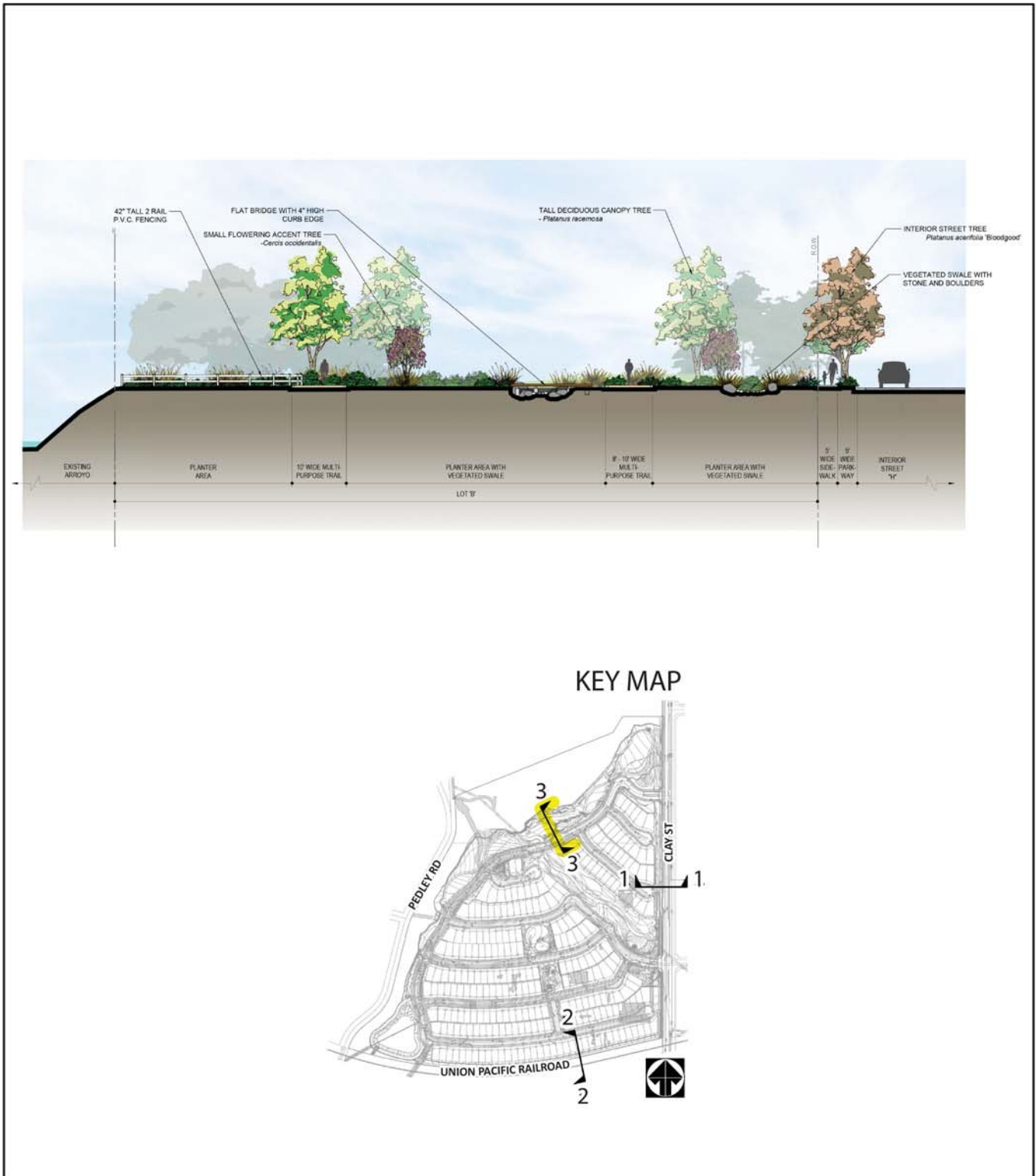
Not to Scale

Interface #1 - Eastern Boundary to Clay Street



Source(s): Architerra Design Group (September 2021)

Figure 4-8



Source(s): Architerra Design Group (September 2021)

Figure 4-9

Not to Scale

Interface #3 - Street "H" to Open Space



4.7 COMMON AREAS AND RECREATIONAL AMENITIES

This Common Areas and Recreational Amenities section conceptually identifies the recreational elements and demonstrates how these are incorporated into the community and serve the community as a whole. The APPALOOSA SPRINGS community takes an integrated, comprehensive open space and passive recreation approach by providing parks and open space areas that tie into the residential development. The APPALOOSA SPRINGS community provides approximately 14.1 acres of park areas and overlook areas, which serve as the centerpieces of the community. An easement for the existing gas utility line that traverses the center of the community, and serves a dual purpose by providing additional open space areas for residents.

4.7.1 Parks

Three (3) park locations are provided within the APPALOOSA SPRINGS community to provide residents with recreational amenities within a 5-minute walk from their homes. An illustration of these parks is depicted on the images to the right and on Figure 4-10, *Conceptual Park Plan*.



OAK TREES

These images provided conceptually illustrate the Common Areas and Recreational Amenities of the APPALOOSA SPRINGS community.



FRUIT TREE GROVE



TOT LOT WITH MULTI AGE PLAY EQUIPMENT AND RUBBER SURFACING



PLAY EQUIPMENT

Community Garden | A 0.2-acre Community Garden is provided in the western portion of APPALOOSA SPRINGS, adjacent to Street F, opposite the large open space and offers residents with recreational amenities which include, but are not limited to, a 4' x 8' raised garden beds (wheelchair accessible), planting materials, a storage shed, and a fruit tree grove.



PREFABRICATED OVERHEAD STRUCTURE WITH DECORATIVE COLUMNS



RAISED PLANTER BEDS



PAINTED BASKETBALL COURT WITH STRIPING



PET WASTE STATION



BIKE RACK



STORAGE SHED

Active Park | The 1.5-acre Active Parks form a central spine in the center of the community, providing convenient access to residents in the adjacent neighborhoods with recreational amenities which include, but are not limited to, open turf areas for informal play and gatherings, half-court basketball courts, picnic tables, overhead shade structure, tot lots for multiple age groups, and meandering concrete pedestrian pathways.

4.7.2 Overlook Areas

Overlook Areas are provided at points located at the northwestern portion of the community to provide residents with natural views of the off-site open space areas located to the north and west. These Overlook Areas are accessed by the Multi-Purpose Trails and may include, but are not limited to, garden



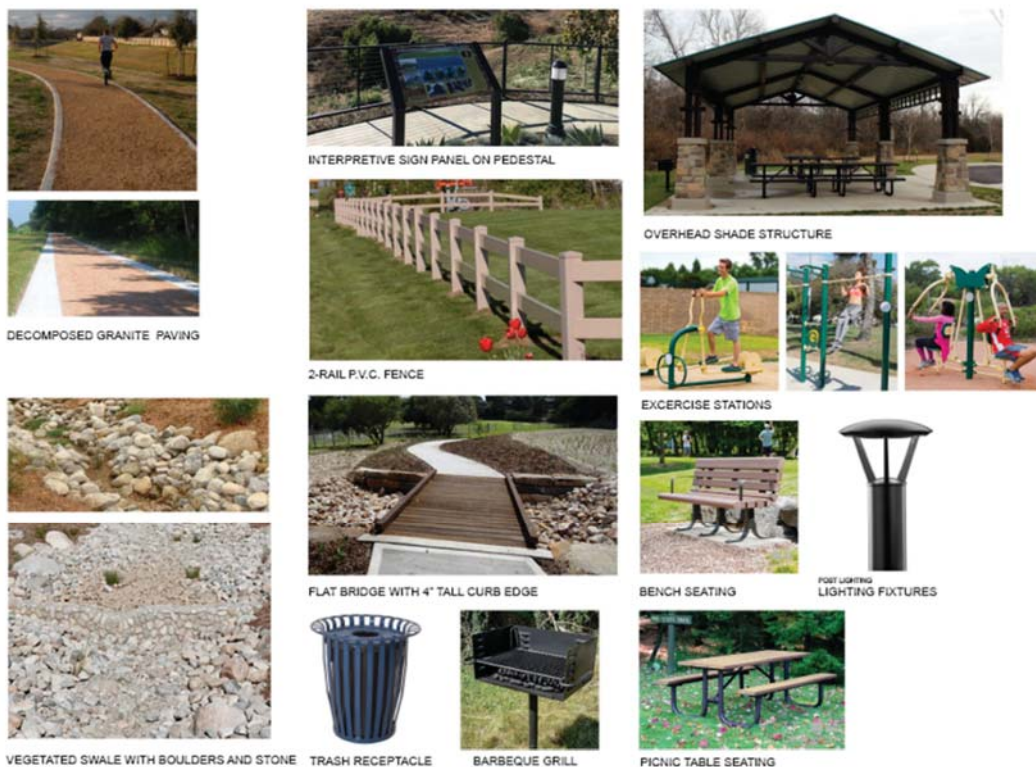
walls, bench seating, and interpretive sign panels describing the native arroyo habitat and native plant species.

4.7.3 Open Space Area (Central Portion)

A 6.93-acre Open Space Area is provided in the central portion of APPALOOSA SPRINGS and offers residents with recreational amenities which include, but are not limited to, open turf areas for informal play, picnic tables, bench seating, a bridge overlooking the vegetated swale, concrete sidewalks, and Multi-Purpose Trails composed of decomposed granite. An illustration of this Open Space Area is depicted in the images below and on Figure 4-11, *Conceptual Open Space Area (Central Portion)*.

4.7.4 Open Space Area (Gas Utility Easement)

An existing gas utility easement traverses the community in a northwest to southeast direction and provides opportunity for open space areas, multi-purpose trails, open turf areas for informal play, exercise equipment and an overhead shade structure with picnic tables may be provided to offer residents with additional recreational amenities. The 20-foot wide Multi-Purpose Trail within this open space area also serves as a maintenance road for vehicles to access the existing SoCalGas easement. An illustration of this Open Space Area is depicted in the images below and on Figure 4-12, *Conceptual Open Space Area (Central Portion)*.



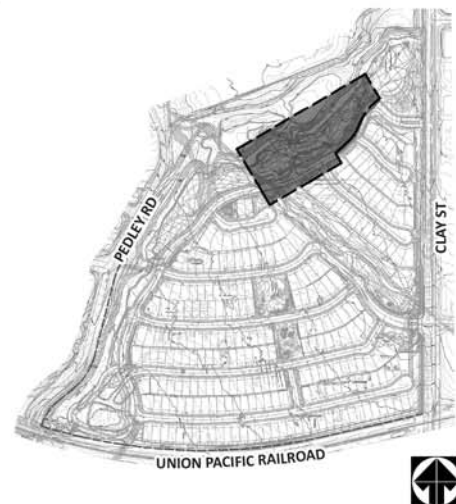


Source(s): Archterra Design Group (September 2021)

Figure 4-10



KEY MAP



FEATURE LEGEND:

- ① Step Riser with Boulders and Stones.
- ② 18" Tall Board Formed Concrete Garden Wall with Large Boulder at Terminus.
- ③ Interpretive Sign Panel Describing Arroyo Native Habitat and California Native Plant Species.
- ④ Bench Seating.
- ⑤ 3 Rail P.V.C. Fencing, See Wall and Fence Plan, Sheet L-2 for Details.
- ⑥ Concrete Sidewalk Per Civil Engineer's Plans.
- ⑦ Landscape Boulders.
- ⑧ Picnic Node with Picnic Table(s) and Barbeque Grill.
- ⑨ Flat Bridge with 4" High Curb Edge.
- ⑩ Vegetated Swale with Landscape Boulders and Stones.

- ⑪ Large Open Turf for Informal Play Area.
- ⑫ Traffic Calming Roundabout and Curb Ramps Per Civil Engineer's Plans.
- ⑬ Street Lights Per Civil Engineer's Plans.
- ⑭ Fire Hydrant Per Civil Engineer's Plans.
- ⑮ Gas Utility Easement.
- ⑯ 10' Wide Decomposed Granite Trail with Concrete Header.
- ⑰ Maintenance Vehicle Entry Driveway Apron.
- ⑱ Drainage Per Civil Engineer's Plans.
- ⑲ Trash Receptacles.
- ⑳ Exercise Stations.
- ㉑ 75' X 300' Aviation Emergency Landing / Crash Zone. No Walls, Large Trees or Poles (Greater than 4" Dia. and Measured 4' Above the Ground) and Overhead Wires.

Source(s): Architerra Design Group (August 2021)

Figure 4-11

Not to Scale

Conceptual Open Space Area (Central Portion)



4.8 GENERAL LANDSCAPE STANDARDS

General landscape standards for the APPALOOSA SPRINGS community are provided below and on the following pages:

4.8.1 Required Planting and Irrigation Plan

- i. A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should be relatively informal; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum.

4.8.2 Slopes

- i. Cut slopes equal to or greater than eight feet (8') in vertical height and fill slopes equal to or greater than five feet (5') in vertical height shall be planted with drought tolerant shrubs, grasses, and/or ground cover to protect the slope from erosion and instability.
- ii. Slopes exceeding fifteen feet (15') in vertical height shall be planted with drought tolerant shrubs, spaced not more than ten feet (10') average on center or trees spaced not to exceed thirty feet (30') average on center or a combination of shrubs and trees at equivalent spacings, in addition to the low spreading shrubs, grasses, and/or groundcover.

4.8.3 Irrigation

Proper consideration of irrigation system design and installation in the climate extremes of the APPALOOSA SPRINGS community is critical to the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

- i. All landscaped areas shall be watered with a permanent irrigation system, with the goal to minimize water use and runoff.
- ii. Irrigation systems that adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.
- iii. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions.
- iv. Irrigation systems for all public landscapes shall have automatic rain shut-off devices.
- v. Overhead spray irrigation systems shall be designed with head to head 100% double coverage at a minimum.
- vi. Southern California native and drought tolerant shrub areas shall be watered using a combination spray and drip or bubbler irrigation to shrubs and trees. In addition, irrigation



controllers should be evapotranspiration based and be capable of providing multiple repeat start times.

- vii. All irrigation heads adjacent to walks, drives and curbs (car overhangs) shall be of the pop-up type.
- viii. Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.
- ix. Irrigation systems shall be designed per AB 1881 guidelines and comply with City of Jurupa Valley ordinances.

4.8.4 Lighting

Lighting will be provided as shown on Figure 4-6, *Wall and Fence Plan and Details*.

- i. Security lighting shall be applied to community buildings, parks, open spaces, trails, community swimming pools, and associated sidewalks and parking lots.
- ii. All exterior lighting shall have horizontal shields to reduce vertical light above the fixture.
- iii. All luminaires utilized shall have vandal resistant light fixtures.
- iv. Lighted picnic shelters shall be lighted at dusk and minimum of one-half hour after facility is closed.
- v. All open space areas shall be well-lit for crime prevention and safety.
- vi. Light fixtures shall be shielded to direct light only onto the project site.

4.8.5 Typical Front Yard Landscaping

The front yard scheme of residential lots should create a unique street scene appearance which include cohesive landscaping, and front yard trees throughout the community and across streets. The typical landscaping for front yards is illustrated on Figure 4-13, *Typical Front Yard Landscaping*. Front yard trees, shrubs, and groundcover should be planted in the front yard of each residential lot. Interior street trees planted in the right-of-way are provided in order to create a more harmonious effect. Front yards of residential lots include a driveway apron leading to the concrete driveways, a 3' wide private residential concrete walkway leading to the home's front door, 18" square concrete stepping pads leading to the home's side yard, a 3' wide tubular steel side yard access gate, and a 6' tall concrete block wall with decorative caps between homes and abutting streets. For front yards with streets facing the side yard, evergreen screening tree masses, 16" square CMU block pilasters with decorative caps, 6" wide concrete maintenance curb headers, and concrete curb ramps with truncated domes are provided to enhance the community's streetscene.



4.8.6 Maintenance of Common Areas and Recreational Amenities

Ownership and maintenance responsibilities for common areas and recreational amenities within the APPALOOSA SPRINGS community are illustrated on Figure 4-14, *Maintenance Plan*. The community maintenance responsibilities shall be as follows:

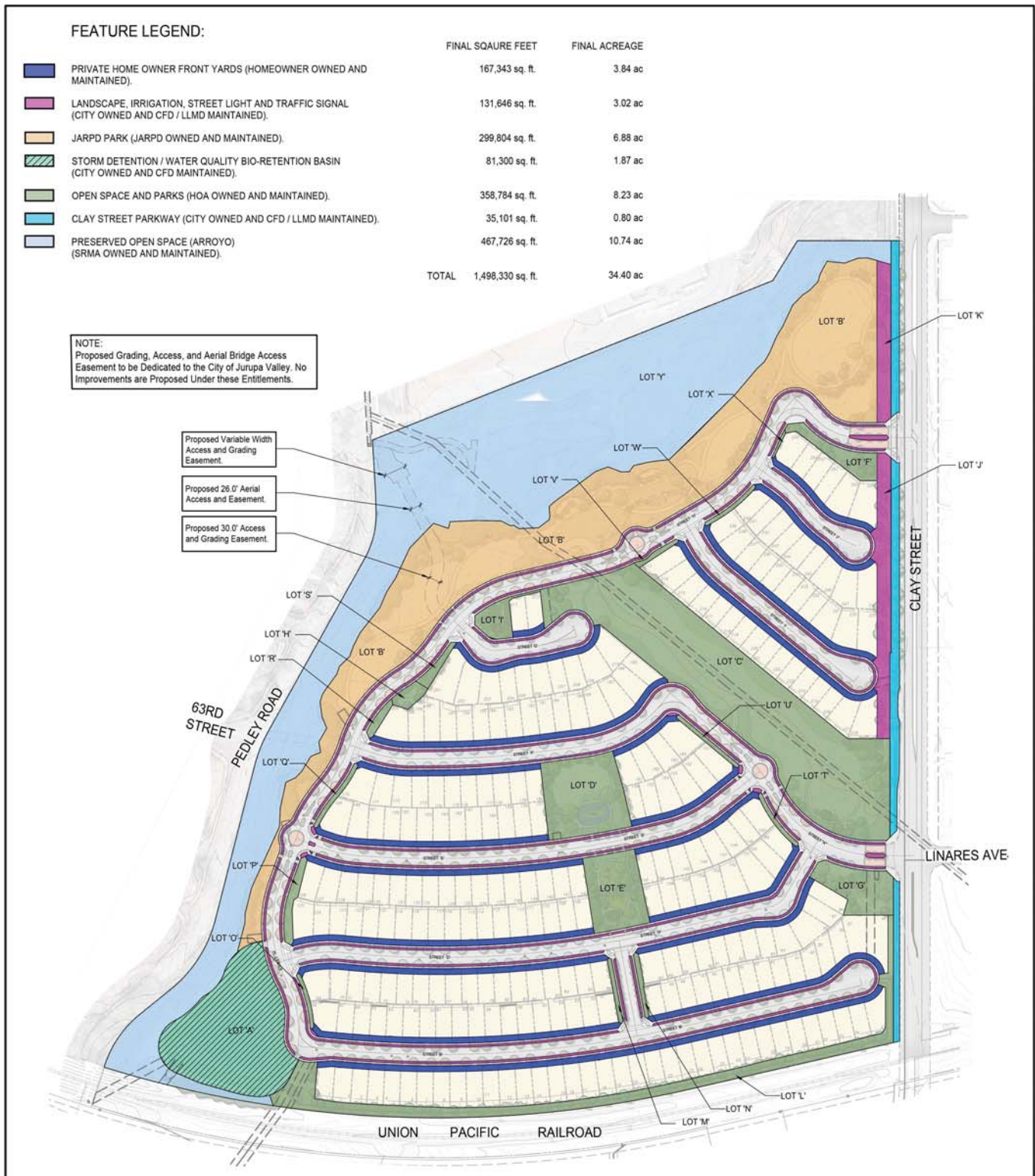
City of Jurupa Valley: Street parkways, street lighting, storm detention/water quality bio-retention basin, and 35' wide park lots (adjacent to the western side of Clay Street right-of-way) are maintained through an approved C.F.D./L.L.M.D (and owned by the City).

Homeowner's Association: Park Lots and Open Space Lots.

Jurupa Area Recreation and Park District (JARPD): The proposed bluff top park lot maintenance.

Individual Homeowners: Private lot area, front yard landscaping along the frontage of individual homes, as well as fences and wall faces on their internal boundaries.

Southwest Resource Management Association: The existing arroyo/Open Space Lot along the community's western and northern boundary.



Source(s): Architerra Design Group (August 2021)

Figure 4-14



Not to Scale

ATTACHMENT 15 – RECEIVED PUBLIC COMMENT

From: cathy
Sent: Monday, October 4, 2021 5:25 PM
To: Rocio Lopez
Subject: Project

Good afternoon , I want to say I hope this project gets approved and the new homes are built to help the community with the small business and help the community look more presentable I live in Heatherwood Drive next street over Catalina Hernandez thank you.

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: OCTOBER 13, 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

CHANGE OF ZONE (CZ) NO. 21001 (CZ21001)

PROJECT: REZONE APPROXIMATELY 56 COMBINED GROSS ACRES OF REAL PROPERTY FROM: (1) M-SC ZONE (MANUFACTURING – SERVICE COMMERCIAL) TO COMMERCIAL TOURIST (C-T) FOR LAND USE AREA 3 (LUA 3); (2) W-2 ZONE (CONTROLLED DEVELOPMENT AREAS) TO C-T (COMMERCIAL TOURIST) FOR LAND USE AREA 4; AND (3) A-1 ZONE (LIGHT AGRICULTURE) TO R-A (RESIDENTIAL AGRICULTURE) FOR LAND USE AREA 17 (LUA 17)

LOCATIONS: NORTHWEST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-040-004, 171-040-005, 171-040-026, 171-040-033, 171-040-034, 171-040-035, 171-040-046, 171-040-047, 171-040-012, 171-040-013) (LUA 3); NORTHEAST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-030-013, 171-030-005, 171-030-015) (LUA 4); AND 10396 BELLEGRAVE AVENUE ON THE SOUTHSIDE OF BELLEGRAVE BETWEEN DODD STREET AND GRAPEVINE STREET (APNS: 159-030-005, 159-030-004, 159-030-003, 150-030-002, 150-030-01) (LUA 17)

RECOMMENDATION

By motion, adopt Resolution No. 2021-10-13-02 recommending that the City Council approve Change of Zone No. 21001 (CZ21001) to change the zoning of approximately 56 combined acres of land (LUAs 3, 4, and 17) to C-T (Commercial Tourist) and R-A (Residential Agriculture) zones.

BACKGROUND

On September 7, 2017, the City Council adopted the 2017 General Plan as well as limited changes to the Zoning Map and Ordinance. The adoption included 21 land use amendments (LUAs) to the General Plan Land Use Map that addressed land use issues, including additional commercial and residential uses and buffering residential development from industrial uses. By law, a city's zoning must be consistent with its General Plan. Many of the adopted LUAs resulted in making the existing zoning on the affected properties inconsistent with the General Plan land use designation.

Upon General Plan adoption, the Council acknowledged that a zoning implementation program would be needed to evaluate the appropriate zoning of the Land Use Amendments (LUAs). There are a total of 4 groups in the zoning implementation program and on October 29, 2020, the City Council approved the zone changes in the first group.

INTRODUCTION OF GROUP 2

The table below presents a summary of Group 2's existing and proposed land use designations and zones and the aerial photograph identifies their locations.

Summary of Group 2 - Land Use Designations and Zoning

LUA No.	Completed with 2017 GP		GP Implementation Program (Proposed)	
	From Land Use	To Land Use	From Zone	To Zone
3	Light Industrial (LI)	Commercial Tourist (CT)	M-SC (Manufacturing - Service Commercial) C-P-S (Scenic Highway Commercial)	C-T (Tourist Commercial)
4	Light Industrial (LI)	Commercial Tourist (CT)	W-2 (Controlled Development Areas)	C-T (Tourist Commercial)
17	Light Industrial (LI)	Low Density Residential (LDR)	A-1 (Light Agriculture)	R-A (Residential Agriculture)

Locations of Group 2 (2017 GP Consistency Program)



Group 2 originally included five (5) LUAs located in the northwest quadrant of the City but the following two are not being included with this action:

- LUA 20, the Country Village Senior Apartments, has been deemed consistent with the GP since 2017, so no changes are recommended for the community. The adopted land use designation is Highest Density Residential (HHDR) and the existing zone is R-3 (Multiple Family Dwellings).
- LUA 5 consists of properties bordering the “Pick-Your-Part” operation on the west side of Pyrite Street. This area is not included with Group 2 since it is currently being studied as part of the “North Pyrite Master Plan.” Appropriate land use regulations, including appropriate zoning, for this area will be recommended when the North Pyrite Master Plan moves forward for Planning Commission and City Council consideration.

DISCUSSION

LUA 3 Pyrite Street - Granite Hill Drive

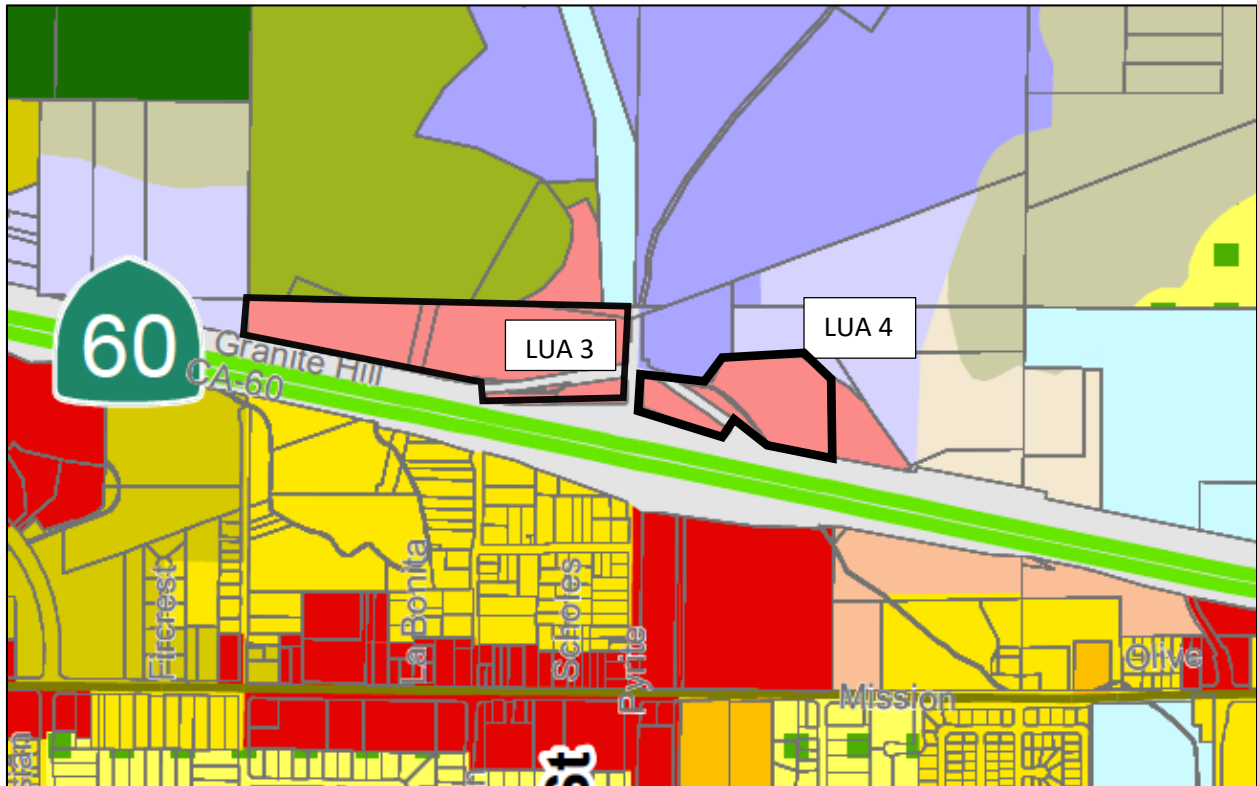
LUA 3 is located at the northwest corner of Pyrite Street and Granite Hill Drive with direct access on and off State Route (SR) 60 freeway. The site is entirely visible from the freeway with the exception of the eastern portion which is blocked by existing development. The vacant site is currently blighted due to frequent use for illegal dumping, homeless encampments, and the illegal parking of many commercial trucks.

The majority of this 35-acre project area was originally designated in the previous General Plan as “Light Industrial (LI).” With adoption of the 2017 General Plan, the City changed it to “Commercial Tourist” (CT). All of the land in LUA 3 is still currently zoned Manufacturing-Service Commercial (M-SC) and is, therefore, inconsistent with the CT land use designation. The M-SC and C-T (Tourist Commercial) zones including permitted uses and standards, are attached as Attachment 2 to this report. The exhibits on the following page shows the existing General Plan Land Use Designation and existing zoning for LUA 3 and 4.

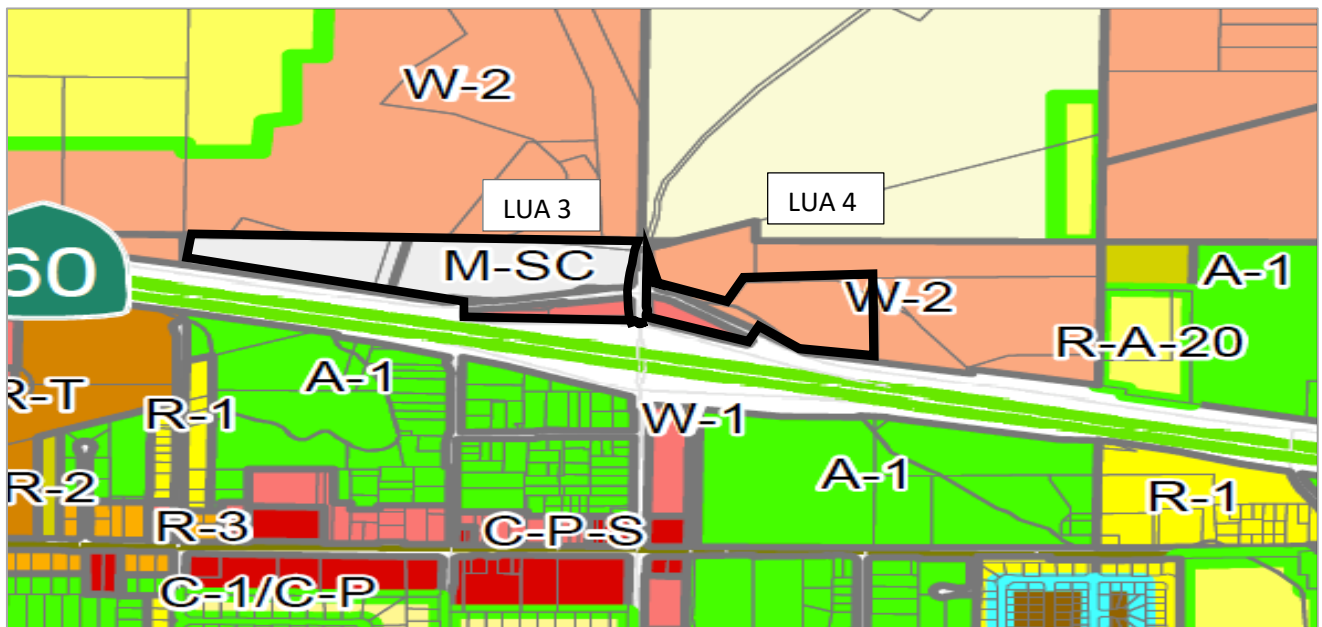
As part of its land use discussion during the 2017 General Plan update, the City Council noted a lack of C-T zoning (Tourist Commercial) in Jurupa Valley and that the City should make opportunities to promote itself as a destination City. A recurring theme was the need to beautify City gateways and to provide visitor-serving uses such as full-service restaurants, lodging, commercial recreation, and automobile fueling stations, while avoiding the extension of warehousing or industrial uses which would create significant impacts. In addition, the City sought to preserve lower hillside areas as open space and to encourage redevelopment of the area while eliminating blight.

The existing uses (salvage yards, mining operations, auto auction, and Stringfellow Acid Pits) located north of LUA 3 and LUA 4 on Pyrite Street are largely out of view due to the hilltop ridges. On the other hand, LUA 3 is almost completely visible from the freeway and there is a freeway ramp on Pyrite Street. Given its high visibility and easy access to the freeway, LUA 3 is considered an appropriate and desirable location for visitor-serving businesses. As a final note, during its deliberations of land uses for this site, the City Council noted that there is ample land zoned for Business Parks and Industrial uses and that application of the CT zone will enable the area to develop with much more desirable and needed visitor-serving uses.

General Plan Land Use Map - Land Use Areas 3 and 4



Existing Zoning – Land Use Areas 3 and 4



The Community Development Department is currently preparing a draft North Pyrite Master Plan that includes a proposed vision for this area (including LUA 3 and LUA 4). The draft North Pyrite Master Plan will be presented to the Planning Commission and City Council at a joint meeting on October 7, 2021. The proposed vision encourages professional and business offices, dining and

entertainment. It also proposes to prohibit truck stops/truck travel centers (amongst other truck intensive uses) since the Plan is part of the overall Land Use Study and Code Amendment initiation by City Council to address truck intensive uses.

Even though the site is included in the North Pyrite Master Plan, the recommendation is to adopt a C-T zone so the site is consistent with the C-T General Plan land use designation.

LUA 4 – Pyrite Street and Granite Hill Drive

LUA 4 contains approximately 10.5 to 11 acres and is directly east of Pyrite Street and north of Granite Hill Drive. General Plan land use and zoning information are provided on the above maps.

The site is currently vacant which provides opportunity for illegal parking, camping, and the dumping of trash. Given its close proximity to the freeway (and easy on and off access), high visibility and relatively flat terrain, it is considered highly under-utilized.

In the previously adopted General Plan, the area had a land use designation of “Light Industrial” (LI). With adoption of the 2017 General Plan, it was changed to “Commercial Tourist.” The current zoning is W-2 (Controlled Development Area) which is inconsistent with the GP land use designation.

W-2 zoning allows a wide range of uses with an approved Site Development Permit including guest ranches, museums, tennis clubs, polo clubs, churches, and meat cutting/packaging plants (without slaughtering). With an approved Conditional Use Permit, the W-2 zone allows airports, cemeteries, lumber mills, rodeo arenas, and stables, amongst other miscellaneous uses. The W-2 zone is attached to this report as Attachment 2.

As with LUA 3, it has excellent highway access and visibility. The General Plan Advisory Committee (GPAC) had the same comments as LUA 3 for this site, LUA 4. To be consistent with the GP land use designation and the expressed interests of the GPAC and City Council, it is recommended that LUA 4 to be rezoned from the W-2 zone to the C-T zone. The C-T zone is attached to this report.

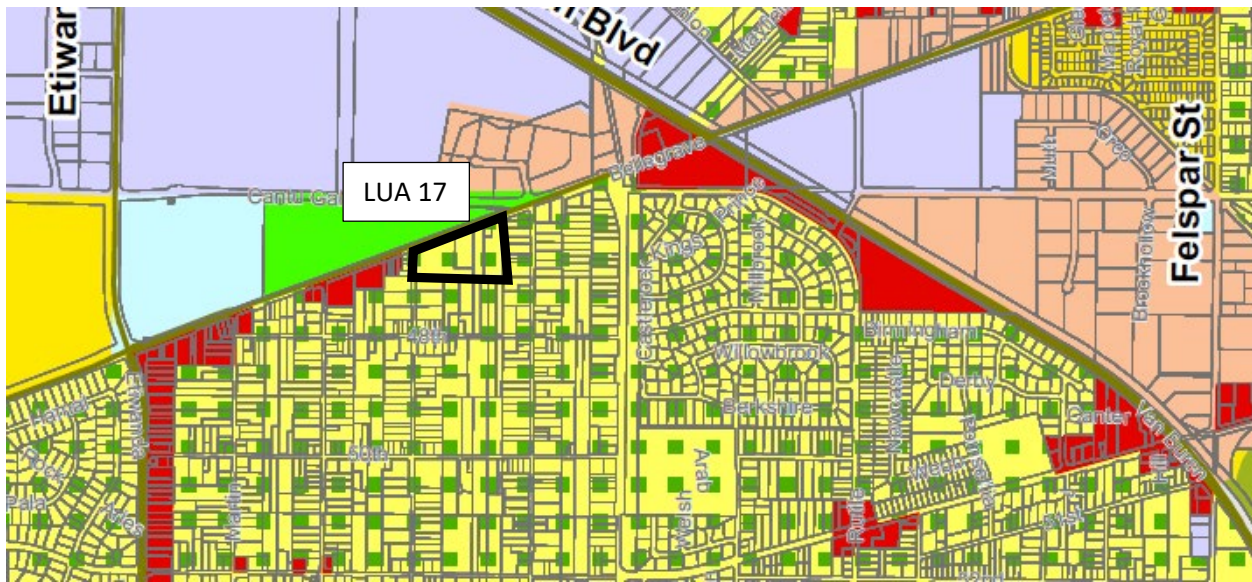
LUA 17 – Bellegrave Avenue - Low Density Residential Infill

During its review of the 2017 General Plan, the GPAC and City Council decided to change a 10-acre area on the south side of Bellegrave, between Marlatt and Dodd Streets, in the Mira Loma area, from Light Industrial (LI) to Low Density Residential (LDR) to allow single-family detached residential on minimum ½ acre lots. LUA 17 is comprised of five (5) relatively narrow parcels that front on Bellegrave Avenue and which are, for the most part, vacant. One of the parcels is developed with a single-family residence and includes a kennel.

LUA 17 is currently zoned A-1 (Light Agriculture) and allows single-family residences and various agricultural and agriculture related uses on minimum 20,000 sq. ft. lots which is consistent with the General Plan, however, it was decided that the orientation and list of permitted uses in the R-A (Rural Agriculture) zone was more in keeping with the long-term vision of the area. The A-1 and R-A zones are attached to this report as Attachment 2.

Both the GPAC and City Council agreed that the application of Low Density Residential (LDR) designation would encourage residential development compatible with the character of the Mira Loma and Pedley village areas (large lot residential and some animal keeping). This approach is consistent with GPAC recommendations and CC action to protect residential neighborhoods from industrial use impacts and to encourage compatible residential infill.

2017 General Plan Land Use Map - LUA 17



Existing Zoning Map – LUA 17



ENVIRONMENTAL DETERMINATION

The City has prepared a Previous Environmental Document Review Determination in accordance with CEQA. Based on the PERD, all potentially significant effects (a) have been analyzed adequately in the *City of Jurupa Valley, 2017 General Plan Final Environmental Impact Report State Clearinghouse No. 2016021025 (EIR)*, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, nothing further is required.

Prepared by:



Tamara Campbell
Principal Planner
Reviewed by:

Submitted by:



Joe Perez
Community Development Director

//s// *Serita Young*

Serita Young
Deputy City Attorney

Attachments

1. Resolution
 - a. Exhibit A – draft Ordinance
 - b. Exhibit B – Previous Environmental Document Review Determination
2. Zoning Code Sections: M-SC (Manufacturing - Service Commercial), C-T (Tourist Commercial), A-1 (Light Agriculture), R-A (Residential Agriculture), C-P-S (Scenic Highway Commercial) and W-2 (Controlled Development Areas)

RESOLUTION NO. 2021-10-13-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY (1) APPROVE CHANGE OF ZONE NO. 21001 FOR CONSISTENCY WITH THE 2017 GENERAL PLAN TO CHANGE THE ZONING CLASSIFICATIONS OF APPROXIMATELY (A) 35 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) FROM MANUFACTURING – SERVICE COMMERCIAL (M-SC) ZONE TO COMMERCIAL TOURIST (C-T) ZONE, (B) 9.5 ACRES LOCATED AT THE NORTHEAST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-030-005, -013, -015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) ZONE TO COMMERCIAL TOURIST (C-T) ZONE, AND (C) 10 ACRES OF REAL PROPERTY LOCATED AT 10396 BELLEGRAVE AVENUE (APNS: 159-030-001, -002, -003, -004, -005) FROM LIGHT AGRICULTURE (A-1) ZONE TO RESIDENTIAL AGRICULTURE (R-A) ZONE, AND (2) MAKE FINDINGS PURSUANT TO CEQA AND DETERMINATIONS THAT NO FURTHER CEQA REVIEW IS REQUIRED

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

Section 1. **Project.** The City has initiated Zoning Code and Map Amendments (Change of Zone No. 21001 or CZ No. 21001) (the “Project”) for consistency with the 2017 Jurupa Valley General Plan and certain land use re-designations adopted by the City Council as part of the Council’s approval of General Plan Amendment No. 1406 on September 7, 2017.

Section 2. **Change of Zones.**

(a) The City has initiated Change of Zone No. 21001 to change the zoning classification of approximately 56 combined gross acres of real property as follows and as shown in Exhibit “A”:

1) Approximately 35 acres of real property located at the northwest corner of Pyrite Street and Granite Hill Drive (APNs: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) from Manufacturing – Service Commercial (M-SC) Zone to Commercial Tourist (C-T) Zone;

2) Approximately 9.5 acres located at the northeast corner of Pyrite Street and Granite Hill Drive (APNs: 171-030-005, -013, -015) from Controlled Development Areas (W-2) Zone to Commercial Tourist (C-T) Zone; and

3) Approximately 10 acres of real property located at 10396 Bellegrave Avenue (APNs: 159-030-001, -002, -003, -004, -005) from Light Agriculture (A-1) Zone to Residential Agriculture (R-A) Zone.

(b) Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City's Zoning Ordinance that propose to change property from one zone to another.

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does not reach a decision due to a tie vote, that fact shall be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(d) Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

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

(a) 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 October 13, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

Section 4. **California Environmental Quality Act Findings.** The Planning Commission 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 the Project:

(a) Pursuant to CEQA and the City's local CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. City staff has also reviewed the

Final Programmatic Environmental Impact Report (FEIR) for the “2017 General Plan of the City of Jurupa Valley” project certified by the City Council on September 7, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

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

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

2) All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

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

Section 5. Findings for Recommendation of Approval of Change of Zones. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone No. 21001 should be adopted because the proposed change of zoning classification from:

Section 6. Manufacturing – Service Commercial (M-SC) Zone to Commercial Tourist (C-T) Zone for approximately 35 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Commercial Tourist (CT) in that the Land Use Element specifically states that the City should accommodate the development of commercial uses in areas designated by the General Plan, specific plans, and community and town center plans.

Section 7. Controlled Development Areas (W-2) Zone to Commercial Tourist (C-T) Zone for approximately 10.5 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Commercial Tourist (CT) in that the Land Use Element specifically states that the City should accommodate the development of commercial uses in areas designated by the General Plan, specific plans, and community and town center plans.

Section 8. Light Agriculture (A-1) Zone to Residential Agriculture (R-A) Zone for approximately 10 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Low Density Residential (LDR) in that the Land Use Element specifically states that the City should ensure that new residential developments are designed to be compatible with their surroundings and to enhance visually the appearance of surrounding neighborhoods and adjacent structures

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

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 13th day of October, 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. 2021-10-13-02 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 13th day of October, 2021 by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

Exhibit A: Change of Zone No. 21001

EXHIBIT A
(Draft City Council Ordinance)

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY (1) 35 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) FROM MANUFACTURING – SERVICE COMMERCIAL (M-SC) ZONE TO COMMERCIAL TOURIST (C-T) ZONE, (2) 9.5 ACRES LOCATED AT THE NORTHEAST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-030-005, -013, -015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) ZONE TO COMMERCIAL TOURIST (C-T) ZONE, AND (3) 10 ACRES OF REAL PROPERTY LOCATED AT 10396 BELLEGRAVE AVENUE (APNS: 159-030-001, -002, -003, -004, -005) FROM LIGHT AGRICULTURE (A-1) ZONE TO RESIDENTIAL AGRICULTURE (R-A) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA AND DETERMINATIONS THAT NO FURTHER CEQA REVIEW IS REQUIRED

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

Section 1. **Project.** The City has initiated Zoning Code and Map Amendments (Change of Zone No. 21001 or CZ No. 21001) for consistency with the 2017 Jurupa Valley General Plan and certain land use re-designations adopted by the City Council as part of the Council's approval of General Plan Amendment No. 1406 on September 7, 2017, to change the classification of approximately (1) 35 acres of real property located at the northwest corner of Pyrite Street and Granite Hill Drive (APNs: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) from Manufacturing – Service Commercial (M-SC) Zone to Commercial Tourist (C-T) Zone, (2) 9.5 acres located at the northeast corner of Pyrite Street and Granite Hill Drive (APNs: 171-030-005, -013, -015) from Controlled Development Areas (W-2) Zone to Commercial Tourist (C-T) Zone, and (3) 10 acres of real property located at 10396 Bellegrave Avenue (APNs: 159-030-001, -002, -003, -004, -005) from Light Agriculture (A-1) Zone to Residential Agriculture (R-A) Zone (the "Project"), as depicted in Exhibit "AA" attached hereto.

Section 2. **Change of Zone.**

(a) Section 9.285.010. of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter amended, and with the requirements of Title 9. Government Code Section 65853 provides that an

amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.

(b) Government Code Section 65854 provides that the planning commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040.(1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(c) Government Code Section 65855 provides that after the hearing, the planning commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, 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 shall contain the reasons for the recommendation and the relationship of the proposed amendment to 2017 General Plan. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council.

(d) Government Code Section 65856(a) provides that upon receipt of the recommendation of the planning commission, the legislative body must hold a public hearing. Additionally, Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(e) Government Code Section 65857 provides that the legislative body may approve, modify, or disapprove the recommendation of the planning commission; provided that any modification of the proposed ordinance or amendment by the legislative body not previously considered by the planning commission during its hearing, must first be referred to the planning commission for report and recommendation, but the planning commission shall not be required to hold a public hearing thereon. Additionally, Section 9.285.040.(5) of the Jurupa Valley Municipal Code provides that after closing the public hearing the City Council must render its decision within a reasonable time and may approve, modify, or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission must first be referred back to the Planning Commission for a report and recommendation.

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

(a) 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 October 13, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on CZ No. 21001 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. Following a discussion of the Project the Planning Commission voted _ _ _ to recommend approval of CZ No. 21001 by adopting Planning Commission Resolution No. 2021-10-13-02, a Resolution of the Planning Commission of the City of Jurupa Valley Recommending that the City Council of the City of Jurupa Valley (1) Approve Change of Zone No. 21001 for Consistency with the 2017 General Plan to Change the Zoning Classifications of Approximately (a) 35 Acres of Real Property Located at the Northwest Corner of Pyrite Street and Granite Hill Drive (APNs: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) from Manufacturing – Service Commercial (M-SC) Zone to Commercial Tourist (C-T) Zone, (b) 9.5 Acres Located at the Northeast Corner Of Pyrite Street And Granite Hill Drive (APNs: 171-030-005, -013, -015) From Controlled Development Areas (W-2) Zone to Commercial Tourist (C-T) Zone, and (c) 10 Acres of Real Property Located at 10396 Bellegrave Avenue (APNs: 159-030-001, -002, -003, -004, -005) from Light Agriculture (A-1) Zone to Residential Agriculture (R-A) Zone, and (2) Make Findings Pursuant to CEQA and Determinations that No Further CEQA Review is Required.

(c) On _____, 2021, the City Council held a public hearing on CZ No. 21001, 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.

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

Section 4. California Environmental Quality Act Findings. The City Council hereby makes the following environmental findings and determinations in connection with the approval of proposed Change of Zone No. 21001:

(a) Pursuant to CEQA and the City’s local CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. City staff has also reviewed the Final Programmatic Environmental Impact Report (FEIR) for the “2017 General Plan of the City of Jurupa Valley” project certified by the City Council on September 7, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

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

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

2) All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

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

Section 5. Findings for Approval of Change of Zones. The City Council of the City of Jurupa Valley hereby finds and determines that CZ No. 21001 should be adopted because the proposed change of zoning classification from Manufacturing – Service Commercial (M-SC) Zone to Commercial Tourist (C-T) Zone for approximately 35 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Commercial Tourist (CT) in that the Land Use Element specifically states that the City should accommodate the development of commercial uses in areas designated by the General Plan, specific plans, and community and town center plans.

Section 6. Controlled Development Areas (W-2) Zone to Commercial Tourist (C-T) Zone for approximately 9.5 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Commercial Tourist (CT) in that the Land Use Element specifically states that the City should accommodate the development of commercial uses in areas designated by the General Plan, specific plans, and community and town center plans.

Section 7. Light Agriculture (A-1) Zone to Residential Agriculture (R-A) Zone for approximately 10 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Low Density Residential (LDR) in that the Land Use Element specifically states that the City should ensure that new residential developments are designed to be compatible with their surroundings and to enhance visually the appearance of surrounding neighborhoods and adjacent structures

Section 8. Approval of Change of Zone. Based on the foregoing, the City Council of the City of Jurupa Valley hereby rezones approximately (1) 35 acres of real property located at

the northwest corner of Pyrite Street and Granite Hill Drive (APNs: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) from Manufacturing – Service Commercial (M-SC) Zone to Commercial Tourist (C-T) Zone, (2) 9.5 acres located at the northeast corner of Pyrite Street and Granite Hill Drive (APNs: 171-030-005, -013, -015) from Controlled Development Areas (W-2) Zone to Commercial Tourist (C-T) Zone, and (3) 10 acres of real property located at 10396 Bellegrave Avenue (APNs: 159-030-001, -002, -003, -004, -005) from Light Agriculture (A-1) Zone to Residential Agriculture (R-A) Zone, all as depicted in Exhibit “A” attached hereto, and directs the City Manager to revise the official City of Jurupa Valley Zoning Map to designate the properties as being in these new zones.

Section 9. 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 10. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside incorporated by the City of Jurupa Valley that may in conflict with the terms of this Ordinance.

Section 11. 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 12. 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 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

EXHIBIT A
EXISTING AND PROPOSED ZONING SUMMARY TABLE AND MAPS

Summary of Group 2 - Land Use Designations and Zoning

LUA No.	Completed with 2017 GP		GP Implementation Program	
	From Land Use	To Land Use	From Zone	To Zone
3	Light Industrial (LI)	Commercial Tourist (CT)	M-SC (Manufacturing - Service Commercial) C-P-S (Scenic Highway Commercial)	C-T (Tourist Commercial)
4	Light Industrial (LI)	Commercial Tourist (CT)	W-2 (Controlled Development Areas)	C-T (Tourist Commercial)
17	Light Industrial (LI)	Low Density Residential (LDR)	A-1 (Light Agriculture)	R-A (Residential Agriculture)

Existing Zoning - LUA 3 and 4

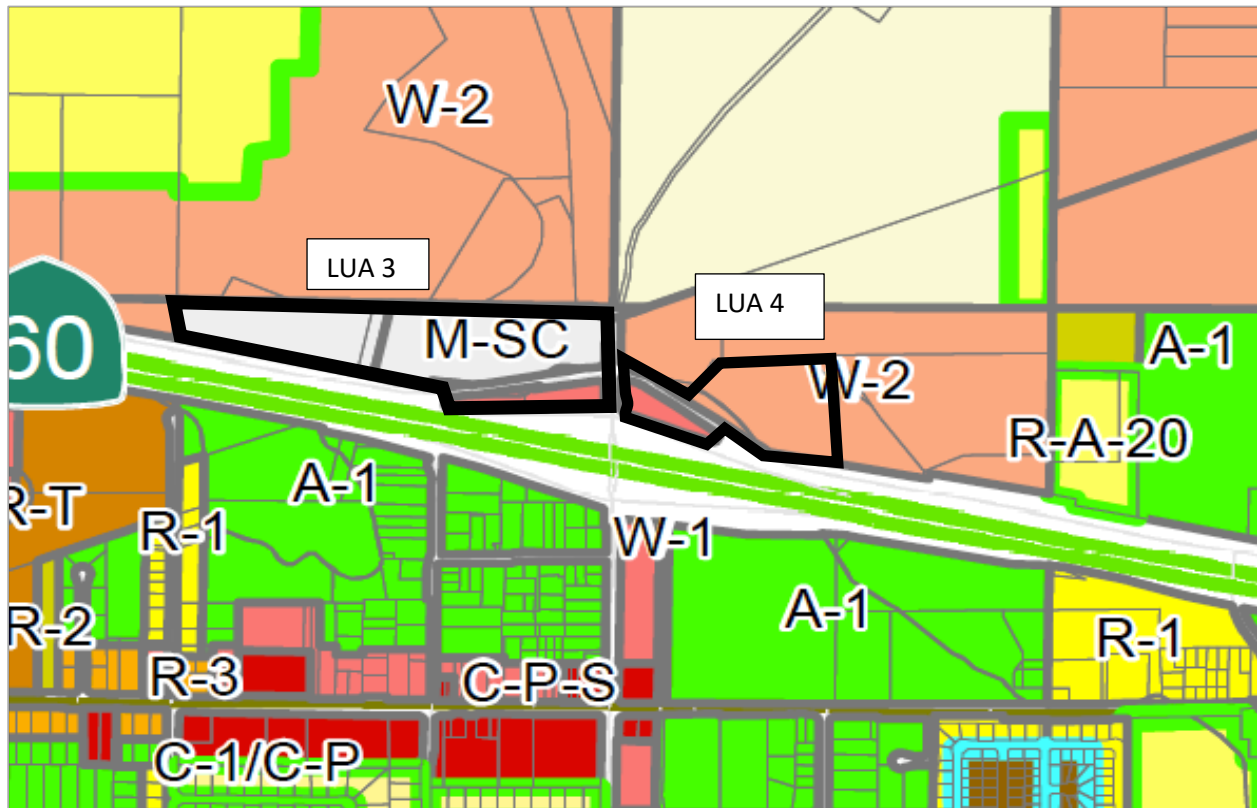
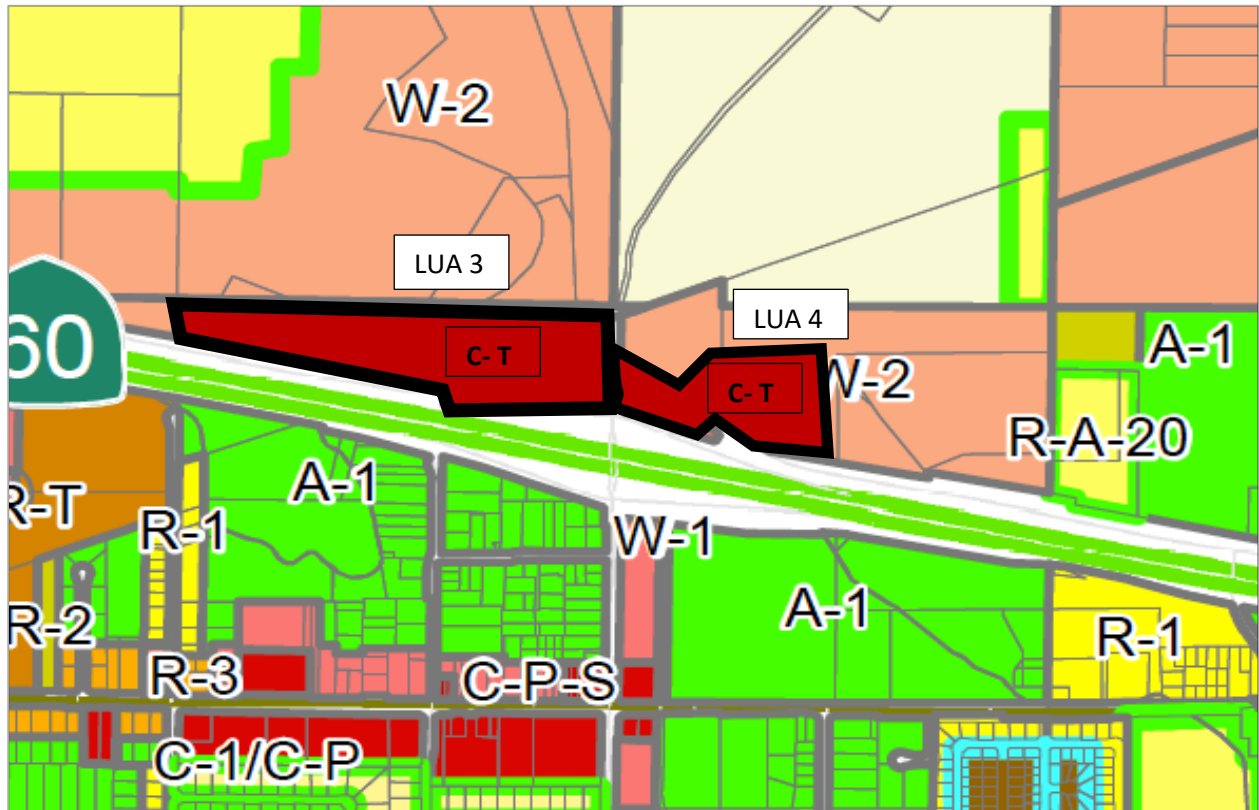


EXHIBIT A
EXISTING AND PROPOSED ZONING SUMMARY TABLE AND MAPS

Proposed Zoning LUA 3 and 4



Existing Zoning – LUA 17 (A-1)

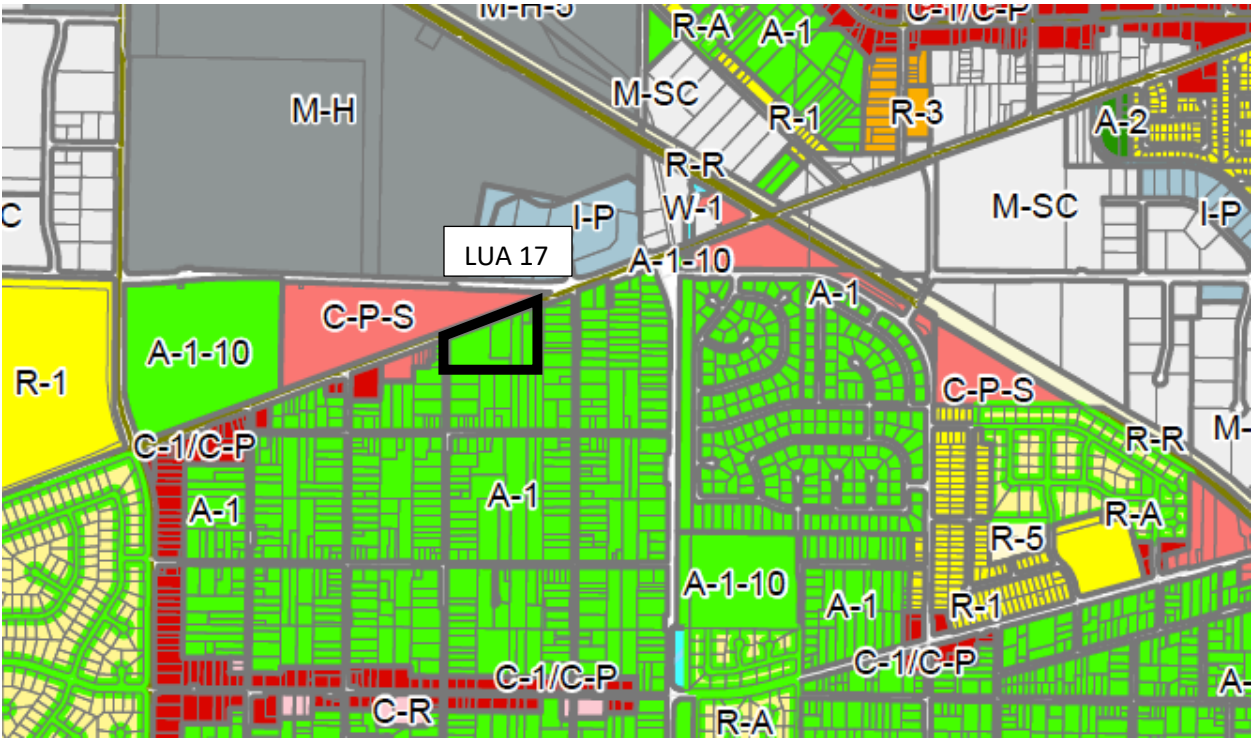


EXHIBIT A
EXISTING AND PROPOSED ZONING SUMMARY TABLE AND MAPS

Proposed Zoning – LUA 17 (R-A)

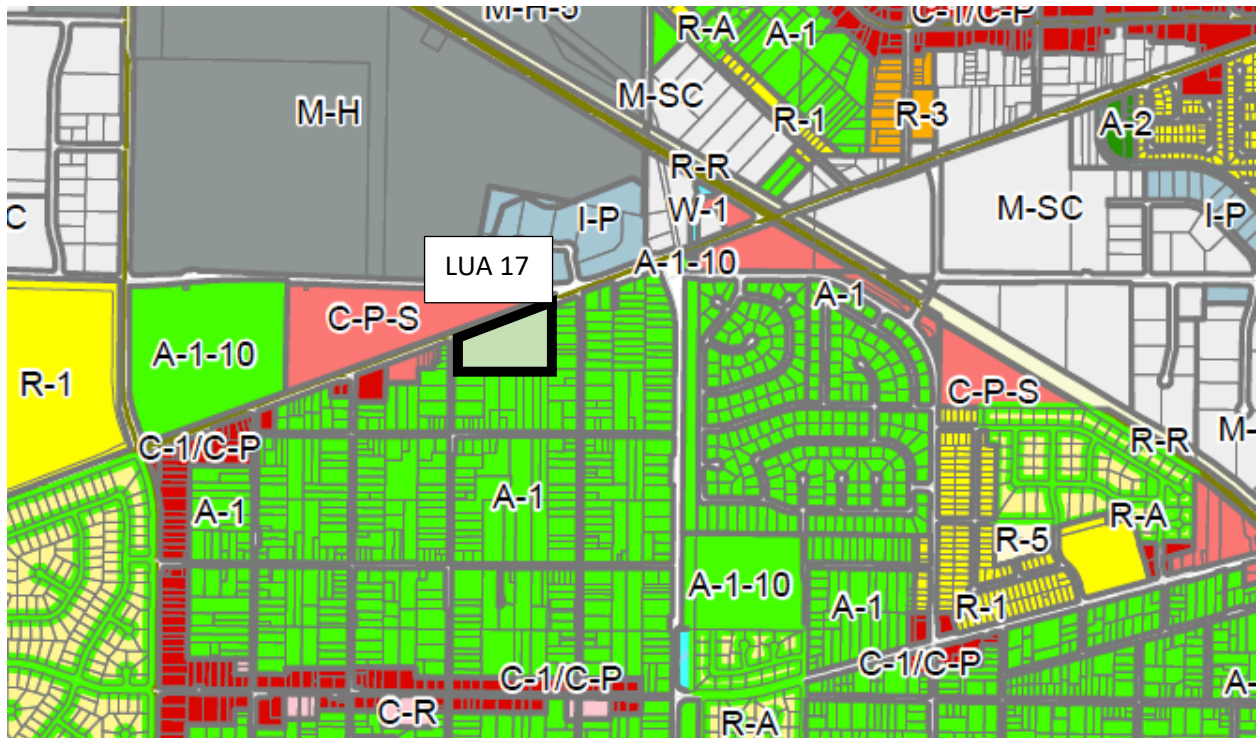


EXHIBIT A
EXISTING AND PROPOSED ZONING SUMMARY TABLE AND MAPS

EXHIBIT B OF ATTACHMENT 1
Previous Environmental Documentation Review Determination
(PERD)

Previous Environmental Document Review Determination

**General Plan Phase 1, Group 2, Zoning Implementation Program to Rezone
Properties Redesignated by the 2017 General Plan**



Lead Agency

City of Jurupa Valley
8390 Limonite Avenue Jurupa Valley, CA 92509
Contact: Tamara Campbell, Principal Planner
(951) 332-6464
tcampbell@jurupavalley.org

October 4, 2021

1.0 DETERMINATION

On the basis of the evaluation in Section 3.0 this document, I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in the *City of Jurupa Valley, 2017 General Plan Final Environmental Impact Report State Clearinghouse No. 2016021025* (EIR), pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, nothing further is required.



Signature

City of Jurupa Valley

Agency

Joe Perez, Community Development Director

Printed Name/Title

October 4, 2021

Date

2.0 INTRODUCTION

2.1 Document Purpose

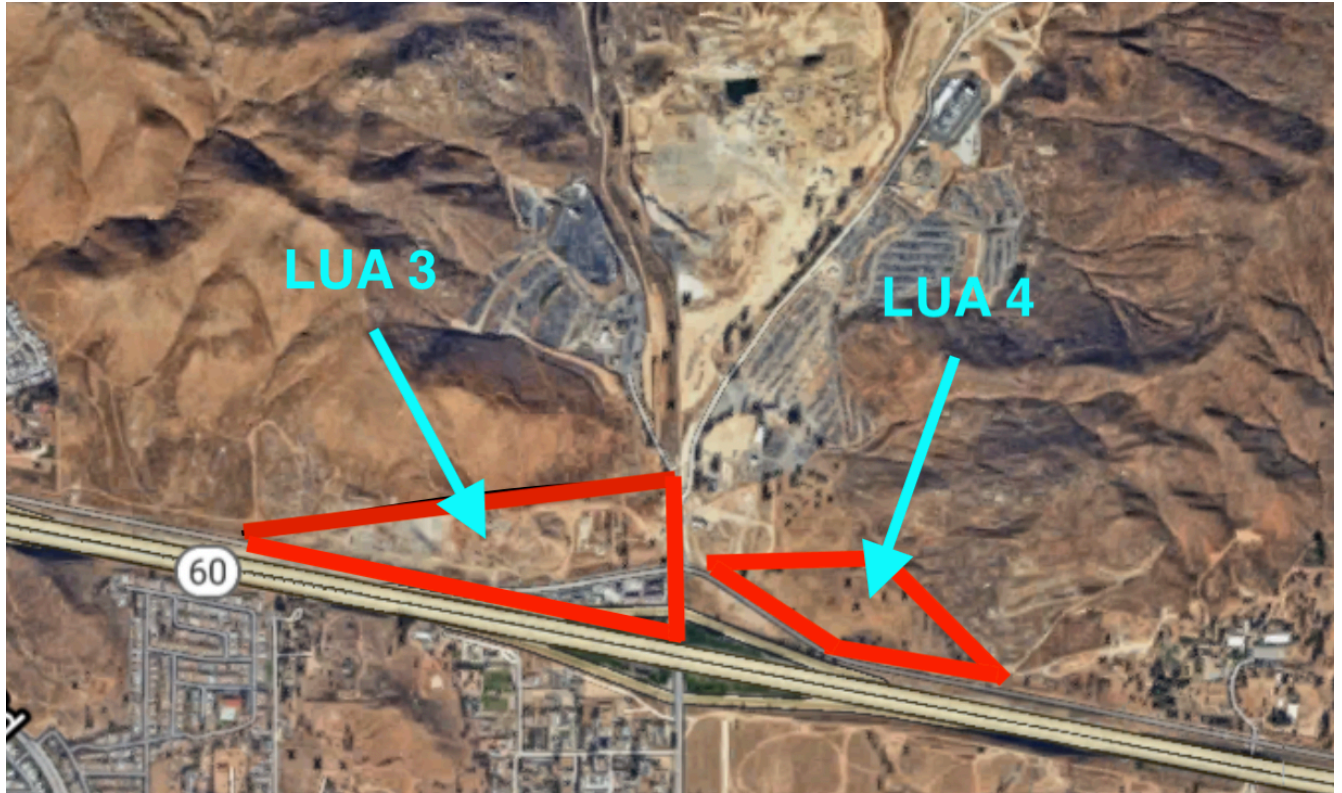
This document is a Previous Environmental Document Review Determination (PERD) prepared in accordance with the California Environmental Quality Act (CEQA). This PERD has been prepared to determine if the General Plan Phase 1, Group 2, Zoning Implementation Program (Project) is within the scope of the analysis contained in *City of Jurupa Valley, 2017 General Plan Final Environmental Impact Report State Clearinghouse No. 2016021025* (2017 EIR) certified by the City Council on September 17, 2017, and to ensure that the Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified in the 2017 EIR.

2.2 Project Description

On September 7, 2017, the City Council adopted the 2017 General Plan as well as limited changes to the Zoning Map and Ordinance. The adoption included amendments to the General Plan Land Use Map that addressed land use issues, including providing additional commercial and residential uses and buffering residential development from industrial uses. By law, a city's zoning must be consistent with its General Plan. Many of the Land Use Map changes resulted in making the existing zoning on the affected properties inconsistent with the General Plan.

The Phase 1, Group 2 Zoning Implementation Program includes 3 geographic Land Use Areas identified as LUA-3, LUA-4, and LUA-17. Each of these Land Use Areas are described on pps. 3 through 5 below.

Land Use Area-3

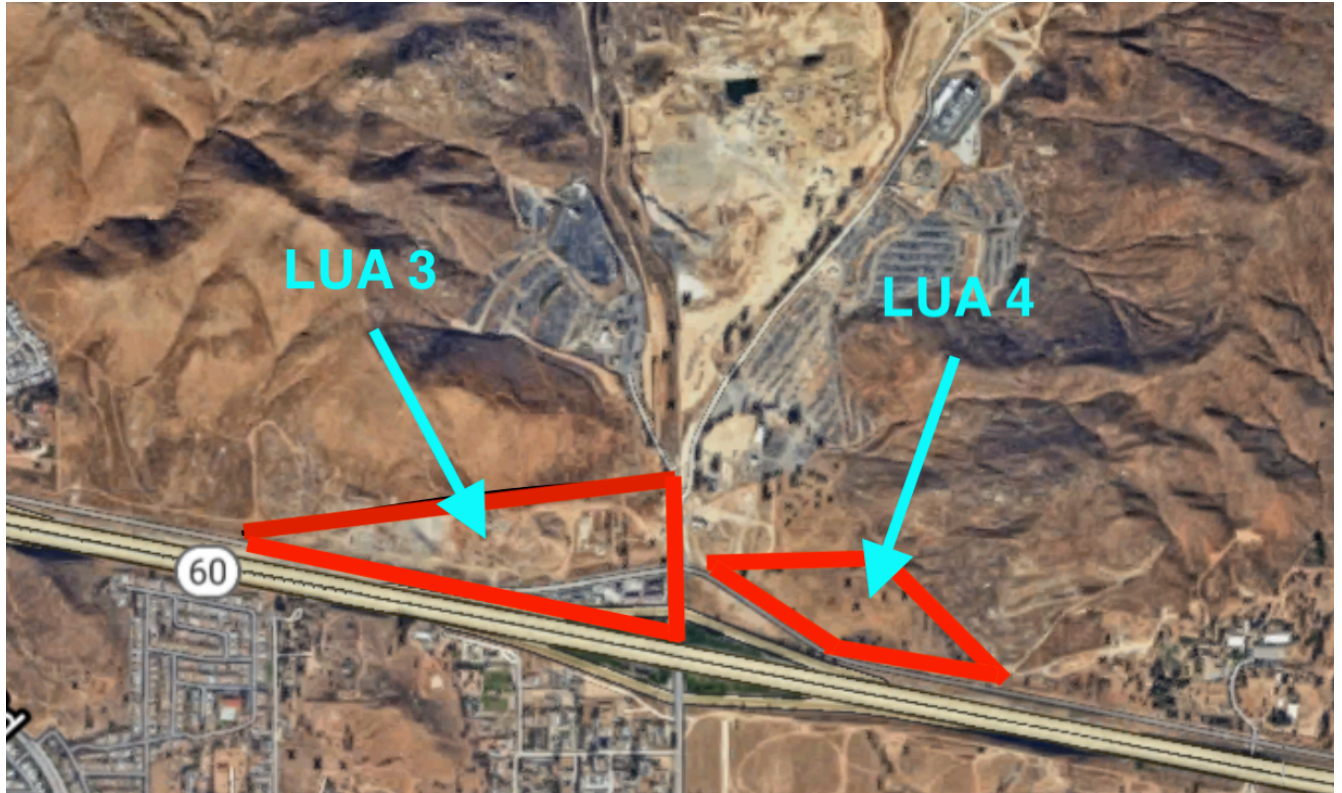


LUA 3 - Pyrite Street and Granite Hill Drive

General Plan Land Use	Existing Zoning	Recommended Zoning
Commercial Tourist (CT)	Manufacturing-Service Commercial (M-SC)	Tourist Commercial (C-T)

LUA 3 is an approximately 35-acre undeveloped area with direct on/off access to SR 60. The site is currently zoned M-SC (Manufacturing-Service Commercial) and with the adoption of the 2017 General Plan, the City designated the land use of the site as Commercial Tourist (CT). All of the land in LUA 3 is currently zoned as Manufacturing Service Commercial (M-SC) which is inconsistent with the 2017 General Plan Commercial Tourist (CT) zoning for the site. The zoning category that best fits the intent and purpose of the Commercial Tourism Land Use Designation is the Tourist Commercial (C-T) zone.

Land Use Area- 4



LUA 4 - Pyrite Street and Granite Hill Drive

General Plan Land Use	Existing Zoning	Recommended Zoning
Commercial Tourist (CT)	W-2 (Controlled Development Area)	C-T (Tourist Commercial)

LUA 4 is an undeveloped area with direct on/off access to SR 60 east of LUA 3. The site is currently zoned W-2 (Controlled Development Area) and with the adoption of the 2017 General Plan, the City designated the land use of the site as Commercial Tourist (CT). All of the land in LUA 4 is currently zoned as Controlled Development Area (W-2) which is inconsistent with the 2017 General Plan Commercial Tourist (CT) zoning for the site. The zoning category that best fits the intent and purpose of the Commercial Tourism Land Use Designation is the Tourist Commercial (C-T) zone.



LUA 17 - Bellegrave Avenue – Low Density Residential Infill

General Plan Land Use	Existing Zoning	Recommended Zoning
Low Density Residential (LDR)	A-1 Light Agriculture	R-A (Rural Agriculture)

LUA-17, is a 10-acre area on the south side of Bellegrave Avenue between Marlatt and Dodd Streets. The 2017 General Plan changed the area from Light Industrial (LI) to Low Density Residential (LDR) to allow for single-family residential uses. The project area is currently zoned for A-1 (Light Agriculture) which although consistent with the General Plan the R-A (Rural Agriculture) zone is more consistent with the long-term vision of the area and remains consistent to the goals of the General Plan.

3.0 ANALYSIS

3.1 Significant and Unavoidable Impacts

The 2017 EIR determined that the following impacts were significant and unavoidable for:

Agriculture

Conversion of Agricultural Land. Development in the City will eventually convert 2,500 acres of land currently used for agriculture to suburban land uses.

Loss of Prime Farmland. Development in the City will eventually cover over 612 acres of prime farmland and 2,077 acres of locally important farmland.

Cumulative Loss of Agriculture. Buildout of the City to rural and suburban uses will contribute to an overall decline and eventual loss of agricultural activities and resources from western Riverside County.

Air Quality

Violate Air Quality Standards. Long-term emissions from the operation of developed land uses in the future will exceed SCAQMD regional thresholds for ROC, NO_x, CO, PM₁₀, and PM_{2.5} even with implementation of the goals, policies, and programs of the General Plan and compliance with existing air pollution regulations.

Noise

Long-term Levels Exceedance of City Noise Standards. Future development in the City will contribute additional traffic which will cause noise levels along several major roadways to exceed City standards.

Cumulative Noise Impacts. Noise from traffic increases on local streets will contribute to cumulative noise impacts in the region as development occurs in the future.

3.2 Findings

The following sections evaluate the Project against each of the impacts described above to determine if new, increased, or unidentified significant effects will result that were not addressed in the 2017 EIR.

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect.

Finding: The 2017 General Plan only dealt with establishing land use designations, and not the zoning classifications that would be used to implement the General Plan. The Project is not making any changes to the General Plan land use designations that were not previously analyzed in the 2017 EIR. The changes to the zoning to be consistent with the General Plan do not create substantial changes, require major revisions, or involve new significant environmental impacts beyond those previously identified in the 2017 EIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

Finding: All of the areas LAU 3, 4, and 17 are vacant or disturbed properties. The Project does not propose any new development to occur on any of the areas. The changes in zoning are to conform with the existing General Plan and do not require major revisions to the 2017 EIR. Therefore, the zone changes will not create new significant environmental effects or a substantial increase in the severity of previously identified significant effects identified in the 2017 EIR.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.

Finding: None of the areas are being used for agriculture, as such, the Project will not result in the loss of agricultural land. No development is proposed. In the absence of site-specific details, the level of analysis for air quality and noise impacts remains adequate as previously addressed in the 2017 EIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

Finding: None of the areas are being used for agriculture, as such, the Project will not result in the loss of agricultural land. No development is proposed. In the absence of site-specific details, the level of analysis for air quality and noise impacts remains adequate as previously addressed in the 2017 EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

Finding: Certain impacts to the environmental categories analyzed in the 2017 EIR, including cultural resources, geological resources, greenhouse gas emissions, and hydrology and water quality were found to be potentially significant, but could be mitigated to a less-than-significant level with implementation of policies contained in the General Plan. There are no mitigation measures or alternatives that were previously found not feasible that would now be feasible because of the zone changes proposed to implement the 2017 General Plan. Future development on any of the areas will be subject to the existing applicable General Plan policies. Therefore, there are no additional mitigation measures required than those contained in the 2017 EIR.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Finding: Certain impacts to the environmental categories analyzed in the 2017 EIR, including cultural resources, geological resources, greenhouse gas emissions, and hydrology and water quality were found to be potentially significant, but could be mitigated to a less-than-significant level with implementation of policies contained in the General Plan. Future development on any of the areas will be subject to the existing applicable 2017 General Plan policies. Therefore, there are no additional mitigation measures required than are considerably different than those contained in the 2017 EIR.

HAPTER 9.148. M-SC ZONE (MANUFACTURING-SERVICE COMMERCIAL)

Sec. 9.148.010. Intent.

It is the intent of the City Council in amending this chapter to:

- (1) Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the city's economic base;
- (2) Provide the necessary improvements to support industrial growth;
- (3) Ensure that new industry is compatible with uses on adjacent lands; and
- (4) Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The provisions of this chapter apply to the M-SC Zone.

Sec. 9.148.020. Uses permitted.

The following uses shall be permitted in the M-SC Zone:

- (1) Agricultural uses of the soils for crops, including the grazing of not more than two (2) mature farm animals per acre and their immature offspring.
- (2) The following uses are permitted provided a site development permit is approved pursuant to the provisions of Section 9.240.330.
 - (a) The following industrial and manufacturing uses:
 - (i) Food products:
 - a. Meat and poultry products, not including meat packing or slaughtering.
 - b. Dairy products, not including dairies.
 - c. Canning and preserving fruits and vegetables.
 - d. Grain and bakery products.
 - e. Sugar and confectionery products.
 - f. Nonalcoholic beverages.
 - g. Ice.
 - (ii) Textile products:
 - a. Cotton, wood, and synthetic weaving and finishing mills.
 - b. Wearing apparel and accessory products.
 - c. Knitting mills.
 - d. Floor covering mills.
 - e. Yarn and thread mills.
 - (iii) Lumber and wood products:

-
- a. Saw and planing mills.
 - b. Manufacture of containers and crates.
 - c. Fabrication of wood buildings and structures.
 - d. Manufacture of furniture and fixtures including cabinets, partitions and similar items.
- (iv) Paper products:
- a. Paper and paperboard mills.
 - b. Manufacture of containers and boxes.
 - c. Paper shredding.
 - d. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
 - e. Binding of books and other publications.
- (v) Chemicals and related products:
- a. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - b. Manufacture of drugs and pharmaceuticals.
 - c. Soaps, cleaners, and toiletries.
 - d. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
- (vi) Leather products:
- a. Tanning and finishing of leather.
 - b. Manufacture of handbags, luggage, footwear, and other personal leather goods.
- (vii) Stone, clay, glass, and concrete products:
- a. Stone cutting and related activities.
 - b. Pottery and similar items.
 - c. Glass blowing, pressing and cutting.
 - d. Glassware products.
 - e. Manufacture of concrete, gypsum, plaster and mineral products.
- (viii) Metal products:
- a. Manufacture of cans and containers.
 - b. Cutlery, tableware, hand tools, and hardware.
 - c. Plumbing and heating items.
 - d. Wrought iron fabrication.
 - e. Manufacture and assembly of fencing.
 - f. Machine, welding, and blacksmith shops.

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- g. Metal stamps and forged metal products.
 - h. Manufacture of ordnance and firearms, not including explosives.
 - i. Jewelry.
 - (ix) Machinery:
 - a. Engines, turbines, and parts.
 - b. Farm, garden construction, and industrial machinery.
 - c. Office and computing machines.
 - d. Refrigeration and heating equipment.
 - e. Equipment sales, rental, and storage.
 - (x) Electrical equipment:
 - a. Electrical and electronic apparatus and components.
 - b. Appliances.
 - c. Lighting and wiring.
 - d. Radio, television, and communications equipment.
 - e. Musical and recording equipment.
 - (xi) Transportation and related industries:
 - a. Motorcycles, bicycles, and parts manufacture.
 - (xii) Engineering and scientific instruments:
 - a. Measuring devices, watches, clocks, and related items.
 - b. Optical goods, medical instruments, supplies, and equipment and photography equipment.
 - (xiii) Industrial uses:
 - a. Cotton ginning.
 - b. Public utility substations and storage yards.
 - c. Heliports.
 - d. Communications and microwave installations.
 - e. Mini warehouses.
 - (b) The following service and commercial uses:
 - (i) Banks and financial institutions.
 - (ii) Blueprint and duplicating services.
 - (iii) Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (iv) Laboratories, film, medical, research, or testing centers.
 - (v) Office equipment sales and service.

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- (vi) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
 - (vii) Parking lots and parking structures.
 - (viii) Restaurants and other eating establishments.
 - (ix) Vehicle and motorcycle repair shops.
 - (x) Barber and beauty shops.
 - (xi) Body and fender shops, and spray painting.
 - (xii) Building materials sales yard.
 - (xiii) Day care centers.
 - (xiv) Health and exercise centers.
 - (xv) Hardware and home improvement center.
 - (xvi) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for: construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of ninety (90) days in any calendar year; caretaker's quarters and office, in lieu of any other one (1) family dwelling located on the same parcel as a permitted industrial use.
 - (xvii) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - (xviii) Nurseries and garden supply stores.
 - (xix) Car and truck washes.
 - (xx) Signs, on-site advertising.
 - (xxi) Feed and grain sales.
 - (xxii) Fortune telling, spiritualism, or similar activity.
 - (xxiii) Churches, temples, or other structures used primarily for religious worship.
- (3) The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:
- (a) Meat packing plants, not including slaughtering or rendering of animals.
 - (b) Cemeteries, crematories, and mausoleums.
 - (c) Brewery, distillery, or winery.
 - (d) Acid and abrasives manufacturing.
 - (e) Fertilizer production, organic or inorganic.
 - (f) Paints and varnishes manufacturing and incidental storage.
 - (g) Airports.
 - (h) Poultry and egg processing.
 - (i) Drive-in theaters.
 - (j) Lumber yards.

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- (k) Fabrication of manufactured housing and mobilehomes.
 - (l) Fabrication of metal buildings.
 - (m) Vehicles, aircraft, boats and parts manufacture.
 - (n) Railroad equipment.
 - (o) Travel trailers and recreational vehicles manufacture.
 - (p) Vehicle storage and impoundment.
 - (q) Trailer and boat storage.
 - (r) Railroad yards and stations.
 - (s) Building movers storage yard.
 - (t) Mini storage facilities for the general public.
 - (u) Warehousing and distribution.
 - (v) Cold storage plant.
 - (w) Contractor storage yards.
 - (x) Truck and trailer sales and rental.
 - (y) Mobilehome sales lots.
 - (z) Recycling collection facilities.
 - (aa) Paper storage and recycling, not within a building.
 - (bb) Concrete batch plants and asphalt plants.
 - (cc) Recycling processing facilities.
 - (dd) Recycling of wood, metal and construction wastes.
 - (ee) Disposal service operations, not including transfer stations.
 - (ff) Drying, freighting and trucking operations.
 - (gg) Natural gas storage, above-ground.
 - (hh) Petroleum and bulk fuel storage, above-ground, pursuant to Chapter 5.65.
 - (ii) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) provided a valid surface mining permit has been granted pursuant to Chapter 5.65.
- (4) A conditional use permit required for the uses listed in subsection (3)(j)—(ii) of this section shall not be granted unless the applicant demonstrates that the proposed use meets the general welfare standard articulated in Section 9.240.280(4) and meets all of the following additional findings:
- (a) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
 - (b) The proposed use will not impact traffic on local or collector streets.
 - (c) The proposed use is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities.

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- (d) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
 - (5) Development agreement. Notwithstanding any other provision, the requirement of a conditional use permit in subsection (3)(j)—(ii) of this section shall not apply to any property for which a development agreement has been adopted by the City Council.
 - (6) Prospective application. No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, including properties which have received discretionary or ministerial approvals issued by the County of Riverside or City of Jurupa Valley which are still in effect, as of the effective date of Ordinance No. 2012-10.
 - (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
 - (8) Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (1), (2) and (3) of this section do not include sex-oriented businesses.
 - (9) Any use that is not specifically listed in subsections (2) and (3) of this section may be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
 - (10) Warehousing and shipping uses are prohibited as primary uses where they conflict with the Mira Loma Warehouse policy identified as Planning Department Policy Directive 12-01.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § 1(B), 11-1-2012; Ord. No. 2017-09, § 7B., 9-21-2017; Ord. No. 2021-09, § 4, 4-15-2021)

Sec. 9.148.030. Planned industrial developments.

Planned industrial developments are permitted provided a land division has been approved pursuant to Title 7.

Sec. 9.148.040. Development standards.

The following development standards shall apply in the M-SC Zone.

- (1) *Lot size.* The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.
- (2) *Setbacks.*
 - (a) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five (25) feet from the property line.
 - (b) Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in subsection (1) of this section, there is no minimum setback.
 - (c) Where the front, side, or rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet from the property line.

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- (d) Within the exception of those portions of the setback area for which landscaping is required by subsection (5) of this section, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in subsection (1) of this section, may also be used for loading docks.
- (3) *Height requirements.* The height of structures, including buildings, shall be as follows:
- (a) Structures shall not exceed forty (40) feet at the yard setback line.
 - (b) Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.
 - (c) Structures other than buildings shall not exceed fifty (50) feet unless a height up to one hundred and five (105) feet is approved pursuant to Section 9.240.370.
 - (d) Broadcasting antennas shall not exceed fifty (50) feet unless a greater height is approved pursuant to Section 9.240.370.
- (4) *Masonry wall.* Prior to occupancy of any industrial use permitted in this chapter, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the Hearing Officer or body.
- (5) *Landscaping.*
- (a) A minimum of ten (10) percent of the site proposed for development shall be landscaped and irrigated.
 - (b) A minimum ten (10) foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.
 - (c) A minimum twenty (20) foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the Hearing Officer or body. However, in no case shall said landscaping be less than ten (10) feet wide excluding curbing.
- (6) *Parking areas.* Parking areas shall be provided as required by Section 9.240.120.
- (7) *Trash collection areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- (8) *Outside storage and service areas.* Outside storage and service areas shall be screened by structures or landscaping.
- (9) *Utilities.* Utilities shall be installed underground except electrical lines rated at thirty-three (33) kV or greater.
- (10) *Mechanical equipment.* Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- (11) *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

Sec. 9.148.050. Exceptions to development standards.

The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the site development permit or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

(Ord. No. 2012-02, § 1, 6-7-2012)

Sec. 9.148.060. Manufacturing site development permit.

Applications for a site development permit shall be made pursuant to the provisions of Section 9.240.330 and in addition to the requirements of that section, the application shall contain:

- (1) A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

(Ord. No. 2012-02, § 1, 6-7-2012)

CHAPTER 9.120. C-T ZONE (TOURIST COMMERCIAL)

Sec. 9.120.010. Uses permitted.

- A. The following uses are permitted, provided approval of a site development permit shall first have been obtained pursuant to the provisions of Section 9.240.330:
- (1) Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (2) Automobile sales, truck sales, new and used.
 - (3) Restaurants, drive-in restaurants, bars.
 - (4) Curio shops, gift shops.
 - (5) Sign, on-site advertising.
 - (6) Hotels, motels.
 - (7) Dwelling, bed and breakfast.
 - (8) Churches, temples and other places of religious worship.
 - (9) Child day care center.
- B. The uses listed in subsection A. of this section do not include sex-oriented businesses.
- C. The following uses are permitted, provided a conditional use permit has been granted pursuant to the provisions of Section 9.240.280:
- (1) Motor sports raceways.
- D. No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- E. It is the intent of the City Council that a legally established pre-existing land use of an occupied property shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency with the 2017 General Plan. Any pre-existing use certified pursuant to Section [9.240.080] that is not specifically listed in subsection A. shall be considered a permitted or conditionally permitted use the same as provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14[A2] adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.

(Ord. No. 2017-09 , § 8B., 9-21-2017; Ord. No. 2020-17 , §§ 4, 5, 11-5-2020)

Sec. 9.120.020. Development standards.

The following shall be the standards of development in the C-T Zone, unless a lot is to be developed to a hotel or motel use. If a lot is to be developed to a hotel or motel use, it shall meet all the requirements of Section 9.80.030 (R-3 Zone).

- (1) The minimum lot area shall be ten thousand (10,000) square feet, unless a different minimum is specifically required in a particular area. More than one use shall be permitted on a lot.
- (2) If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there is no side or rear yard requirement for buildings which do not exceed thirty-five (35) feet in height, but there shall be a minimum nineteen (19) foot front yard setback. For all other lots, the minimum front, side and rear yards shall be ten (10) feet for buildings which do not exceed thirty-five (35) feet in height. On all lots, any portion of a building which exceeds thirty-five (35) feet in height shall be set back from the front, rear and side lot lines not less than two (2) feet for each foot by which the height exceeds thirty-five (35) feet. The front setback shall be measured from the existing street line or the future street line as shown on an adopted specific plan for the street. The rear setback shall be measured from the rear lot line or any recorded alley or easement unless the rear line adjoins a street in which case it shall be measured as required for a front setback. Each side setback shall be measured from the side lot line or from the existing street line or any future street line as shown on an adopted specific plan for the street.
- (3) All buildings and structures shall not exceed fifty (50) feet in height, unless a height up to seventy-five (75) feet is specifically permitted under the provisions of Section 9.240.370.
- (4) Automobile storage space shall be provided as required by Section 9.240.120. Not less than five (5) percent of the parking area shall be landscaped. No planting area shall be less than five (5) feet wide at any point.
- (5) Trash areas shall be screened with an opaque six (6) foot high fence or wall and shall have an opaque gate.

CHAPTER 9.175. A-1 ZONE (LIGHT AGRICULTURE)

Sec. 9.175.010. Scope.

The provisions of this chapter shall apply in all A-1 Zones.

Sec. 9.175.020. Uses permitted.

A. The following uses shall be permitted:

- (1) One (1) family dwellings.
- (2) Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.
- (3) Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.
- (4) The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five (5) animals per acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four (4) weeks in any six (6) month period. The provisions of this subsection apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.
- (5) Farms for rabbits, fish, frogs, chinchilla, or other small animals (excluding crowing fowl).
- (6) Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in subsection (A)(4) of this section.
- (7) The noncommercial raising of hogs, not to exceed five (5) animals; provided, however, that the total number of animals permitted on parcels of less than one (1) acre shall not exceed two (2) animals except that no animals shall be permitted on lots of less than twenty thousand (20,000) square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See Chapter 6.50 regarding hog ranches.)
- (8) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Community Development Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

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- (9) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Section 9.240.120, except that no paving shall be required.
 - (10) A sign, single or double faced, not exceeding twelve (12) square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
 - (11) Public parks and playgrounds, golf courses with standard length fairways, and country clubs.
 - (12) Home occupations.
 - (13) The keeping or raising of not more than twelve (12) mature female crowing fowl on lots or parcels between twenty thousand (20,000) square feet and thirty-nine thousand, nine hundred and ninety-nine (39,999) square feet or not more than fifty (50) mature female crowing fowl and ten (10) mature male crowing fowl on lots of forty thousand (40,000) square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than twenty (20) feet from any property line and not less than fifty (50) feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
 - (14) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
 - (15) Mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) is a permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Chapter 5.65, which has not been revoked or suspended.
 - (16) The noncommercial raising of not more than five (5) miniature pigs on lots of not less than twenty thousand (20,000) square feet, subject to the following conditions:
 - (a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Riverside County Department of Animal Services.
 - (b) Any miniature pig kept or maintained on a lot with a use permitted under Section 9.175.020(A)(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.
 - (c) No miniature pig may weigh more than two hundred (200) pounds.
 - (d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.
 - (e) The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.
 - (17) Outside storage of materials, such as irrigation equipment and farming machinery, is allowed provided the materials are used in conjunction with a farm. Otherwise, the amount of outside storage of materials is limited to one hundred (100) square feet with a maximum height of three (3) feet on parcels less than one-half ($\frac{1}{2}$) acre and two hundred (200) square feet with a maximum height of three (3) feet for parcels of one-half ($\frac{1}{2}$) acre or more.

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- B. The following uses are permitted subject to the approval of a site development permit pursuant to Section 9.240.330. The site development permit approval may include conditions requiring fencing and landscaping of the parcel to assure that the use is compatible with the surrounding area.
- (1) Fraternal lodge halls, including grange halls.
 - (2) Churches, temples, or other structures used primarily for religious worship.
 - (3) Private schools.
 - (4) Libraries.
 - (5) Public utility facilities.
 - (6) A permanent stand for the display and sale of the agriculture product of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
 - (7) An additional one (1) family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten (10) acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one (1) family residence provided that:
 - (a) The dwellings are not rented or held out for lease.
 - (b) The dwellings are located not less than fifty (50) feet from any property line.
 - (c) The dwellings are screened from view from the front property line by shrubs or trees.
 - (d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Riverside County of Department Environmental Health, the City Building and Safety Division and state law.
 - (e) The number of dwellings for employees shall not exceed four (4) per established farming operation.
 - (8) Beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.
 - (9) Real estate offices, including temporary real estate tract offices, located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.
 - (10) Winery and appurtenant and incidental uses with established on-site vineyard.
 - (11) Feed and grain sales.
 - (12) Child day care center.
- C. The following uses are permitted, provided a conditional use permit is granted:
- (1) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) and Chapter 5.65.
 - (2) Community auction and sales yards.
 - (3) Farm labor camp.
 - (4) Packaged dry fertilizer storage, not including processing.
 - (5) Menageries.
 - (6) Oil production, not including refining or processing.

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- (7) Mink farms.
 - (8) Commercial stables and riding academies.
 - (9) Commercial breeding operations.
 - (10) Mobilehome parks, developed pursuant to Section 9.260.020.
- D. Any use that is not specifically listed in subsections A. and B. of this section may be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- E. Subject to the provisions of Section 9.240.300, the number of mature crowing fowl may be increased up to fifty (50) percent over each (male and female) of the permitted numbers.
- (Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2021-09 , § 4, 4-15-2021)

Sec. 9.175.030. Development standards.

- A. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of one hundred (100) feet and a minimum average lot depth of one hundred and fifty (150) feet, unless larger minimum lot area and dimensions are specified for a particular area or use.
- B. Minimum yard requirements shall be twenty (20) feet front yard, five (5) feet side yard, and ten (10) feet rear yard.
- C. One (1) family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building exceed seventy-five (75) feet in height or any other structure exceed one hundred and five (105) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- D. Animals on existing lots less than one hundred (100) feet in width. If the average lot width of an existing lot is less than one hundred (100) feet, animals shall be kept a minimum of one hundred (100) feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than twenty (20) feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.
- E. Automobile storage space shall be provided as required by Section 9.240.120.

CHAPTER 9.65. R-A ZONE (RESIDENTIAL AGRICULTURAL)

Sec. 9.65.010. Scope.

The provisions of this chapter shall apply in all R-A Zones.

Sec. 9.65.020. Uses permitted.

A. The following uses are permitted:

- (1) One (1) family dwellings.
- (2) Field crops, and vegetables gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two (2) square feet in size pertaining to the sale of products.
- (3) Home occupations.
- (4) Planned residential developments, provided a land division is approved pursuant to the provisions of Title 7 and the development standards in Section 9.240.060 or 9.240.070.
- (5) The noncommercial keeping of horses, cattle, sheep and goats on lots or parcels over twenty thousand (20,000) square feet in area and one hundred (100) feet in width, provided they are kept, fed and maintained not less than fifty (50) feet from any residence existing at the time such use is established. Two (2) such animals may be kept on each twenty thousand (20,000) square feet up to one acre and two (2) such animals for each additional acre.
- (6) Poultry, crowing fowl and rabbits for the use of the occupants of the premises only. All poultry, crowing fowl and rabbits shall be kept in an enclosed area, located not less than twenty (20) feet from any property line and not less than fifty (50) feet from any residence existing at the time such use is established.
- (7) Wholesale nurseries, greenhouses, orchard, aviaries, apiaries (subject to Chapter 6.20), the raising of field crops and tree crops, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale; the drying, packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products where such drying, packing or processing is primarily in conjunction with a farming operation and provided the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.
- (8) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Community Development Director. Affidavit forms are available at the Planning Department and may be filed free of charge.
- (9) The raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl), provided that all such uses are kept and maintained in an enclosed area, located not less than twenty (20) feet from any property line and at least fifty (50) feet from any residence existing at the time such use is established.
- (10) A temporary stand, not exceeding two hundred (200) square feet in area, used exclusively for the sale of products grown on the premises, and a sign, not to exceed six (6) square feet, advertising the sale of

the product. Off-street parking shall be as required in Section 9.240.120, except than no paving shall be required.

- (11) Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in subsection (A)(5) of this section.
- (12) One mobilehome, as a principal residence only; provided:
 - (a) The minimum lot size shall be two and one-half (2½) acres;
 - (b) The mobilehome shall have a floor area of not less than seven hundred and fifty (750) square feet;
 - (c) The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt which shall be securely fastened to the mobilehome in a manner which ensures that the skirting is rigid and not movable. The skirting shall be the same material and color as the siding on the mobilehome although other materials may be used if they are weather-resistant;
 - (d) The location of the mobilehome, sanitary facilities and utilities shall conform with all of the requirements of the Riverside County Department of Environmental Health, City Building and Safety Division and state law.
- (13) The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than thirty (30) days in any six (6) month period for each parcel.
- (14) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- (15) An additional one (1) family mobilehome, excluding the principal dwelling, shall be allowed for each ten (10) acres being farmed. The additional mobilehomes shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one (1) family residence; provided:
 - (a) The mobilehome shall have a floor area of not less than seven hundred and fifty (750) square feet;
 - (b) The mobilehome is not rented or held out for lease;
 - (c) The mobilehome is located not less than fifty (50) feet from any property line;
 - (d) The mobilehome is screened from view from the front property line by shrubs or trees and has a sprinkler system installed to ensure the proper maintenance of plant materials;
 - (e) The number of dwellings for employees shall not exceed two (2) per established farming operation;
 - (f) The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the Riverside County Department of Environmental Health, City Building and Safety Division and state law.
- (16) The keeping or raising of not more than twelve (12) mature female crowing fowl on lots or parcels between twenty thousand (20,000) square feet and thirty-nine thousand, nine hundred and ninety-nine (39,999) square feet or not more than fifty (50) mature female crowing fowl, and ten (10) mature male crowing fowl on lots of forty thousand (40,000) square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than twenty (20)

feet from any property line and not less than fifty (50) feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

- (17) The outside storage of materials on improved lots or parcels of one-half (½) acre to one (1) acre, provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet, and on improved lots or parcels of one acre or more, provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.
- B. The following uses are permitted provided a site development permit has been approved pursuant to the provisions of Section 9.240.330:
 - (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area;
 - (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event;
 - (3) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
 - (4) Child day care center.
 - C. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:
 - (1) Mobilehome parks, developed pursuant to Section 9.260.030.
 - D. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 9.240.310: Churches, temples and other places of religious worship.
 - E. Subject to the provisions of Section 9.240.300, the number of mature crowing fowl may be increased up to fifty (50) percent over each (male and female) of the permitted numbers.
 - F. Any use that is not specifically listed in subsections (B), (C) and (D) of this section may be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

(Ord. No. 2021-09 , § 4, 4-15-2021)

Sec. 9.65.030. Building height limit.

One (1) family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building exceed seventy-five (75) feet in height or any other structure exceed one hundred and five (105) feet in height, unless a variance is approved pursuant to Section 9.240.270.

Sec. 9.65.040. Required lot area and dimensions.

Minimum lot size of twenty-thousand (20,000) square feet, with minimum width of one hundred (100) feet and a minimum depth of one hundred and fifty (150) feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than twenty thousand (20,000) square feet.

Sec. 9.65.050. Front yard required.

The front yard shall not be less than twenty (20) feet, measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

Sec. 9.65.060. Automobile storage space.

Automobile storage space shall be provided as required by Section 9.240.120.

CHAPTER 9.125. C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL)

Sec. 9.125.010. Scope.

The provisions of this chapter shall apply in all C-P-S Zones.

Sec. 9.125.020. Uses permitted.

- A. The following uses are permitted only in enclosed buildings with not more than two hundred (200) square feet of outside storage or display of materials appurtenant to such use, provided a site development permit shall have been approved pursuant to the provisions of Section 9.240.330:
- (1) Ambulance services.
 - (2) Antique shops.
 - (3) Appliance stores, household.
 - (4) Art supply shops and studios.
 - (5) Auditoriums and conference rooms.
 - (6) Automobile parts and supply stores.
 - (7) Bakery goods distributors.
 - (8) Bakery shops, including baking only when incidental to retail sales on the premises.
 - (9) Banks and financial institutions.
 - (10) Barber and beauty shops.
 - (11) Bars and cocktail lounges.
 - (12) Bicycle sales and rentals.
 - (13) Billiard and pool halls.
 - (14) Blueprint and duplicating services.
 - (15) Book stores and binders.
 - (16) Bowling alleys.
 - (17) Catering services.
 - (18) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed sixteen (16) cubic feet.
 - (19) Cleaning and dyeing shops.
 - (20) Clothing stores.
 - (21) Confectionery or candy stores.
 - (22) Costume design studios.
 - (23) Dance halls.

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- (24) Delicatessens.
 - (25) Department stores.
 - (26) Drug stores.
 - (27) Dry goods stores.
 - (28) Electrical substations.
 - (29) Employment agencies.
 - (30) Escort bureaus.
 - (31) Feed and grain sales.
 - (32) Fishing and casting pools.
 - (33) Florist shops.
 - (34) Food markets and frozen food lockers.
 - (35) Gift shops.
 - (36) Hardware stores.
 - (37) Household goods sales and repair, including, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.
 - (38) Hobby shops.
 - (39) Ice cream shops.
 - (40) Ice sales, not including ice plants.
 - (41) Interior decorating shops.
 - (42) Jewelry stores with incidental repairs.
 - (43) Labor temples.
 - (44) Laboratories, film, dental, medical, research or testing.
 - (45) Laundries and laundromats.
 - (46) Leather goods stores.
 - (47) Locksmith shops.
 - (48) Mail order businesses.
 - (49) Manufacturer's agent.
 - (50) Market, food, wholesale or jobber.
 - (51) Massage parlors, Turkish baths, health centers and similar personal service establishments.
 - (52) Meat markets, not including slaughtering.
 - (53) Mimeographing and addressograph services.
 - (54) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, use for:
 - (a) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located.
 - (b) Agricultural worker employment offices for a maximum of ninety (90) days in any calendar year.

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- (c) Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one (1) mobilehome shall be allowed for a parcel of land or a shopping center complex.
- (55) Music stores.
 - (56) News stores.
 - (57) Notions or novelty stores.
 - (58) Nurseries and garden supply stores.
 - (59) Offices, business.
 - (60) One on-site operator's residence, which may be located in a commercial building.
 - (61) Paint and wall paper stores, not including paint contractors.
 - (62) Parking lots and parking structures.
 - (63) Pawn shops.
 - (64) Pet shops and pet supply shops.
 - (65) Photography shops and studios and photo engraving.
 - (66) Plumbing shops, not including plumbing contractors.
 - (67) Poultry markets, not including slaughtering or live sales.
 - (68) Printers or publishers.
 - (69) Produce markets.
 - (70) Radio and television broadcasting studios.
 - (71) Recording studios.
 - (72) Refreshment stands.
 - (73) Restaurants and other eating establishments.
 - (74) Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.
 - (75) Shoe stores and repair shops.
 - (76) Shoeshine stands.
 - (77) Signs, on-site advertising.
 - (78) Sporting goods stores.
 - (79) Stained glass assembly.
 - (80) Stationery stores.
 - (81) Stations, bus, railroad and taxi.
 - (82) Taxidermist.
 - (83) Tailor shops.
 - (84) Telephone exchanges.
 - (85) Theaters, not including drive-ins.
 - (86) Tobacco shops.

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- (87) Tourist information centers.
 - (88) Toy shops.
 - (89) Travel agencies.
 - (90) Typewriter sales and rental and incidental repairs.
 - (91) Watch repair shops.
 - (92) Wedding chapels.
 - (93) Wholesale businesses with samples on the premises, but not to include storage.
 - (94) Recycling collection facilities.
 - (95) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (96) Golf cart sales and service.
 - (97) Hotels, resort hotels and motels.
 - (98) Day care centers.
 - (99) Convenience stores, not including the sale of motor vehicle fuel.
 - (100) Churches, temples and other places of religious worship.

B. Uses permitted by conditional use permit. The following uses are permitted, provided a conditional use permit has been granted pursuant to the provisions of Section 9.240.280:

- (1) Automobile repair garages, body shops, spray painting shops.
- (2) Automobile sales and rental agencies.
- (3) Boat sales, rentals and services.
- (4) Car washes.
- (5) Drive-in theaters.
- (6) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding twenty (20) cubic feet in capacity and other similar equipment.
- (7) Heliports.
- (8) Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed ten thousand (10,000) gallons.
- (9) Mortuaries.
- (10) Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two (2) horsepower or greater.
- (11) Animal hospitals.
- (12) Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.
- (13) Tire recapping.
- (14) Tire sales and services, not including recapping.

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- (15) Trailer and boat storage.
 - (16) Travel trailers, mobilehomes and recreational vehicles sales and service.
 - (17) Truck sales and services.
 - (18) Trucks and trailers; the rental of trucks not over nineteen thousand, five hundred (19,500) pounds gross weight, with body not to exceed twenty-two (22) feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six (6) feet in width or twenty-two (22) feet in length.
 - (19) Underground bulk fuel storage.
 - (20) All uses permitted in subsection (A) of this section that have more than two hundred (200) square feet of outside storage of display of materials.
 - (21) Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.
 - (22) Convenience stores, including the sale of motor vehicle fuel.
 - (23) Liquor stores pursuant to the provisions of Section 9.240.490 (Alcoholic Beverage Sales).
- C. The uses listed in subsections A. and B. of this section do not include sex-oriented businesses.
- D. Accessory uses. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use, including, but not limited to, limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such related activity does not exceed any of the following restrictions:
- (1) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be twenty-five (25) percent.
 - (2) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five (5) horsepower.
 - (3) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than fifty (50) feet to any residential zone.
 - (4) Accessory uses shall be conducted wholly within a completely enclosed building.
- E. Any use that is not specifically listed in subsections A. and B. of this section may be considered a permitted or conditionally permitted use, provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- F. It is the intent of the City Council that a legally established pre-existing land use of an occupied property shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency with the 2017 General Plan. Any pre-existing use certified pursuant to Section [9.240.080] that is not specifically listed in subsections a. and b. shall be considered a permitted or conditionally permitted use the same as provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14[A3] adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2017-09 , § 8C., 9-21-2017; Ord. No. 2021-09 , § 4, 4-15-2021)

Sec. 9.125.030. Planned commercial development.

Planned commercial developments are permitted, provided a land division is approved pursuant to the provisions of Title 7.

Sec. 9.125.040. Development standards.

The following shall be the standards of development in the C-P-S Zones:

- (1) There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- (2) There are no yard requirements for buildings which do not exceed thirty-five (35) feet in height, except as required for specific plans. Any portion of a building which exceeds thirty-five (35) feet in height shall be set back from the front, rear and side lot lines not less than two (2) feet for each foot by which the height exceeds thirty-five (35) feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.
- (3) No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- (4) Automobile storage space shall be provided as required by Section 9.240.120.
- (5) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand, three hundred and twenty (1,320) feet.

CHAPTER 9.205. W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)

Sec. 9.205.010. Scope.

The provisions of this chapter shall apply in all W-2 Zones.

Sec. 9.205.020. Uses permitted in W-2 Zone.

- A. When the gross area of a lot is less than one (1) acre, the following uses shall be permitted:
- (1) One (1) family dwellings.
 - (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one (1) unlighted sign that does not exceed two (2) square feet in size pertaining to the sale of products.
 - (3) The noncommercial keeping of horses on lots not less than twenty thousand (20,000) square feet in area and one hundred (100) feet in width, provided they are kept not less than one hundred (100) feet from any street and twenty (20) feet from any property line. A maximum of two (2) horses per twenty thousand (20,000) square feet and, in any event, not more than four (4) horses on a lot will be permitted.
 - (4) Home occupations.
 - (5) The noncommercial raising of not more than five (5) miniature pigs on lots of not less than twenty thousand (20,000) square feet, subject to the following conditions:
 - (a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.
 - (b) Any miniature pig kept or maintained on a lot with a use permitted under subsection (A)(1) of this section shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.
 - (c) No miniature pig may weigh more than two hundred (200) pounds.
 - (d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.
 - (e) The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.
 - (6) The keeping or raising of not more than twelve (12) mature female crowing fowl on lots or parcels not less than twenty thousand (20,000) square feet for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than twenty (20) feet from any property line and not less than fifty (50) feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
 - (7) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form

describing the project must be on file with the Community Development Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

- (8) The outside storage of materials on improved lots or parcels of one-half (½) acre to one (1) acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet.

B. When the gross area of a lot is one (1) acre or greater, the following uses are permitted:

- (1) One (1) family dwellings.
- (2) Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.
- (3) Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.
- (4) The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five (5) animals per acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four (4) weeks in any six (6) month period. The provisions of this subsection apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.
- (5) Farm for rabbits, fish, frogs, chinchilla, and other small animals (excluding crowing fowl).
- (6) Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in subsection (A)(4) of this section.
- (7) The noncommercial raising of hogs, not to exceed five (5) animals; provided, however, that the total number of animals permitted on parcels of less than one (1) acre shall not exceed two (2) animals except that no animals shall be permitted on lots of less than twenty thousand (20,000) square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See Chapter 6.50 regarding hog ranches.)
- (8) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Community Development Director. Affidavit forms are available at the Planning Department and may be filed free of charge.
- (9) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Section 9.240.120, except that no paving shall be required.

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- (10) A sign, single or double faced, not exceeding twelve (12) square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
 - (11) Home occupations.
 - (12) The noncommercial raising of not more than raising of not more than (5) miniature pigs on lots of not less than twenty thousand (20,000) square feet, subject to the following conditions:
 - (a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.
 - (b) Any miniature pig kept or maintained on a lot with a use permitted under subsection (B)(1) of this section shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.
 - (c) No miniature pig may weigh more than two hundred (200) pounds.
 - (d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.
 - (e) The miniature pig must be kept in an enclosure that is no closer than thirty feet (30) from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.
 - (13) The keeping or raising of not more than fifty (50) mature female crowing fowl and ten (10) mature male crowing fowl on lots or parcels not less than one (1) acre for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than twenty (20) feet from any property line and not less than fifty (50) feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
 - (14) The outside storage of materials on improved lots or parcels of one (1) acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.
- C. The following uses shall be permitted provided approval of a site development permit shall first have been obtained pursuant to the provisions of Section 9.240.330:
- (1) Guest ranches.
 - (2) Educational institutions, libraries, museums and post offices.
 - (3) Tennis and polo clubs.
 - (4) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
 - (5) An additional one (1) family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten (10) acres being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one (1) family residence, provided that:
 - (a) The mobilehome shall have a floor area of not less than four hundred and fifty (450) square feet.
 - (b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
 - (c) The dwellings are located not less than fifty (50) feet from any property line.
 - (d) The dwellings are screened from view from the front property line by shrubs or trees.

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- (e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Riverside County Department of Environmental Health, City Building and Safety Division and state law.
 - (f) The number of dwellings for employees shall not exceed four (4) per established farming operation.
 - (6) Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 9.240.330(1)(c).
 - (7) Churches, temples and other places of religious worship.
 - (8) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.
 - (9) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.
 - (10) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
 - (11) Child day care center.
- D. The following uses are permitted provided a conditional use permit has been granted:
- (1) Airport or landing field.
 - (2) A mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) and Chapter 5.65.
 - (3) Cemetery, pet or human.
 - (4) Commercial fairgrounds and exhibitions.
 - (5) Drive-in theaters.
 - (6) Dune buggy parks.
 - (7) Fruit and vegetable packing plants and similar uses.
 - (8) Hog ranches, subject to the provisions of Chapter 6.50.
 - (9) Hunting clubs.
 - (10) Lumber mill.
 - (11) Lumber production of a commercial nature, including commercial logging or commercial development of timber.
 - (12) The manufacture of:
 - (a) Brick, tile or terra-cotta;
 - (b) Cement and cement products;
 - (c) Gypsum; and
 - (d) Lime or lime products.
 - (13) Menageries.
 - (14) Migrant agricultural worker mobilehome parks.
 - (15) Mobilehome parks, developed pursuant to Section 9.260.030.
 - (16) Pen fed cattle operations, livestock sales yards, livestock auction yards, and dairy farms.

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- (17) Race tracks, including, but not limited to, contests between automobiles, horse, go-carts, and motorcycles, but not including contests between human beings only.
 - (18) Recreational vehicle parks.
 - (19) Rifle, pistol, skeet, or trapshooting ranges.
 - (20) Rodeo arenas.
 - (21) Trail bike parks.
 - (22) Trailer and boat storage.
 - (23) Commercial stables and riding academies.
 - (24) Recreational lakes.
 - (25) Disposal service operations.
 - (26) Auction houses and yards.
 - (27) Printers, publishers, film studios, or recording studios as accessory uses to an educational institution, church, temple or other place of religious worship.
 - (28) Extraction and bottling of well water including the incidental manufacturing of bottles solely for use in the permitted extraction and bottling operation.
 - (29) Outdoor film studios.
 - (30) Camps.
 - (31) Both large and small animal hospitals.
- E. Public utilities uses.
- (1) Structures and installations necessary to the conservation and development of water such as dams, pipe lines, water conduits, tanks, reservoirs, wells and the necessary pumping and water production facilities.
 - (2) Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipe lines and the like.
 - (3) Telephone transmission lines, telephone exchanges and offices.
 - (4) Railroads, including the necessary facilities in connection therewith.
- F. A mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) is permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Chapter 5.65 which has not been revoked or suspended.
- G. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- H. Subject to the provisions of Section 9.240.300, the number of mature crowing fowl may be increased up to fifty (50) over each (male and female) of the permitted numbers.
- (Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2021-09 , § 4, 4-15-2021)

Sec. 9.205.030. Development standards.

Where a structure is erected or a use is made in the W-2 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

- (1) One (1) family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building exceed seventy-five (75) feet in height or any other structure exceed one hundred and five (105) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- (2) Lot size shall not be less than twenty thousand (20,000) square feet, with a minimum average lot width of one hundred (100) feet and a minimum average lot depth of one hundred and fifty (150) feet, unless larger minimum lot area and dimensions are specified for a particular area or use.
- (3) Animals are not permitted on existing substandard lots that are less than twenty thousand (20,000) square feet in size.
- (4) Automobile storage space shall be provided as required by Section 9.240.120.

City of Jurupa Valley

[RETURN TO AGENDA](#)

STAFF REPORT

DATE: OCTOBER 13, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: TAMARA CAMPBELL
SUBJECT: AGENDA ITEM NO. 6.3
PUBLIC HEARING TO INITIATE AND CONSIDER CHANGE OF ZONE 21002 (CZ21002) OF APPROXIMATELY 2.06 GROSS ACRES OF REAL PROPERTY FROM C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL) TO W-2 ZONE (CONTROLLED DEVELOPMENT AREAS) AT 8931 GRANITE HILL DRIVE (APN: 173-160-024)

RECOMMENDATION

Initiate Change of Zone No. 21002 (CZ21002) and adopt Resolution No. 2021-10-13-03 recommending that the City Council approve Change of Zone No. 21002 to change the zoning of approximately 2.06 gross acres of real property located at 8931 Granite Hill Drive from C-P-S Zone (Scenic Highway Commercial) to W-2 Zone (Controlled Development Areas).

BACKGROUND

The property owner of 8931 Granite Hill Drive requested approval from the Community Development Department to construct a garage for personal use near an existing single-family dwelling. After reviewing the General Plan Land Use and Zoning maps, it was determined that the property is encumbered with split zoning, preventing approval of the garage. One portion of the site is zoned as W-2 (Controlled Development Area), but the other portion is zoned C-P-S (Scenic Highway Commercial). The General Plan establishes a land use designation of Light Industrial (LI). Exhibits A - C provide location, zoning, and General Plan information.

DISCUSSION

As illustrated above, the site has C-P-S zoning (Scenic Highway Commercial) on its western side of the property and W-2 zoning on its eastern portion of the property. The owner has requested that the City change the zoning to from C-P-S to W-2 because residential use, including residential accessory structures such as garages, are not permitted in the C-P-S zone. It is believed that the split zoning was an inadvertent error inherited by the City of Jurupa Valley from the County of Riverside.

The General Plan land use designation is currently Light Industrial (LI) which is consistent with W-2 zoning. The LI General Plan designation may not be desirable for future uses, but the City Council would be required to initiate a General Plan Amendment for any change to the Land Use designation. Staff believes that such an action would unreasonably prolong the property owner

from constructing a residential accessory structure. As an interim measure, it is recommended that the zoning be changed to correct the zoning map error.

Exhibit A. Aerial Photo of 8931 Granite Hill Drive



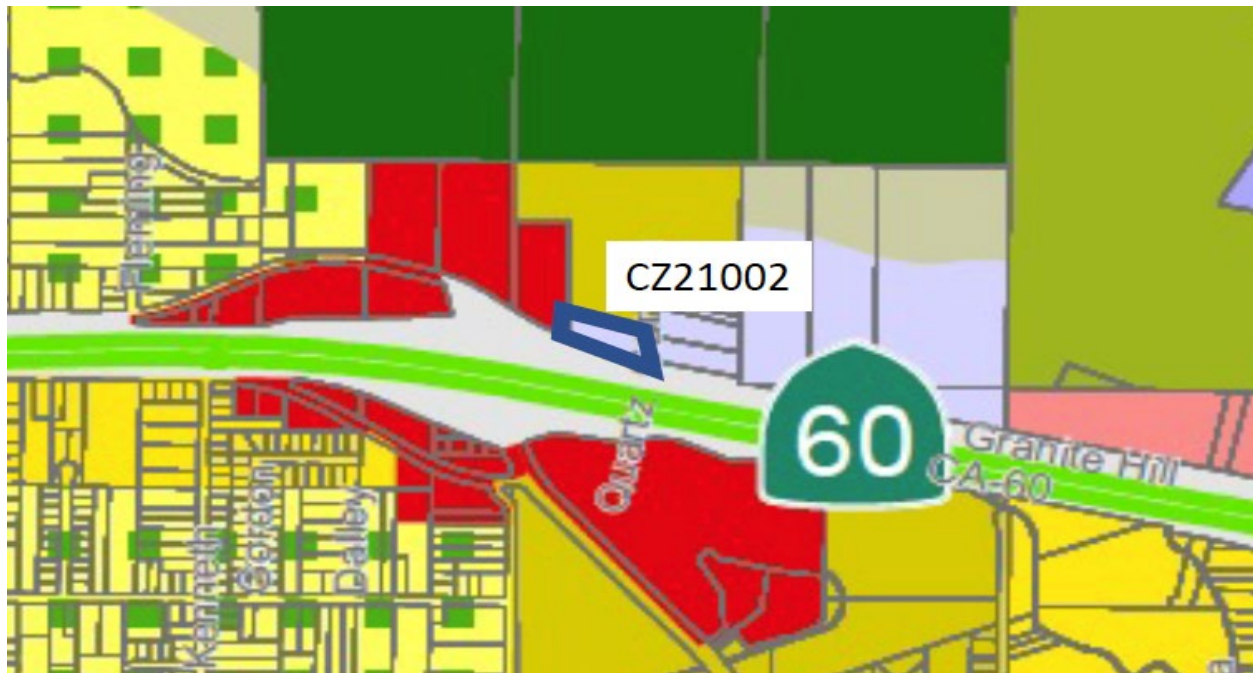
The Jurupa Valley Municipal Code allows a property owner, the Planning Commission or the City Council to initiate a change of zone. To assist the homeowner with the expeditious processing of a building permit for a garage, it is recommended that the Planning Commission initiate the change of zone as part of its action when approving the attached Resolution.

ENVIRONMENTAL DETERMINATION

The City has prepared a Previous Environmental Document Review Determination (PERD) in accordance with CEQA. Based on the PERD, all potentially significant effects (a) have been analyzed adequately in the City of Jurupa Valley, 2017 General Plan Final Environmental Impact Report State Clearinghouse No. 2016021025 (EIR), pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, nothing further is required.

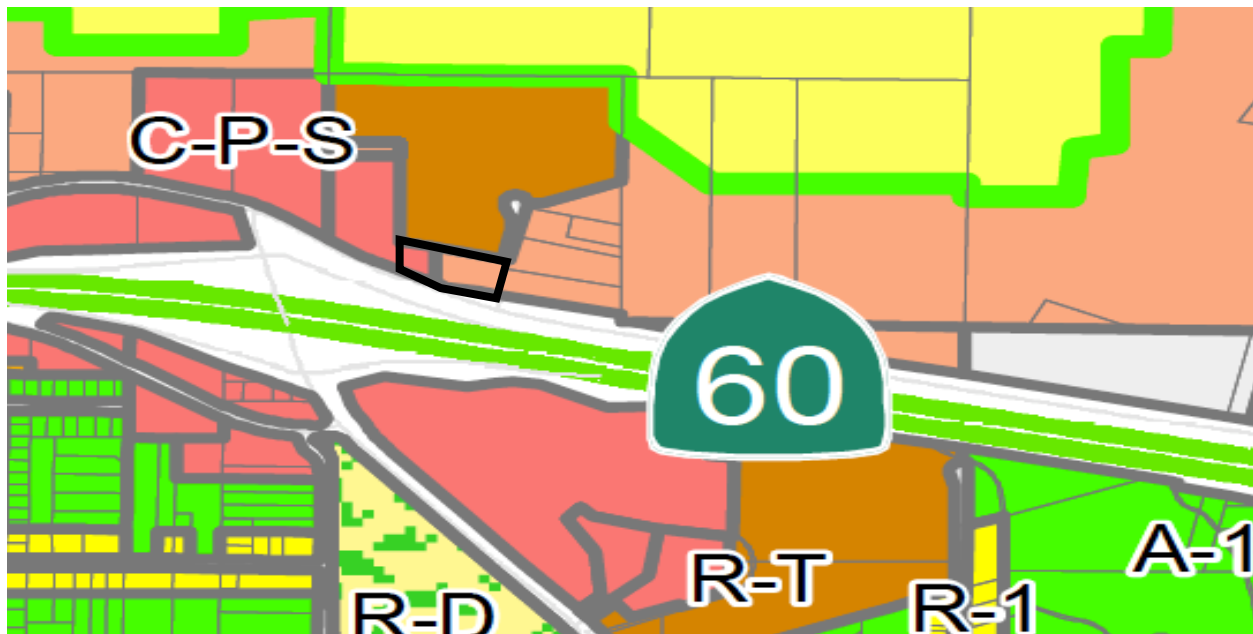
The PERD is included as Exhibit B of Attachment No. 1 to this staff report.

Exhibit B. Existing General Plan Map – 8931 Granite Hill Drive



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

Exhibit C. Existing Zoning – 8931 Granite Hill Drive



A-1	A-1-10	BP-Business Park	I-P Industrial Park	M-M-3	R-1 One Family Dwelling	R-1-20000	R-3	R-5	R-A-20	R-WC
A-1-1	A-2	C-10-P	M-H	M-GC	R-1-20	R-2	R-3-025	R-6	R-A-20000	SP ZONE
A-1-1/2	A-3-5	CN - Neighborhood Commercial	M-H-1	M-GC-5	R-1-80	R-3-3000	R-3-2500	R-A	R-D	W-1
A-1-2	A-3-10	C-O	M-H-2 1/2	N-A	R-1-100	R-3-3600	R-3-3000	R-A-1	R-E Rural Residential	W-2
A-1-4	A-3-20	C-P-S: Soaring Highway Commercial	M-H-5: Manufacturing - Heavy - 5 Acre Minimum	PUD-01	R-1-10000	R-3-6000	R-4	R-A-1/2	R-S	W-3
A-1-5	A-P	C-R	M-M: Manufacturing - Medium	PUD-02	R-1-18000	R-3-6000	R-4-4500	R-A-2 1/2	R-S-5	

RECOMMENDATION

It is recommended that the Planning Commission initiate Change of Zone No. 21002 and adopt Planning Commission Resolution No. 2021-10-13-03 recommending that the City Council approve CZ21002 and the rezoning of 2.06 gross acres of real property located at 8931 Granite Hill Drive from C-P-S Zone to W-2 Zone.

Prepared by:



Tamara Campbell
Principal Planner

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//s// *Serita Young*

Serita Young
Deputy City Attorney

ATTACHMENTS:

1. Planning Commission Resolution No. 2021-10-13-03
 - a. Exhibit A - Proposed City Council Ordinance
 - b. Exhibit B - Previous Environmental Document Review Determination (PERD)
2. Zoning Code Sections: C-P-S and W-2

RESOLUTION NO. 2021-10-13-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY INITIATING CHANGE OF ZONE NO. 21002 AND RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVE CHANGE OF ZONE NO. 21002 TO CHANGE THE ZONING CLASSIFICATION OF APPROXIMATELY 2.06 GROSS ACRES OF REAL PROPERTY LOCATED AT 8931 GRANITE HILL DRIVE (APN: 173-160-024) FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE TO CONTROLLED DEVELOPMENT AREAS (W-2) ZONE, AND MAKE FINDINGS PURSUANT TO CEQA

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

Section 1. Change of Zone.

(a) Section 9.285.010. of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter amended, and with the requirements of Title 9. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.

(b) Government Code Section 65854 provides that the planning commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040.(1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission must hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(c) Government Code Section 65855 provides that after the hearing, the planning commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, 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 shall contain the reasons for the recommendation and the relationship of the proposed amendment to 2017 General Plan. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does not reach a decision due to a tie vote, that fact must be reported to

the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed change of zone.

(d) Government Code Section 65856(a) provides that upon receipt of the recommendation of the planning commission, the legislative body must hold a public hearing. Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

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

(a) CZ No. 21002 (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 October 13, 2021, the Planning Commission of the City of Jurupa Valley initiated CZ No. 21002 and held a public hearing on CZ No. 21002, 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.**

(a) Pursuant to CEQA and the City’s local CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. City staff has also reviewed the Final Programmatic Environmental Impact Report (FEIR) for the “2017 General Plan of the City of Jurupa Valley” project certified by the City Council on September 7, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

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

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

2) All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

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

Section 4. Findings for Recommendation of Approval of Change of Zone. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that CZ No. 21002 should be adopted because the proposed change of zoning classification from Scenic Highway Commercial (C-P-S) Zone to Controlled Development Areas (W-2) Zone for approximately 2.06 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Light Industrial (LI) in that pages 6 to 16 of the Land Use Element demonstrate that W-2 zoning is consistent with Light Industrial zoning and the City is required by law to ensure logical zoning designations and regulations that provide consistent and compatible land uses.

Section 5. Initiation of Change of Zone No. 21002 and Recommendation of Approval of Change of Zone No. 21002. Pursuant to Section 9.285.010 of the Jurupa Valley Municipal Code, the Planning Commission of the City of Jurupa Valley hereby initiates Change of Zone No. 21002, as depicted in Exhibit “B” attached hereto. Further, 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 approve CZ No. 21002 to rezone 2.06 gross acres located at 8931 Granite Hill Drive (APN: 173-160-024) from Scenic Highway Commercial (C-P-S) Zone to Controlled Development Areas (W-2) Zone, as depicted in Exhibit “B” attached hereto.

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 13th day of October, 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. 2021-10-13-03 as duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 13th day of October, 2021, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

ORDINANCE NO. 2021-__

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY,
CALIFORNIA, APPROVING AN AMENDMENT TO THE
CITY OF JURUPA VALLEY OFFICIAL ZONING MAP
CHANGING THE ZONES OF APPROXIMATELY 2.06
GROSS ACRES OF REAL PROPERTY LOCATED 8931
GRANITE HILL DRIVE (APN: 173-160-024) FROM SCENIC
HIGHWAY COMMERCIAL (C-P-S) ZONE TO
CONTROLLED DEVELOPMENT AREAS (W-2) ZONE,
AND MAKING FINDINGS PURSUANT TO CEQA**

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

Section 1. Project. At the October 13, 2021 regular Planning Commission meeting, the Planning Commission initiated Change of Zone No. 21002 (CZ No. 21002) to change the zoning classification of approximately 2.06 gross acres of real property located at 8931 Granite Hill Drive (APN: 173-160-024) from Scenic Highway Commercial (C-P-S) Zone to Controlled Development Areas (W-2) Zone, as depicted in Exhibit “A” attached hereto.

Section 2. Change of Zone.

(a) The Planning Commission initiated Change of Zone No. 21002 to rezone a 2.06-acre parcel located at 8931 Granite Hill Drive (APN: 173-160-024) from Scenic Highway Commercial (C-P-S) Zone to Controlled Development Areas (W-2) Zone.

(b) Section 9.285.010. of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter amended, and with the requirements of Title 9. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.

(c) Government Code Section 65854 provides that the planning commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040.(1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(d) Government Code Section 65855 provides that after the hearing, the planning commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans, and must transmit the

recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, 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 shall contain the reasons for the recommendation and the relationship of the proposed amendment to 2017 General Plan. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council.

(e) Government Code Section 65856(a) provides that upon receipt of the recommendation of the planning commission, the legislative body must hold a public hearing. Additionally, Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(f) Government Code Section 65857 provides that the legislative body may approve, modify, or disapprove the recommendation of the planning commission; provided that any modification of the proposed ordinance or amendment by the legislative body not previously considered by the planning commission during its hearing, must first be referred to the planning commission for report and recommendation, but the planning commission shall not be required to hold a public hearing thereon. Additionally, Section 9.285.040.(5) of the Jurupa Valley Municipal Code provides that after closing the public hearing the City Council must render its decision within a reasonable time and may approve, modify, or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission must first be referred back to the Planning Commission for a report and recommendation.

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

(a) The application for CZ No. 21002 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 October 13, 2021, the Planning Commission of the City of Jurupa Valley initiated CZ No. 21002 and held a public hearing on CZ No. 21002, 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. Following a discussion of the Project the Planning Commission voted to recommend approval of CZ No. 21002 by adopting Planning Commission Resolution No. 2021-10-13-03, a Resolution of the Planning Commission of the City of Jurupa Valley Recommending that the City Council of the City of Jurupa Valley Approve Change of Zone No. 21002 to Change the Zoning Classification of Approximately 2.06 Gross Acres of Real Property Located at 8931 Granite Hill Drive (APN: 173-160-024) from Scenic Highway Commercial (C-P-S) Zone to Controlled Development Areas (W-2) Zone, and Make Findings Pursuant to CEQA.

(c) On _____, 2021, the City Council held a public hearing on CZ No. 21002, 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.

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

Section 4. California Environmental Quality Act Findings. The City Council hereby makes the following environmental findings and determinations in connection with the approval of proposed Change of Zone No. 21002:

(a) Pursuant to CEQA and the City's local CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. City staff has also reviewed the Final Programmatic Environmental Impact Report (FEIR) for the "2017 General Plan of the City of Jurupa Valley" project certified by the City Council on September 7, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts associated with the "2017 General Plan of the City of Jurupa Valley" project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

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

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

2) All potential environmental impacts associated with the "2017 General Plan of the City of Jurupa Valley" project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

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

Section 5. Findings for Approval of Change of Zone. The City Council of the City of Jurupa Valley hereby finds and determines that Change of Zone No. 21002 should be adopted because the proposed change of zoning classification from Scenic Highway Commercial (C-P-S) Zone to Controlled Development Areas (W-2) Zone for approximately 2.06 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Light Industrial (LI) in that pages 6 to 16 of the Land Use Element demonstrate that W-2 zoning is consistent with Light Industrial zoning and the City is required by law to ensure logical zoning designations and regulations that provide consistent and compatible land uses.

Section 6. Approval of Change of Zone. Based on the foregoing, the City Council of the City of Jurupa Valley hereby adopts Change of Zone No. 21002, and rezones approximately 2.06 gross acres of real property, as depicted in Exhibit “AA” attached hereto, and directs the City Manager to revise the official City of Jurupa Valley Zoning Map to designate the properties as being in these new zones.

Section 7. 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 8. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside incorporated by the City of Jurupa Valley that may in conflict with the terms of this Ordinance.

Section 9. 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 10. 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

DRAFT

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 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:

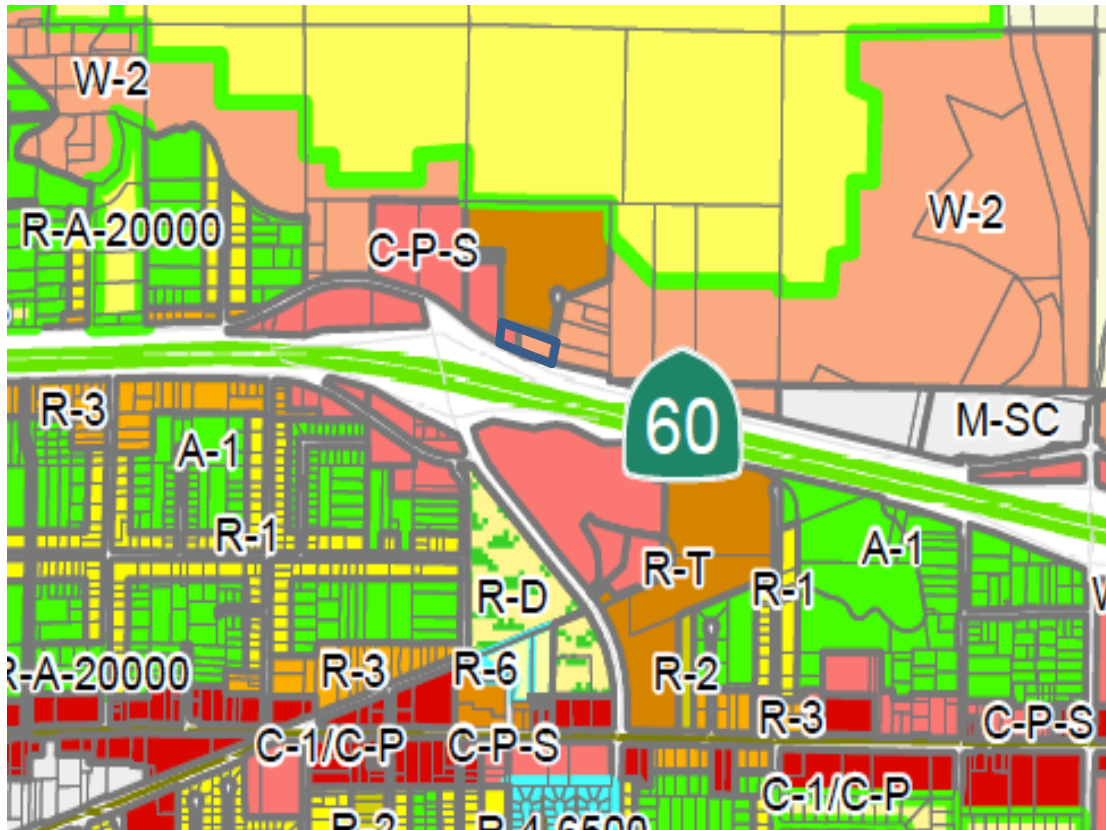
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this ____ day of _____, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

DRAFT

EXHIBIT AA
Maps of CZ21002

Existing Zoning – 8931 Granite Hill Drive
W-2 and C-P-S



Proposed Zoning – 8931 Granite Hill Drive
C-P-S and W-2 to W-2

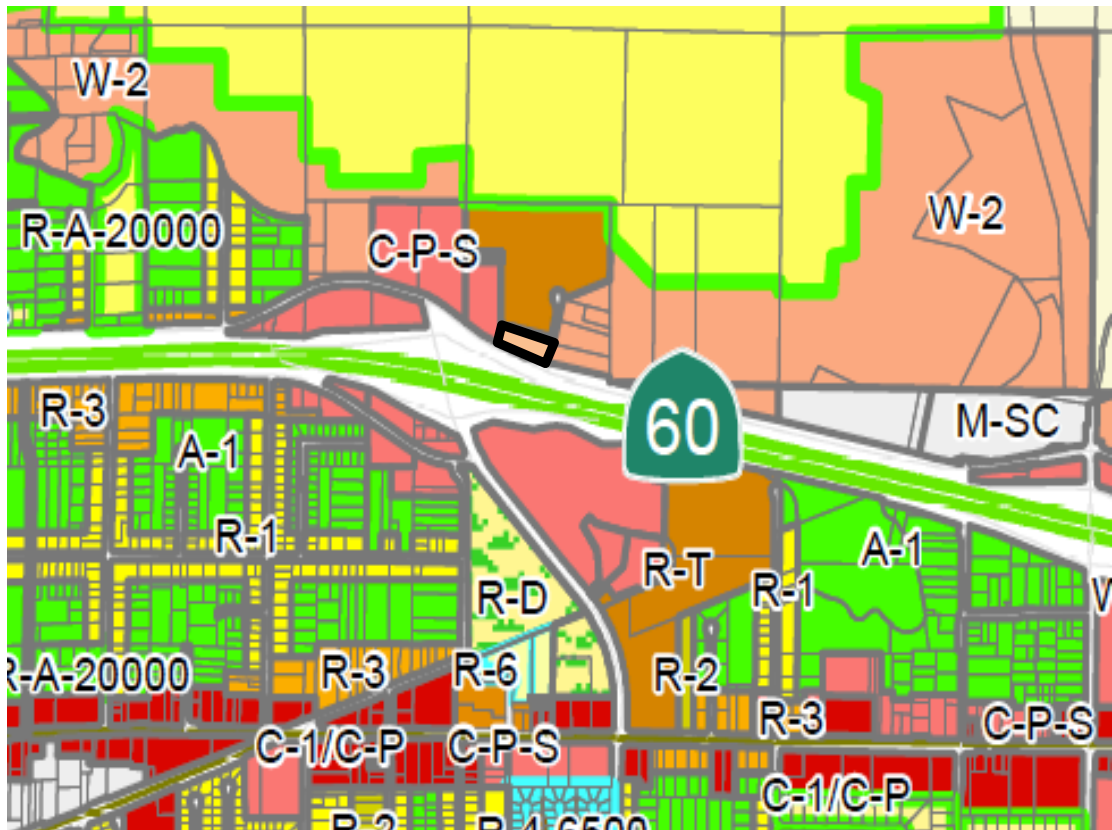


EXHIBIT B OF ATTACHMENT 1
Previous Environmental Documentation Review Determination
(PERD)

Previous Environmental Document Review Determination

8931 Granite Hill Drive
Change of Zone (CZ) No. 21002

Lead Agency



City of Jurupa Valley
8390 Limonite Avenue Jurupa Valley, CA 92509
Contact: Tamara Campbell, Principal Planner
(951) 332-6464
tcampbell@jurupavalley.org

October 4, 2021

1.0 DETERMINATION

Based on the evaluation in Section 3.0 this document, I find that although the Project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in the *City of Jurupa Valley, 2017 General Plan Final Environmental Impact Report State Clearinghouse No. 2016021025* (EIR), pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, nothing further is required.



Signature

Joe Perez, Community Development Director

Printed Name/Title

City of Jurupa Valley

Agency

October 4, 2021

Date

2.0 INTRODUCTION

2.1 Document Purpose

This document is a Previous Environmental Document Review Determination (PERD) prepared in accordance with the California Environmental Quality Act (CEQA). This PERD has been prepared to determine if Change of Zone (CZ) No. 21002 (Project) is within the scope of the analysis contained in *City of Jurupa Valley, 2017 General Plan Final Environmental Impact Report State Clearinghouse No. 2016021025* (2017 EIR) certified by the City Council on September 17, 2017, and to ensure that the Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified in the 2017 EIR.

2.2 Project Description

On September 7, 2017, the City Council adopted the 2017 General Plan as well as limited changes to the Zoning Map and Ordinance. The adoption included amendments to the General Plan Land Use Map that addressed land use issues, including providing additional commercial and residential uses and buffering residential development from industrial uses. By law, a city's zoning must be consistent with its General Plan. Many of the Land Use Map changes resulted in making the existing zoning on the affected properties inconsistent with the General Plan.

The Zone Change for 8931 Granite Hill Drive includes a single parcel that has split zoning with the western portion being in conflict with the 2017 General Plan and is described on pp. 3 below.

8931 Granite Hill Drive



CZ21002 – 8931 Granite Hill Drive

General Plan Land Use	Existing Zoning	Recommended Zoning
Light Industrial (LI)	W2 (Controlled Development Area) C-P-S (Scenic Highway Commercial)	W2 (Controlled Development Area)

The property is zoned W-2 (Controlled Development Area) and C-P-S (Scenic Highway Commercial). The spilt zoning presents a dilemma where the western portion of the property zoned as C-P-S conflicts with the General Plan Land Use designation of Light Industrial (LI). The W2 zoning on the eastern portion of the property is consistent with the LI land use designation.

3.0 ANALYSIS

3.1 Significant and Unavoidable Impacts

The Final EIR determined that the following impacts were significant and unavoidable for:

Agriculture

Conversion of Agricultural Land. Development in the City will eventually convert 2,500 acres of land currently used for agriculture to suburban land uses.

Loss of Prime Farmland. Development in the City will eventually cover over 612 acres of prime farmland and 2,077 acres of locally important farmland.

Cumulative Loss of Agriculture. The buildout of the City to rural and suburban uses will contribute to an overall decline and eventual loss of agricultural activities and resources from western Riverside County.

Air Quality

Violate Air Quality Standards. Long-term emissions from the operation of developed land uses in the future will exceed SCAQMD regional thresholds for ROC, NO_x, CO, PM₁₀, and PM_{2.5} even with the implementation of the goals, policies, and programs of the General Plan and compliance with existing air pollution regulations.

Noise

Long-term Levels Exceedance of City Noise Standards. Future development in the City will contribute additional traffic, which will cause noise levels along several major roadways to exceed City standards.

Cumulative Noise Impacts. Noise from traffic increases on local streets will contribute to cumulative noise impacts in the region as development occurs in the future.

3.2 Findings

The following sections evaluate the Project against each of the impacts described above to determine if new, increased, or unidentified significant effects will result that were not addressed in the 2017 EIR.

(1) Substantial changes are proposed in the Project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect.

Finding: Finding: The 2017 General Plan only dealt with establishing land use designations and not the zoning classifications that would be used to implement the General Plan. The Project is not making any changes to the General Plan land use designations that were not previously analyzed in the 2017 EIR. The changes to the zoning to be consistent with the General Plan do not create substantial changes, require major revisions, or involve new significant environmental impacts beyond those previously identified in the 2017 EIR

(2) Substantial changes occur with respect to the circumstances under which the Project is undertaken, which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Finding: The Project does not propose any new development to occur on the property. The change in zoning is to conform with the existing General Plan and does not require major revisions to the 2017 EIR. Therefore, the zone changes will not create new significant environmental effects or a substantial increase in the severity of previously identified significant effects identified in the 2017 EIR.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, or the Negative Declaration was adopted, shows any of the following:

(A) The Project will have one or more significant effects not discussed in the previous EIR or negative declaration.

Finding: The project site has a single-family residential unit. The site is not being used for agriculture, and as such, the Project will not result in the loss of agricultural land. None of the areas are being used for agriculture; as such, the Project will not result in the loss of agricultural land. The W-2 Zone is intended for low-density residential development with light agriculture and animal keeping allowed. Future development would be limited to accessory dwelling units and accessory-type structures. This type of development would not change the analysis for air quality and noise impacts as previously addressed in the 2017 EIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

Finding: The project site has a single-family residential unit. The site is not being used for agriculture, and as such, the Project will not result in the loss of agricultural land. None of the areas are being used for agriculture; as such, the Project will not result in the loss of agricultural land. The W-2 Zone is intended for low-density residential development with light agriculture and animal keeping allowed. Future development would be limited to accessory dwelling units and accessory-type structures. This type of development would not change the analysis for air quality and noise impacts as previously addressed in the 2017 EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would, in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the project proponents decline to adopt the mitigation measure or alternative.

Finding: Certain impacts to the environmental categories analyzed in the EIR, including cultural resources, geological resources, greenhouse gas emissions, and hydrology and water quality, were found to be potentially significant but could be mitigated to a less-than-significant level with the implementation of policies contained in the General Plan. There are no mitigation measures or alternatives that were previously found not feasible that would now be feasible through the zone change on the site. Future development on the site will be subject to the existing applicable General

Plan policies. Therefore, there are no additional mitigation measures required other than those contained in the EIR.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Finding: Certain impacts to the environmental categories analyzed in the 2017 EIR, including cultural resources, geological resources, greenhouse gas emissions, and hydrology and water quality were found to be potentially significant, but could be mitigated to a less-than-significant level with implementation of policies contained in the General Plan. Future development on any of the areas will be subject to the existing applicable 2017 General Plan policies. Therefore, there are no additional mitigation measures required than are considerably different than those contained in the 2017 EIR.

CHAPTER 9.125. C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL)

Sec. 9.125.010. Scope.

The provisions of this chapter shall apply in all C-P-S Zones.

Sec. 9.125.020. Uses permitted.

- A. The following uses are permitted only in enclosed buildings with not more than two hundred (200) square feet of outside storage or display of materials appurtenant to such use, provided a site development permit shall have been approved pursuant to the provisions of Section 9.240.330:
- (1) Ambulance services.
 - (2) Antique shops.
 - (3) Appliance stores, household.
 - (4) Art supply shops and studios.
 - (5) Auditoriums and conference rooms.
 - (6) Automobile parts and supply stores.
 - (7) Bakery goods distributors.
 - (8) Bakery shops, including baking only when incidental to retail sales on the premises.
 - (9) Banks and financial institutions.
 - (10) Barber and beauty shops.
 - (11) Bars and cocktail lounges.
 - (12) Bicycle sales and rentals.
 - (13) Billiard and pool halls.
 - (14) Blueprint and duplicating services.
 - (15) Book stores and binders.
 - (16) Bowling alleys.
 - (17) Catering services.
 - (18) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed sixteen (16) cubic feet.
 - (19) Cleaning and dyeing shops.
 - (20) Clothing stores.
 - (21) Confectionery or candy stores.
 - (22) Costume design studios.
 - (23) Dance halls.

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- (24) Delicatessens.
 - (25) Department stores.
 - (26) Drug stores.
 - (27) Dry goods stores.
 - (28) Electrical substations.
 - (29) Employment agencies.
 - (30) Escort bureaus.
 - (31) Feed and grain sales.
 - (32) Fishing and casting pools.
 - (33) Florist shops.
 - (34) Food markets and frozen food lockers.
 - (35) Gift shops.
 - (36) Hardware stores.
 - (37) Household goods sales and repair, including, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.
 - (38) Hobby shops.
 - (39) Ice cream shops.
 - (40) Ice sales, not including ice plants.
 - (41) Interior decorating shops.
 - (42) Jewelry stores with incidental repairs.
 - (43) Labor temples.
 - (44) Laboratories, film, dental, medical, research or testing.
 - (45) Laundries and laundromats.
 - (46) Leather goods stores.
 - (47) Locksmith shops.
 - (48) Mail order businesses.
 - (49) Manufacturer's agent.
 - (50) Market, food, wholesale or jobber.
 - (51) Massage parlors, Turkish baths, health centers and similar personal service establishments.
 - (52) Meat markets, not including slaughtering.
 - (53) Mimeographing and addressograph services.
 - (54) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, use for:
 - (a) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located.
 - (b) Agricultural worker employment offices for a maximum of ninety (90) days in any calendar year.

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- (c) Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one (1) mobilehome shall be allowed for a parcel of land or a shopping center complex.
- (55) Music stores.
 - (56) News stores.
 - (57) Notions or novelty stores.
 - (58) Nurseries and garden supply stores.
 - (59) Offices, business.
 - (60) One on-site operator's residence, which may be located in a commercial building.
 - (61) Paint and wall paper stores, not including paint contractors.
 - (62) Parking lots and parking structures.
 - (63) Pawn shops.
 - (64) Pet shops and pet supply shops.
 - (65) Photography shops and studios and photo engraving.
 - (66) Plumbing shops, not including plumbing contractors.
 - (67) Poultry markets, not including slaughtering or live sales.
 - (68) Printers or publishers.
 - (69) Produce markets.
 - (70) Radio and television broadcasting studios.
 - (71) Recording studios.
 - (72) Refreshment stands.
 - (73) Restaurants and other eating establishments.
 - (74) Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.
 - (75) Shoe stores and repair shops.
 - (76) Shoeshine stands.
 - (77) Signs, on-site advertising.
 - (78) Sporting goods stores.
 - (79) Stained glass assembly.
 - (80) Stationery stores.
 - (81) Stations, bus, railroad and taxi.
 - (82) Taxidermist.
 - (83) Tailor shops.
 - (84) Telephone exchanges.
 - (85) Theaters, not including drive-ins.
 - (86) Tobacco shops.

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- (87) Tourist information centers.
 - (88) Toy shops.
 - (89) Travel agencies.
 - (90) Typewriter sales and rental and incidental repairs.
 - (91) Watch repair shops.
 - (92) Wedding chapels.
 - (93) Wholesale businesses with samples on the premises, but not to include storage.
 - (94) Recycling collection facilities.
 - (95) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (96) Golf cart sales and service.
 - (97) Hotels, resort hotels and motels.
 - (98) Day care centers.
 - (99) Convenience stores, not including the sale of motor vehicle fuel.
 - (100) Churches, temples and other places of religious worship.

B. Uses permitted by conditional use permit. The following uses are permitted, provided a conditional use permit has been granted pursuant to the provisions of Section 9.240.280:

- (1) Automobile repair garages, body shops, spray painting shops.
- (2) Automobile sales and rental agencies.
- (3) Boat sales, rentals and services.
- (4) Car washes.
- (5) Drive-in theaters.
- (6) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding twenty (20) cubic feet in capacity and other similar equipment.
- (7) Heliports.
- (8) Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed ten thousand (10,000) gallons.
- (9) Mortuaries.
- (10) Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two (2) horsepower or greater.
- (11) Animal hospitals.
- (12) Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.
- (13) Tire recapping.
- (14) Tire sales and services, not including recapping.

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- (15) Trailer and boat storage.
 - (16) Travel trailers, mobilehomes and recreational vehicles sales and service.
 - (17) Truck sales and services.
 - (18) Trucks and trailers; the rental of trucks not over nineteen thousand, five hundred (19,500) pounds gross weight, with body not to exceed twenty-two (22) feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six (6) feet in width or twenty-two (22) feet in length.
 - (19) Underground bulk fuel storage.
 - (20) All uses permitted in subsection (A) of this section that have more than two hundred (200) square feet of outside storage of display of materials.
 - (21) Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.
 - (22) Convenience stores, including the sale of motor vehicle fuel.
 - (23) Liquor stores pursuant to the provisions of Section 9.240.490 (Alcoholic Beverage Sales).
- C. The uses listed in subsections A. and B. of this section do not include sex-oriented businesses.
- D. Accessory uses. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use, including, but not limited to, limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such related activity does not exceed any of the following restrictions:
- (1) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be twenty-five (25) percent.
 - (2) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five (5) horsepower.
 - (3) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than fifty (50) feet to any residential zone.
 - (4) Accessory uses shall be conducted wholly within a completely enclosed building.
- E. Any use that is not specifically listed in subsections A. and B. of this section may be considered a permitted or conditionally permitted use, provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- F. It is the intent of the City Council that a legally established pre-existing land use of an occupied property shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency with the 2017 General Plan. Any pre-existing use certified pursuant to Section [9.240.080] that is not specifically listed in subsections a. and b. shall be considered a permitted or conditionally permitted use the same as provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14[A3] adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2017-09 , § 8C., 9-21-2017; Ord. No. 2021-09 , § 4, 4-15-2021)

Sec. 9.125.030. Planned commercial development.

Planned commercial developments are permitted, provided a land division is approved pursuant to the provisions of Title 7.

Sec. 9.125.040. Development standards.

The following shall be the standards of development in the C-P-S Zones:

- (1) There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- (2) There are no yard requirements for buildings which do not exceed thirty-five (35) feet in height, except as required for specific plans. Any portion of a building which exceeds thirty-five (35) feet in height shall be set back from the front, rear and side lot lines not less than two (2) feet for each foot by which the height exceeds thirty-five (35) feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.
- (3) No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- (4) Automobile storage space shall be provided as required by Section 9.240.120.
- (5) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand, three hundred and twenty (1,320) feet.

CHAPTER 9.205. W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)

Sec. 9.205.010. Scope.

The provisions of this chapter shall apply in all W-2 Zones.

Sec. 9.205.020. Uses permitted in W-2 Zone.

- A. When the gross area of a lot is less than one (1) acre, the following uses shall be permitted:
- (1) One (1) family dwellings.
 - (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one (1) unlighted sign that does not exceed two (2) square feet in size pertaining to the sale of products.
 - (3) The noncommercial keeping of horses on lots not less than twenty thousand (20,000) square feet in area and one hundred (100) feet in width, provided they are kept not less than one hundred (100) feet from any street and twenty (20) feet from any property line. A maximum of two (2) horses per twenty thousand (20,000) square feet and, in any event, not more than four (4) horses on a lot will be permitted.
 - (4) Home occupations.
 - (5) The noncommercial raising of not more than five (5) miniature pigs on lots of not less than twenty thousand (20,000) square feet, subject to the following conditions:
 - (a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.
 - (b) Any miniature pig kept or maintained on a lot with a use permitted under subsection (A)(1) of this section shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.
 - (c) No miniature pig may weigh more than two hundred (200) pounds.
 - (d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.
 - (e) The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.
 - (6) The keeping or raising of not more than twelve (12) mature female crowing fowl on lots or parcels not less than twenty thousand (20,000) square feet for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than twenty (20) feet from any property line and not less than fifty (50) feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
 - (7) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form

describing the project must be on file with the Community Development Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

- (8) The outside storage of materials on improved lots or parcels of one-half (½) acre to one (1) acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet.

B. When the gross area of a lot is one (1) acre or greater, the following uses are permitted:

- (1) One (1) family dwellings.
- (2) Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.
- (3) Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.
- (4) The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five (5) animals per acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four (4) weeks in any six (6) month period. The provisions of this subsection apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.
- (5) Farm for rabbits, fish, frogs, chinchilla, and other small animals (excluding crowing fowl).
- (6) Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in subsection (A)(4) of this section.
- (7) The noncommercial raising of hogs, not to exceed five (5) animals; provided, however, that the total number of animals permitted on parcels of less than one (1) acre shall not exceed two (2) animals except that no animals shall be permitted on lots of less than twenty thousand (20,000) square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See Chapter 6.50 regarding hog ranches.)
- (8) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Community Development Director. Affidavit forms are available at the Planning Department and may be filed free of charge.
- (9) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Section 9.240.120, except that no paving shall be required.

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- (10) A sign, single or double faced, not exceeding twelve (12) square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
 - (11) Home occupations.
 - (12) The noncommercial raising of not more than raising of not more than (5) miniature pigs on lots of not less than twenty thousand (20,000) square feet, subject to the following conditions:
 - (a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.
 - (b) Any miniature pig kept or maintained on a lot with a use permitted under subsection (B)(1) of this section shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.
 - (c) No miniature pig may weigh more than two hundred (200) pounds.
 - (d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.
 - (e) The miniature pig must be kept in an enclosure that is no closer than thirty feet (30) from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.
 - (13) The keeping or raising of not more than fifty (50) mature female crowing fowl and ten (10) mature male crowing fowl on lots or parcels not less than one (1) acre for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than twenty (20) feet from any property line and not less than fifty (50) feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
 - (14) The outside storage of materials on improved lots or parcels of one (1) acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.
- C. The following uses shall be permitted provided approval of a site development permit shall first have been obtained pursuant to the provisions of Section 9.240.330:
- (1) Guest ranches.
 - (2) Educational institutions, libraries, museums and post offices.
 - (3) Tennis and polo clubs.
 - (4) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
 - (5) An additional one (1) family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten (10) acres being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one (1) family residence, provided that:
 - (a) The mobilehome shall have a floor area of not less than four hundred and fifty (450) square feet.
 - (b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
 - (c) The dwellings are located not less than fifty (50) feet from any property line.
 - (d) The dwellings are screened from view from the front property line by shrubs or trees.

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- (e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Riverside County Department of Environmental Health, City Building and Safety Division and state law.
 - (f) The number of dwellings for employees shall not exceed four (4) per established farming operation.
 - (6) Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 9.240.330(1)(c).
 - (7) Churches, temples and other places of religious worship.
 - (8) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.
 - (9) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period sale of two (2) years in any event.
 - (10) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
 - (11) Child day care center.
- D. The following uses are permitted provided a conditional use permit has been granted:
- (1) Airport or landing field.
 - (2) A mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) and Chapter 5.65.
 - (3) Cemetery, pet or human.
 - (4) Commercial fairgrounds and exhibitions.
 - (5) Drive-in theaters.
 - (6) Dune buggy parks.
 - (7) Fruit and vegetable packing plants and similar uses.
 - (8) Hog ranches, subject to the provisions of Chapter 6.50.
 - (9) Hunting clubs.
 - (10) Lumber mill.
 - (11) Lumber production of a commercial nature, including commercial logging or commercial development of timber.
 - (12) The manufacture of:
 - (a) Brick, tile or terra-cotta;
 - (b) Cement and cement products;
 - (c) Gypsum; and
 - (d) Lime or lime products.
 - (13) Menageries.
 - (14) Migrant agricultural worker mobilehome parks.
 - (15) Mobilehome parks, developed pursuant to Section 9.260.030.
 - (16) Pen fed cattle operations, livestock sales yards, livestock auction yards, and dairy farms.

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- (17) Race tracks, including, but not limited to, contests between automobiles, horse, go-carts, and motorcycles, but not including contests between human beings only.
 - (18) Recreational vehicle parks.
 - (19) Rifle, pistol, skeet, or trapshooting ranges.
 - (20) Rodeo arenas.
 - (21) Trail bike parks.
 - (22) Trailer and boat storage.
 - (23) Commercial stables and riding academies.
 - (24) Recreational lakes.
 - (25) Disposal service operations.
 - (26) Auction houses and yards.
 - (27) Printers, publishers, film studios, or recording studios as accessory uses to an educational institution, church, temple or other place of religious worship.
 - (28) Extraction and bottling of well water including the incidental manufacturing of bottles solely for use in the permitted extraction and bottling operation.
 - (29) Outdoor film studios.
 - (30) Camps.
 - (31) Both large and small animal hospitals.
- E. Public utilities uses.
- (1) Structures and installations necessary to the conservation and development of water such as dams, pipe lines, water conduits, tanks, reservoirs, wells and the necessary pumping and water production facilities.
 - (2) Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipe lines and the like.
 - (3) Telephone transmission lines, telephone exchanges and offices.
 - (4) Railroads, including the necessary facilities in connection therewith.
- F. A mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) is permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Chapter 5.65 which has not been revoked or suspended.
- G. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- H. Subject to the provisions of Section 9.240.300, the number of mature crowing fowl may be increased up to fifty (50) over each (male and female) of the permitted numbers.
- (Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2021-09 , § 4, 4-15-2021)

Sec. 9.205.030. Development standards.

Where a structure is erected or a use is made in the W-2 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

- (1) One (1) family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building exceed seventy-five (75) feet in height or any other structure exceed one hundred and five (105) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- (2) Lot size shall not be less than twenty thousand (20,000) square feet, with a minimum average lot width of one hundred (100) feet and a minimum average lot depth of one hundred and fifty (150) feet, unless larger minimum lot area and dimensions are specified for a particular area or use.
- (3) Animals are not permitted on existing substandard lots that are less than twenty thousand (20,000) square feet in size.
- (4) Automobile storage space shall be provided as required by Section 9.240.120.