City of Jurupa Valley

MEETING AGENDA
OF THE PLANNING COMMISSION
Wednesday December 8, 2021
Study Session 6:00 P.M.
Regular Meeting: 7:00 P.M.
City of Jurupa Valley City Hall
City Council Chambers
8930 Limonite Ave., Jurupa Valley, CA 92509

A. ***As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.***

B. ***A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary BEFORE the Chair calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.***

C. ***Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.***

D. ***As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.***

STUDY SESSION

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

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

2. Public Appearance / Comments

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

3. Commission Business – Study Session

3.1 STUDY SESSION: OVERVIEW OF CODE ENFORCEMENT DIVISION

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 Comments (30 minutes)- For Matters Not on the Agenda & Consent Calendar Items

3B. Continued Study Session (if necessary)

3.1 STUDY SESSION: OVERVIEW OF CODE ENFORCEMENT DIVISION

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- **October 27, 2021 Regular Meeting**

5.2 Summary of City Council Actions & Development Update

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

6. Public Hearings

6.1 MASTER APPLICATION (MA) NO. 20004: SITE DEVELOPMENT PERMIT (SDP) NO. 20004 AND TENTATIVE PARCEL MAP (TPM) NO. 37872

PROJECT: BRE SPACE CENTER MIRA LOMA LOGISTICS PROJECT

LOCATION: 3401 SPACE CENTER COURT (APN: 156-150-069): GENERALLY LOCATED WEST OF ETIWANDA AVENUE, NORTH OF IBERIA STREET, EAST OF SPACE CENTER COURT AND SOUTH OF VENTURE DRIVE

APPLICANT: BRE MIRA LOMA LLC

The City has prepared a Draft Environmental Impact Report, final Environmental Impact Report, findings pursuant to the California Environmental Quality Act, a statement of overriding considerations, and a mitigation monitoring and reporting program.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-12-08-01: 1) certifying an Environmental Impact Report and adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Report Program; (2) approving Site Development Permit No. 20004; and (3) approving Tentative Parcel Map No. 37872 in order to allow two industrial speculative buildings totaling 1,939,312 square feet and

retention of a 172,800 square foot industrial building on an approximately 105.58-acre project site.

6.2 MASTER APPLICATION (MA) NO. 21265: 4TH REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) NO. 36827 – SCHEDULE "A" SUBDIVISION OF 3.25-ACRE PARCEL INTO 13 SINGLE-FAMILY RESIDENTIAL LOTS

LOCATION: NORTH OF 45TH STREET, EAST OF GOLDEN WEST AVENUE AND WEST OF OPAL STREET (APN: 182-361-009)

APPLICANT: RIXON KIEN, INVESTMENT CITY, LLC

The City has prepared a Previous Environmental Document Review Determination (PERD) in accordance with CEQA and the CEQA Guidelines. The project is within the scope of a previously adopted Mitigated Negative Declaration.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-12-08-02 approving the fourth one-year Extension of Time for Tentative Tract Map (TTM) No. 36827, subject to the previously adopted Conditions of Approval.

6.3 TRADITIONAL NEIGHBORHOOD DESIGN AND DEVELOPMENT STANDARDS FOR SINGLE-FAMILY SUBDIVISIONS THAT EXCEED TWO UNITS PER ACRE

The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment have a significant effect on the environment.

RECOMMENDATION

That the Planning Commission adopt Resolution No. 2021-12-08-03 recommending that the City Council approve Zoning Code Amendment No. 20009 (ZCA20009) to create Traditional Neighborhood development standards for single-family residential subdivisions.

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 January 12, 2022 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

November 24, 2021

1. Call to Order and Roll Call

The Jurupa Valley Planning Commission meeting was called to order by the Secretary of the Planning Commission at 7:00 p.m. on November 24, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley and due to a lack of a quorum, was adjourned.

Roll Call:

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

Due to the lack of a quorum, the Secretary of the Planning Commission adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held at 7:00 pm on Wednesday, December 8, 2021.

Respectfully submitted,

_____

Joe Perez, Community Development Director
Secretary of the Planning Commission

DRAFT

RETURN TO AGENDA

STAFF REPORT

DATE: **DECEMBER 08, 2021**

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

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

SUBJECT: **AGENDA ITEM NO. 5.2**

SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

RECOMMENDATION

That the Planning Commission receive and file the development update.

CITY COUNCIL ACTIONS AT THE DECEMBER 2, 2021, MEETING

- Public Hearing – The City Council held a public hearing and adopted a Resolution initiating proceedings to amend the 2017 General Plan by updating the Housing Element, approving an addendum to a certified programmatic final environmental impact report and adopting findings pursuant to the California Environmental Impact Report and adopting the 2021-2029 (6th Cycle) Housing Element of the General Plan. The Housing Element is one of nine State-required components of every city's General Plan, and a city's primary planning document to address its housing needs for the future. California state law requires that in order for the private market to adequately address housing needs, local governments must adopt plans that provide opportunities for, and do not unduly constrain, housing development, and demonstrate how the City's share of regional growth will be accommodated for in the planning period that the Housing Element addresses.

  As Jurupa Valley continues to grow, the Housing Element will help plan for where future residents will live by updating the City's housing policies and designating space by 2021 to accommodate the City's share of regional housing allocation of 4,497 new housing units for the 2021-2029 planning period. This includes designating sites for market rate housing, and housing that is affordable to very low, low and moderate incomes. The Housing Element sets goals, policies, and programs that are implemented after the plan is adopted to achieve this objective. The Housing Element must remain consistent with the other elements of the General Plan, which was adopted in 2017. City staff will submit the 2021-2029 (6Th Cycle) Housing Element to the State Department of Housing and Community Development for Certification.

- Public Hearing – The City Council held a public hearing and approved Zone Code Amendment No. 21007 (ZCA21007) eliminating expansion or establishment of Truck Intensive Uses in various Commercial, Industrial and Manufacturing zones, initiation of a General Plan Amendment to change the land use in the following study areas: 1. Bellegrave-Van Buren 2. Belltown-Agua Mansa, 3. Pedley-Limonite, 4. Flabob Airport, 5. Sierra Avenue; Initiate a Zoning Code Amendment to the Business Prk (B-P) zone; and extend the temporary moratorium on expansion or establishment of truck intensive uses within five industrial and manufacturing areas for an additional one-year period.

  The approved Ordinance allows truck intensive uses only in the Manufacturing Heavy (M-H) zone with a Conditional Use Permit. The M-H zone is recommended because it is consistent with the General Plan's intent for these areas to "allow for intense industrial activities that may have significant impacts (noise, vibration, glare, odors) on surrounding uses." Figure 1 below shows in blue the current locations with M-H zoning in the City. This amendment, will also remove truck intensive uses as allowed uses in the I-P, M-SC, and M-M zones. Specifically, the following uses would be prohibited in I-P, M-SC, and M-M zones: 1) trucking and transport; 2) truck or semi-trailer storage yard; 3) heavy equipment sales, rental, and storage; 4) auto auctions, including all types of vehicles; 5) salvage yards; 6) contractor storage yards: and 7) any other uses reasonably determined by the Community Development Director to be truck intensive would no longer be allowed in these zones.

Figure 1 Manufacture-High (M-H) Zones

DEVELOPMENT UPDATES

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

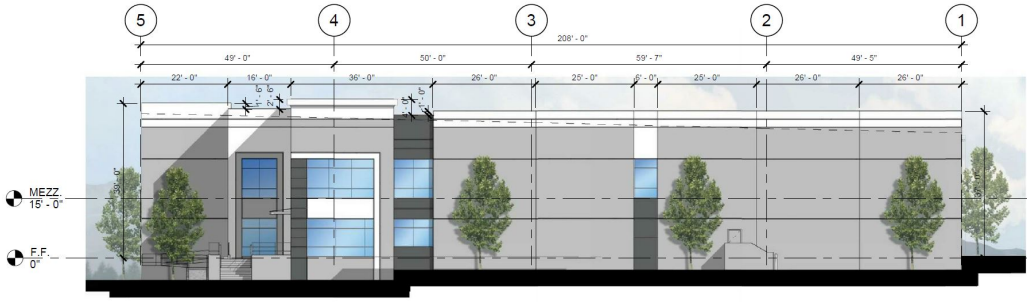
- **<u>Troy Court Industrial Project-</u>**
    - On November 30th, a Directors public hearing was held regarding the Troy Court industrial project. The project was subject to approval of a Site Development Permit (SDP) by the Community Development Director. Since this project triggered environmental review under the California Environmental Quality Act (CEQA), a noticed public hearing was held prior to me taking action on the SDP. The applicant is Davis JCR Troy Court Industrial Owner, LLC. Aside from members of the applicant's development team, there were no members of the public that attended the public hearing. The project was approved with modifications to the recommended conditions of approval.

      The site is located at the end of Troy Court, north of Van Buren Blvd., south of Galena Street and west of Felspar Street. There are industrial uses to the north, east, and west of the site. The Union Pacific Railroad line and Van Buren Blvd. are on the project's southeastern border. The site has a land use designation of Business park (BP) and the existing zoning is Manufacturing- Service Commercial (M-SC).

      The project consists of three speculative industrial buildings located at 4725, 4790, and 4795 Troy Court. The building sizes are 63,095 SF for building 1; 79,666 SF for building 2; and 48,435 SF for building 3, providing a total square footage of 191,196 SF. Total project area consists of 10.43 acres, most of which is vacant with the exception of a fire maintenance facility that will be demolished to make way for the new development.

      The project was approved with the following added/amended conditions:

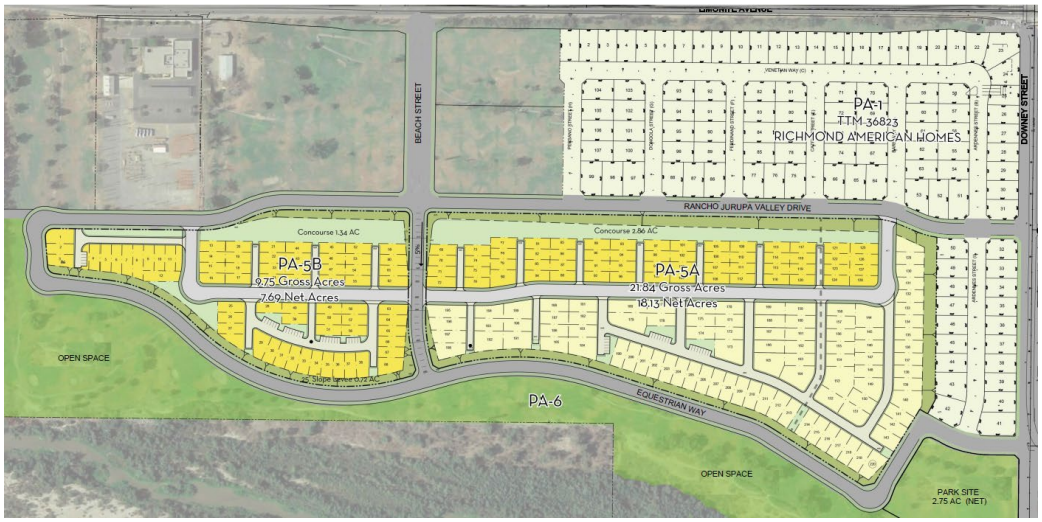
        - Enhancements of the south elevations facing Van Buren Blvd.
        - Refurbishment of the existing tubular steel fencing, located on the eastern, southern and western property lines, as needed
        - Prohibition of center swales on the site
        - Paving design enhancements to vehicle access points
        - Removal of graffiti within 24 Hours
        - Requiring Department of Environmental Health and/or Regional Water Quality Control Board clearance
        - Inclusion of E-V charging stations

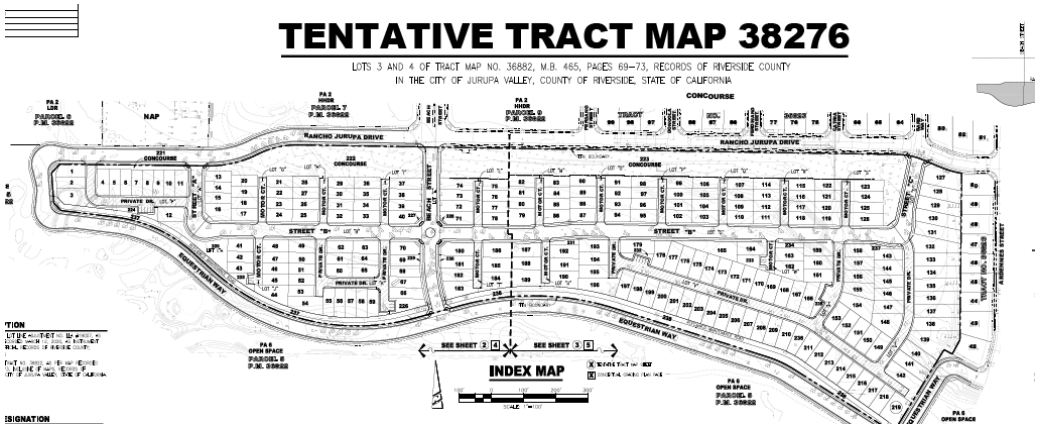


- **<u>Aldi`s Grocery Store- Coming Soon at the Vernola Marketplace</u>**
    - ALDI's will be opening a new store at the former Bed, Bath and Beyond location at the Vernola Marketplace, 6365 Pats Ranch Rd. They intend to submit tenant improvement plans by mid-February and are hoping to open in the Fall of 2022.

- **<u>Paradise Knolls- Planning Area 5</u>**
    - DR Horton has submitted an official Development Plan Application MA21313 for 219 single family subdivision at Paradise Knolls Project Planning Area 5, which is within a 107.2-acre Specific Plan area located on the southeast corner of Limonite Avenue and Downey Street, and north of the Santa Ana River. The Specific Plan includes six Planning Areas consisting of four residential neighborhoods (allowing up to 650 units), one 2.2-acre commercial/retail area, and 18.2 acres of open space. This subdivision will be part of Planning Area 5 of the site plan provided above. The development will include 219 units with a 4.23-acre concourse that will

serve as open space for the community. The lots will range from 2,754 to 3,600 square feet. A tentative tract map will also be part of the development plan.





Prepared by:

Joe Perez

Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

RETURN TO AGENDA

STAFF REPORT

DATE: **DECEMBER 8, 2021**

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

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

BY: **ROCIO LOPEZ, SENIOR PLANNER**

SUBJECT: **AGENDA ITEM NO. 6.1**

MASTER APPLICATION (MA) NO. 20004: SITE DEVELOPMENT PERMIT (SDP) NO. 20004 AND TENTATIVE PARCEL MAP (TPM) NO. 37872

PROJECT: BRE SPACE CENTER MIRA LOMA LOGISTICS PROJECT

LOCATION: 3401 SPACE CENTER COURT (APN: 156-150-069): GENERALLY LOCATED WEST OF ETIWANDA AVENUE, NORTH OF IBERIA STREET, EAST OF SPACE CENTER COURT AND SOUTH OF VENTURE DRIVE

APPLICANT: BRE SPACE MIRA LOMA LLC

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-12-08-01 to 1) certify an Environmental Impact Report and adopt a Statement of Overriding Considerations and a Mitigation Monitoring and Report Program; (2) approve Site Development Permit No. 20004; and (3) approve Tentative Parcel Map No. 37872 in order to allow two industrial speculative buildings totaling 1,939,312 square feet and retention of a 172,800 square foot industrial building on an approximately 105.58-acre project site.

PROPOSAL

The Applicant ("Applicant" or "BRE Space Mira Loma LLC") submitted an application for a Site Development Permit (SDP) and Tentative Parcel Map (TPM) for the "BRE Space Mira Loma Logistics Project" (herein referred to as "Project"). The Project consists of the following improvements on a 105.58-acre area:

1. Demolition of nine (9) existing redwood buildings totaling 1,579,500 square feet.
2. Redevelopment of the Project site with two new industrial speculative buildings ("Building 1" and "Building 2") totaling 1,939,312 square feet. No proposed use at this time.
    - Building "1" is a 1,379,287 square foot logistics building; and
    - Building "2" is a 560,025 square foot logistics building.
    - There will be an overall increase of 359,812 square-feet after the demolition of existing buildings and construction of two new buildings.

3. Building “3”, totaling 172,800 square feet, would remain on the site with no proposed changes, and would be integrated into the overall site. There is an existing warehouse distributor in Building 3.

Future uses within Buildings 1 and 2 will be subject to those uses permitted within Exhibit “C” of the 2013 Development Agreement (DA) provided as Attachment 4. After the term of the Development Agreement ends, this project site, along with the remaining 212.42 acres of land under the DA, will be subject to current code requirements.

LOCATION

The site is generally located west of Etiwanda Avenue, north of the SR-60, east of the I-15 Freeway, and south of Venture Drive. Specifically, the site is bounded by Space Center Court to the immediate east and existing industrial development to the immediate north, south, and west of the site. Mira Loma Village, a single-family residential tract, is located to the east of Etiwanda Avenue. Exhibit 1 below provides the location map of the project site and Table 1 provides the project information.

EXHIBIT 1: LOCATION MAP

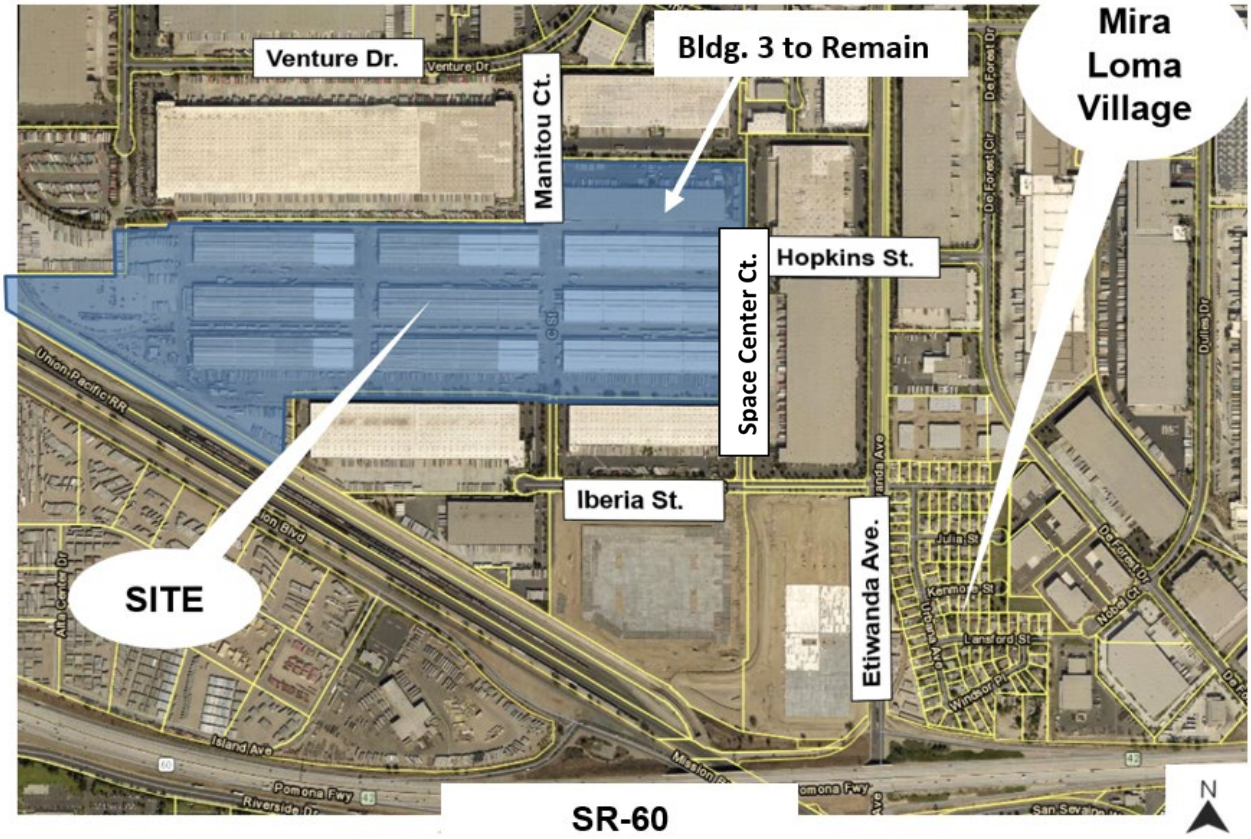


TABLE 1: PROJECT INFORMATION				
GENERAL PLAN LAND USE DESIGNATION	**GENERAL PLAN POLICY OVERLAY(S) & AREA(S)**	**ZONING**	**PROPOSAL**	**REQUIRED ENTITLEMENTS**
LI: (Light Industrial)	Mira Loma Warehouse and Distribution Center Overlay	M-M (Manufacturing-Medium)	Two (2) warehouse distribution buildings and proposed subdivision of one (1) parcel into three (3) parcels	Site Development Permit (SDP) & Tentative Parcel Map (TPM)

BACKGROUND

Development Agreement

On November 7, 2013, the City entered into a Development Agreement (DOC #2014-0223904) with Space Mira Loma, Inc., which applies to approximately 318 acres of existing industrial land as shown in Exhibit 2. Exhibit C of the Development Agreement (Attachment 4) includes a list of permitted uses for this site. Examples of the type of uses include a variety of manufacturing uses such as meatpacking, furniture manufacturing, metal fabrication, service and commercial uses, and warehouse and distribution uses.

The Development Agreement provides a long term vested right to develop or redevelop industrial buildings on the 318 acres (including the 105.58-acre project site) and provide community benefits to the City. All of the land within 318 acres is currently developed.

The agreement includes obligations for both the City and Space Center Mira Loma, Inc. Below is a summary of obligations for both City and Space Center Mira Loma, Inc.

Space Center's Obligations:

- Pay Community Benefit Contribution (CBC) fees (City can use it for any purpose that benefits the community). For this project, the applicant must pay a one-time CBC of $190,875.
- If the future use (business) is a sales tax generating use, as defined in the DA, there is no requirement for additional CBC, subject to minimum $5,000,000 per year in taxable sales. If jobs generating uses (if no sales tax), then subject to additional CBC fee of $95,437.50. If neither sales tax nor job generation applies, then subject to additional CBC fee of $190,875.

  Comply with M-M (Manufacturing-Medium) zone regulations that were in effect in 2013 with changes as shown in the DA.
- Payment of Development Impact Fees (DIF), including acquiring open space areas for wildlife and habitat preservation, estimated at $1,189,678.56 (excludes the developed 10.81 gross acres on proposed Parcel 3 with existing Building 3). This will be paid in the future.

- Meet State requirements for compliance with the California Environmental Quality Act (CEQA) by adopting an Environmental Impact Report (EIR) with project Mitigation and Monitoring Reporting Program (MMRP), which includes mitigation measures that the City determines: 1) are feasible and practical to implement, 2) are feasible and practical for the City to monitor and enforce, 3) are legal for the City to impose, 4) have an essential nexus to the Project's impacts, and 5) would result in a benefit to the physical environment.
- Meet City requirements for compliance with Environmental Justice (EJ) Element by minimizing and mitigating any potential impacts to address environmental justice through a set of comprehensive mitigation measures and project conditions to satisfy the goals, objectives and policies within the EJ Element. Mitigation measures include, but are not limited to:
    - Conditions to mitigate traffic impacts such as added street signage to enforce 8-ton truck limit and no right turn signs at Hopkins Street and Etiwanda Avenue
    - Conditions for intersection improvements and in-lieu fees for construction of public improvements
    - Condition on lease agreements to restrict trucks from turning right and going south on Etiwanda Avenue to SR-60 freeway
    - Conditions for filtering trees (such as Afghan Pines), tree size and spacing to promote cleaner air

City's Obligations:

- Allow warehouse and industrial uses included as Exhibit "C" in the Development Agreement
- Apply the land use regulations adopted and effective on or before November 7, 2013 that govern the development and use of the property
- Apply the DIF rates that were in effect at the time of the agreement.
- Apply California Environmental Quality Act (CEQA)
- Administer Environmental Justice (EJ) Element

Referral of Site Development Permit to Planning Commission

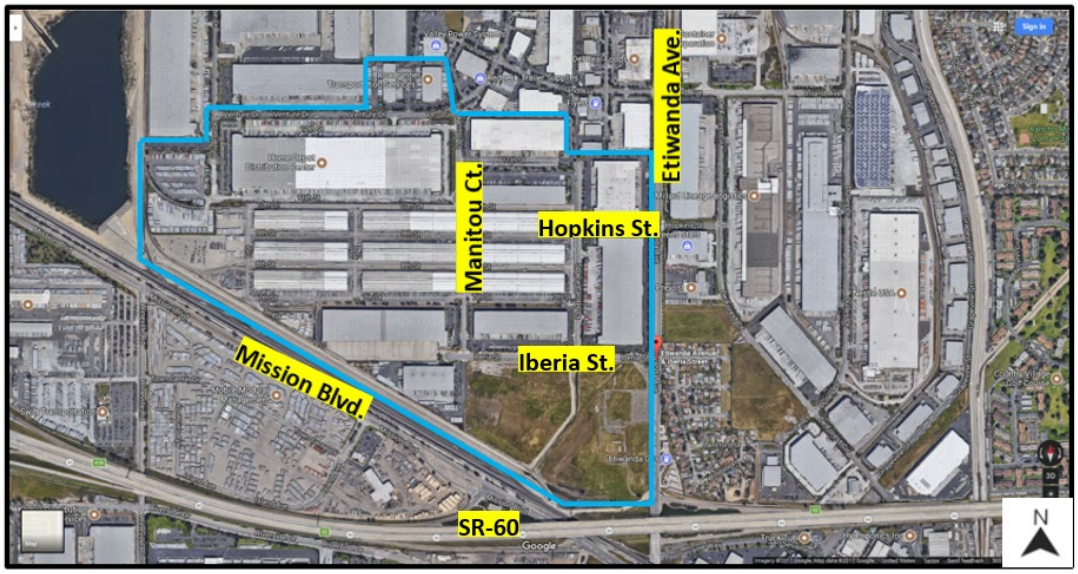
Section 9.240.330 (4)(b) assigns the Community Development Director authority to refer Site Development Permit applications to the Planning Commission if the proposed use will have a major significant impact on the community. In summary, the project is being referred to the Planning Commission for the following reasons:

- In 2011, Community Action and Environmental Justice (CCAEJ) filed a lawsuit against the County of Riverside and the developers after the County approved six industrial projects (near the Mira Loma Village) and certified the Environmental Impact Report (EIR). After City incorporation, the project sites were then in the City's jurisdiction and the City was named a party of the lawsuit. In 2013, all the parties agreed to a Consent Judgment (Case No. RIC1112063). Although the Space Center project is not part of the Consent Judgment,

the project is located west of Etiwanda Avenue near the existing Mira Loma Village residential neighborhood.

- In 2013, the City entered into a Development Agreement, which requires certain obligations of both City and the Applicant, including consistency with the Environmental Justice Element of the City's General Plan.

The Community Development Director's referral, see Attachment 5, is consistent with Section 3.1(h) "Reservation of Authority of City" of the "Space Center Development Agreement" because it is a procedural regulation relating to hearing bodies.



Planning Commission Study Session

On November 10, 2021, the Planning Commission conducted a Study Session to review, discuss, and provide feedback to staff and Applicant on their project. At the meeting, the Commission provided the following feedback to the Applicant. The Applicant's responses to the feedback are included in Attachment 6.

Traffic:

1. Requested information on truck traffic enforcement on Etiwanda Avenue
2. Provide truck route map showing truck trips to and from site
3. Research barriers to prevent trucks from exiting site and turning right on Etiwanda Avenue
4. Notify truck drivers to not make right turns on Etiwanda Avenue
5. Provide EV charging stations

Environmental:

Provide copy of comment letter received on the Draft EIR from the South Coast Air Quality Management District (AQMD).

Jobs:

1. Provide information on revenue thresholds that trigger Community Benefits Contribution
2. Criteria for full-time jobs
3. Types of jobs created
4. Describe industry averages with job automation:

   a. Job loss
   b. Fewer cars
   c. Efficiency of building

Environmental Justice Informational Study Session

On October 19, 2021, the City hosted an Informational Session for this project in compliance with the General Plan's Environmental Justice (EJ) Element. The meeting was held at 6:30 p.m. at Skyview Event Center located at 5257 Wineville Avenue, Jurupa Valley.

There were several purposes for this meeting:

- To explain the application process of the project and how citizens can participate in the whole process;
- To introduce the project and explain potential impacts; and
- To explain the California Environmental Quality Act process

City staff including a Spanish translator, were in attendance, but no one from the community attended the session, nor were there calls or correspondence received regarding this meeting.

The City mailed a 20-day bilingual notice of the information session to 1) property owners within 1,000 feet of the boundaries of the project site, 2) owners and occupants in the Mira Loma Village neighborhood, and 3) the Center for Community Action and Environmental Justice (CCAEJ). The notice and maps of the notified areas are provided as attachments to this report.

PROJECT DESCRIPTION

Site Development Permit

The Project proposes to demolish nine (9) existing redwood buildings constructed in 1942 totaling 1,579,500 square feet. The existing buildings are currently being used for general industrial operations and general merchandise warehouse and distribution. The Project entails the removal of on-site railroad spurs and redevelop the Project site with two industrial speculative buildings ("Building 1" and "Building 2") totaling 1,939,312 square feet of building area. Building 1, located on the western portion of the site, would include a 1,379,287 square foot logistics building, with 20,000 square feet allocated for mezzanine/office use. Building 2, located on the eastern portion of the site, would include a 560,025 square foot logistics building, with 20,000 square feet allocated for mezzanine/office use. Please see Exhibit 3 (site plan) and Exhibit 4 (elevations).

Building 3 (existing SF building) is located north of the proposed Building 2 and Building 3 would remain unchanged.

The allowed uses would be in accordance with the DA, which permits a variety of industrial uses. This project will provide for a variety of financial benefits and job creation incentives for the City and its residents. Vehicular access to the site would be provided via Manitou Court to the north, an extension of Manitou Court to C Street towards Iberia Street, and Space Center Court.

EXHIBIT 3: OVERALL SITE PLAN

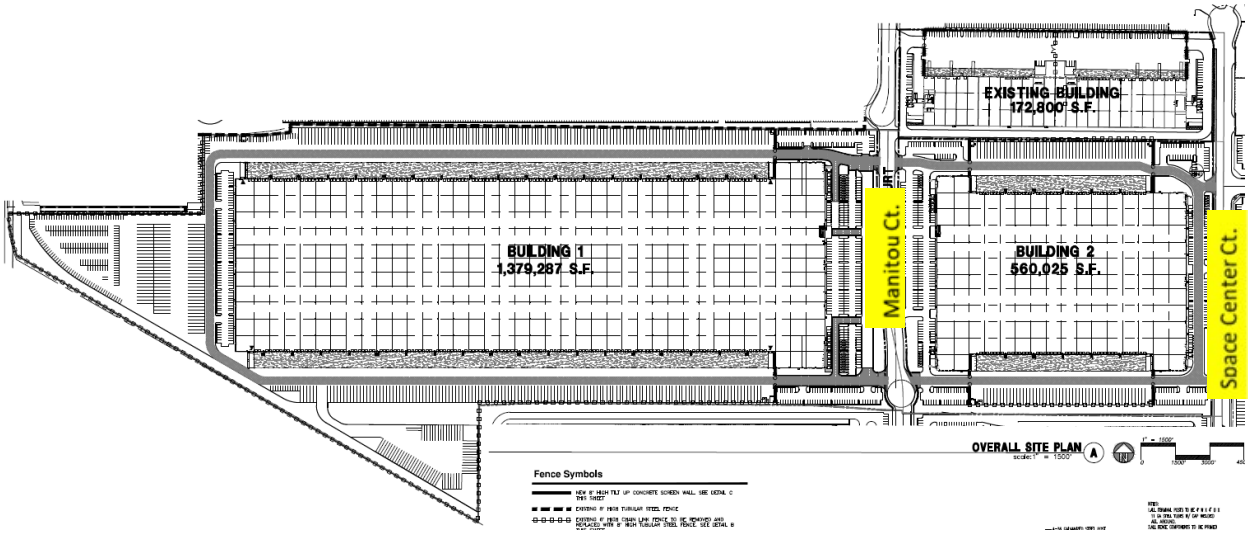


EXHIBIT 4: ELEVATIONS

Parking

Parking proposed for Building 1 would consist of approximately 638 standard parking stalls, 16 (14 accessible and 2 van accessible) parking stalls, 61 clean air vehicle parking stalls, 44 electric vehicle (EV) parking stalls, 1 van accessible EV parking stall, and 1 EV/ADA parking stall. Parking proposed for Building 2 would consist of approximately 3,340 standard parking stalls, 9 (5 accessible and 4 van accessible) ADA parking stalls, 35 clean air vehicle parking stalls, 23 electric vehicle (EV) parking stalls, 1 van accessible EV parking stall, and 1 EV/ADA parking stall. Additionally, Building 1 would include 254 loading bays and Building 2 would include 84 loading bays. Lastly, the Project would include bicycle parking stalls at the amount of 40 stalls for Building 1 and 24 stalls for Building 2. The Project exceeds the code parking requirements.

Landscaping

In addition to the parking areas described above, the Project also includes landscaped areas, hardscaping, and other exterior features. As depicted within the Conceptual Landscape Plan included within Attachment 9, a variety of trees, shrubs, vines, and accent plants are proposed along the perimeter of the proposed buildings, parking areas, and the Project site's frontage with Space Center Court.

Afghan and Canary Island Pine trees are proposed along the southern perimeter and throughout the project site, to filter air pollutants and further screen the buildings. The Project proposes a total of 418 trees and creates 48,849 square feet of parking stall shading for Building 1 and 38,394 square feet of parking stall shading for Building 2, representing 66% and 53% of shade of the parking area, respectively. The Project requires adherence with the Water Efficient Landscape Design Requirements as specified within the Municipal Code. The Project meets the code landscaping requirements.

Walls and Fencing

The Project includes the replacement of existing 6-foot high chainlink fencing around the perimeter of Buildings 1 and 2 with 8-foot high tubular steel fencing; and includes 8-foot high concrete tilt-up walls to provide additional screening of the dock doors and truck court located to the north and south sides of Buildings 1 and 2.

The existing chain-link fence and gate at the loading area of Building 3 will also be replaced with eight-foot high concrete tilt-up walls with wrought iron gate with opaque screening to conceal the loading areas, see Overall Fence plan on Sheet DAB-A1.1 of Attachment 11.

Traffic/Circulation

Since the project proposes a net increase of 359,812 square feet, the Traffic Impact Analysis calculated an increase of 2,568 net new trips per day. Of the increased trips, 334 were truck and 2,234 were passenger trips (see Exhibit 5).

The project has been designed to direct truck traffic patterns to head north from Manitou Court to Venture Drive to Philadelphia Avenue to Milliken Avenue to access the SR-60 freeway; and Etiwanda Avenue north to Jurupa Street to access the 15-freeway. In order to facilitate truck traffic circulation, the City is recommending a condition to require the installation of a traffic signal at the intersection of Philadelphia Avenue and Venture Drive.

Furthermore, there are numerous street signs located along Etiwanda Avenue, which prohibit trucks over 8-tons from traveling on Etiwanda Avenue from Philadelphia Avenue to the north, past the SR-60 freeway to the south and at the Etiwanda SR-60 freeway eastbound and westbound off ramps (see City's 8- ton truck limitation sign location map provided as Attachment 7).

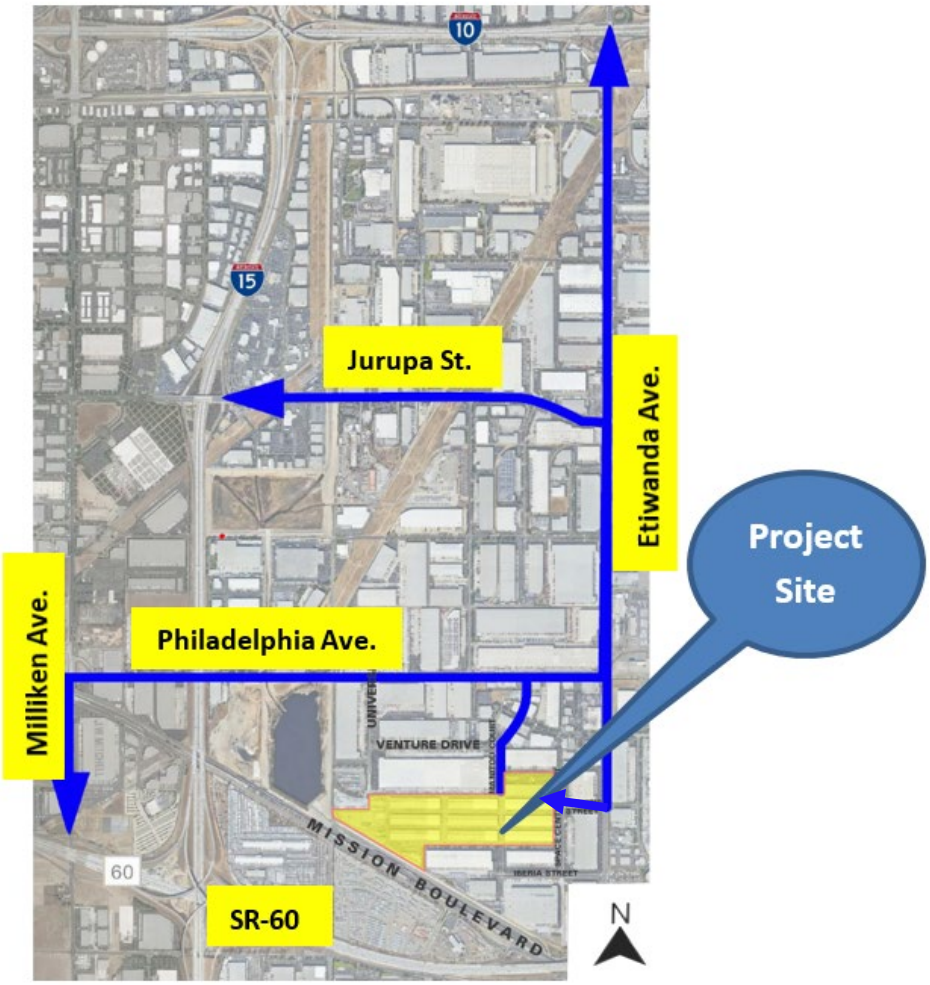
The City is recommending the following conditions to reduce truck traffic impacts on Etiwanda Avenue:

a. Modifying the intersection of Iberia Street and Etiwanda Avenue so that the curb height is increased to create a physical barrier, which will prevent trucks from turning right from Iberia Street onto Etiwanda Avenue.

b. Adding additional no right turn signs at the intersection of Hopkins Street and Etiwanda Avenue to prohibit trucks from making right turns.

c. Adding a provision to each lease on the Project site and any deed if all or a portion of the Project site is sold or conveyed requiring the lessee or owner to require occupants of the Project site to comply with the "no right turn" portion of this condition and provide for the owner of the Project site to enforce it against lessees. Applicant and any subsequent owners of the Project site shall use their best efforts to enforce this provision.

EXHIBIT 5: TRUCK TRIP DISTRIBUTION



As it pertains to traffic congestion (i.e. Level of Service or LOS) at the intersections impacted by project generated traffic, payment of a fair share to fund intersection improvements will reduce traffic congestion to some degree, but will not improve LOS because implementation of the planned intersection improvements are not funded or scheduled at this time by the cities of Fontana or Ontario. In addition, changes and/or expansions to the SR-60 Freeway are not within the jurisdiction of the City of Jurupa Valley. Rather, those improvements are planned, funded, and constructed by the State. As such, there are no further conditions of approval that can be imposed upon the Project to mitigate its small cumulative contribution to LOS impacts on segments of SR-

60 freeway under Horizon Year (2035) conditions. Caltrans has exclusive control over State highway improvements and State highway improvements are a matter of statewide control.

Architecture

Buildings 1 and 2 consist of concrete tilt-up construction, with decorative architectural focal points at the main office entrance areas. The building facades will feature reveals along all panel walls, spandrel glass and decorative metal canopies throughout focal points of all building elevations. Colors will consist of whites, a variety of greys, blue reflective glazing, and clear anodized mullions, see the Colored Elevations within Attachment 11. The roll-up doors will also be colored to match the building.

Tentative Parcel Map

Concurrent with the Site Development Permit, a Tentative Parcel Map is proposed to subdivide the existing 105.58-acre parcel into three parcels to accommodate each of the buildings: Parcel #1 – 66.89 gross acres (65.97 net acres); Parcel #2 – 27.88 gross acres (26.01 net acres); and Parcel #3 – 10.81 gross acres (10.45 net acres).

ANALYSIS

I. GENERAL PLAN

A. LIGHT INDUSTRIAL (LI)

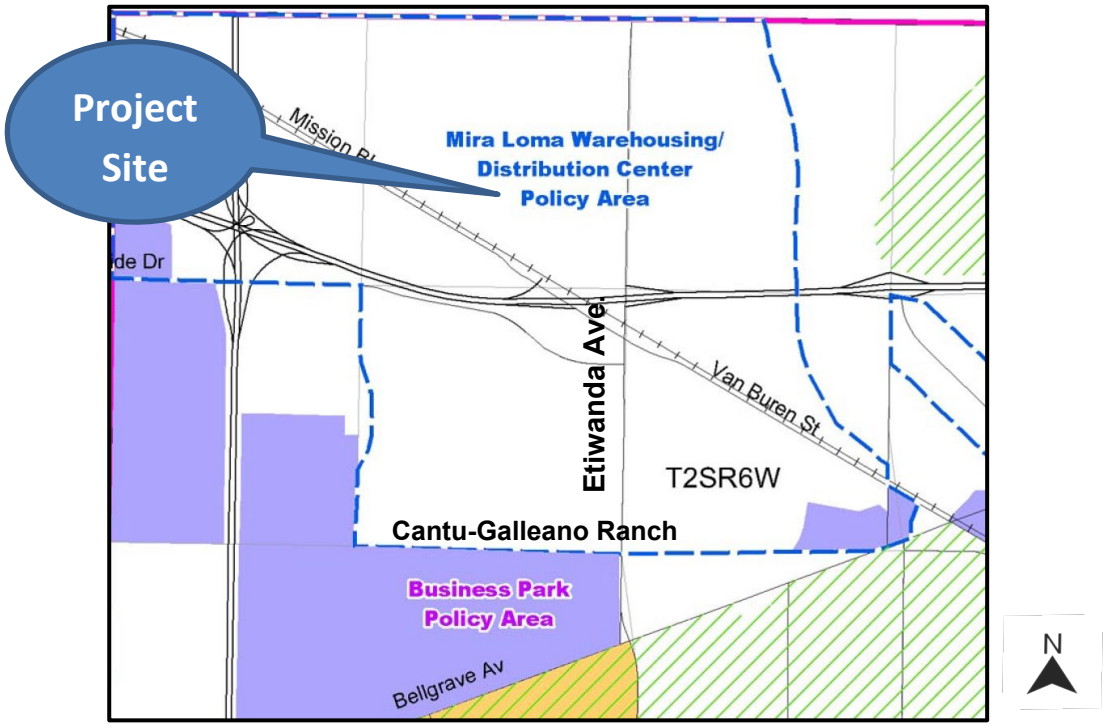
The proposed Project is consistent with the Light Industrial (LI) land use designation in that it will accommodate the development of a new industrial land use, which will provide new public improvements such as sidewalks, curb and gutter and landscaped parkways. The Project is also designed to enhance and be architecturally compatible with its surroundings and with public view corridors by providing high quality architecture, landscaping, and site improvements.

Additionally, the project is consistent with the policies within the LI land use designation and consistent with the allowed Floor Area Ratio (FAR) range of 0.25 to 0.6. Buildings 1 and 2 propose FARs of .47 & .49.

B. MIRA LOMA WAREHOUSE AND DISTRIBUTION CENTER OVERLAY (MLO)

The Project site is located within the Mira Loma Warehouse and Distribution Center Overlay (MLO). This overlay is designed to limit the locations of logistics to the MLO. The term “logistic uses” references warehouse distribution centers, intermodal transfer facilities (railroad to truck), trucking terminals, or cross-dock facilities. The existing development within this Overlay area consists primarily of large logistics warehouses with storage, loading, and shipping facilities and industrial/manufacturing properties. The area has a high concentration of commercial and industrial truck traffic, and includes some small-scale retail commercial and services. The MLO boundary is shown within Exhibit 6. The project is consistent with the General Plan Light Industrial land use designation and the Mira Loma Warehouse and Distribution Center Overlay policies.

EXHIBIT 6: MIRA LOMA WAREHOUSE AND DISTRIBUTION CENTER OVERLAY



C. ENVIRONMENTAL JUSTICE ELEMENT

In the Development Agreement and the General Plan, the City has the authority to apply the Environmental Justice (EJ) Element. The project was processed and reviewed according to the EJ Element.

The project is located near a residential community, Mira Loma Village, which is burdened by the surrounding industrial area. The residential community is located on the southeast corner of Iberia Street and Etiwanda Avenue and the proposed project is located on the west side of Space Center Court, approximately 1,350 feet from Mira Loma Village. There are approximately 103 residential units in this neighborhood. The EJ Element requires that the City create an open, meaningful, process in which a disadvantaged neighborhood can be actively involved in the planning process.

In order to create a meaningful, inclusionary process for the residents, the City held an Environmental Justice (EJ) Informational Session on October 19, 2021 and invited the property owners and occupants of the Mira Loma Village. The purpose of the meeting was to provide project specific information regarding the potential impacts of the proposed project and to answer any questions the community may have had.

The City also invited the Center for Community Action and Environmental Justice (CCAEJ), whom has a history of working with the residents of this neighborhood. The City mailed bilingual notices (English & Spanish) to both the property owners and residents (in case of tenants) to inform them of the meeting and the project (see Attachment 8). The City provided Spanish translation services at the meeting. However, no members of the

public attended the meeting, nor did the City receive any correspondence or phone calls on this Project.

The goals and policies of the Environmental Justice Element were adhered to with hosting of the EJ informational session and providing a notice regarding the information session and project. Furthermore, the notice informed the residents and tenants that the City is available to answer any questions or receive comments throughout the entitlement process.

II. ZONING CODE

Since the project site has an existing Development Agreement, warehouse and distribution uses are not subject to a Conditional Use Permit, but rather, fall within the list of permitted uses as outlined within Exhibit "C" of the Development Agreement (DA).

The Project is consistent with the M-M (Manufacturing - Medium) zone and is consistent with the Development Agreement, with the recommended Conditions of Approval. Table 2 presents the Project's compliance with the zone's development standards.

TABLE 2. M-M ZONE'S DEVELOPMENT STANDARDS		
Development Standard		**Does the Project Comply?**
Lot Size	Minimum Size: 10,000 square-feet (sf) Minimum Width: 75 feet	**Yes**, as shown on plans.
Setback	None required	**Yes.** Although none is required, both buildings are setback from Manitou Court and Space Center Court.
Height	Maximum height: 50 feet.	**Yes**, the buildings are 45.5 feet in height.
On-site Landscaping	Minimum 10% (10.5 acres) of site to be landscaped and irrigated	**Yes,** project provides for 34 combined acres of landscaping as shown on plans.
	Minimum 10-foot wide landscaped strip adjacent to street.	**Yes**. A minimum of 10 feet is provided along both Manitou Ct. and Space Center Ct.
Automobile Parking & Parking Areas	Building 1 must provide a minimum of 760 parking spaces 19 loading spaces, 39 and bike spaces. Building 2 must provide a minimum of 351 parking spaces, 11 loading spaces, and 20 bike spaces.	**Yes**, the Project meets the requirements as follows: <u>Bldg. 1</u>*:* Provided 761 parking spaces over by 1 while meeting the minimum required for loading and bicycle spaces. Bldg. 2: Exceeds the parking requirements 49 spaces and meets the minimum requirement for loading and bicycle spaces.

Development Standard		Does the Project Comply?
Trash Collection Areas	Must be screened so it is not visible from public streets	**Y**es, the trash enclosures for both Buildings 1 and 2 are located within the loading areas, and are screened from public view via an 8-foot high concrete tilt up wall, as shown on plans.
Utilities	Must be installed underground except electrical lines rated 33kV or greater.	**Yes**, it will in accordance with the code and condition.
Lighting	All lighting fixtures must be focused to prevent glare or direct illumination on streets or adjoining property	**Yes,** condition of approval will require the review and approval of photometric plan.

IV. TENTATIVE PARCEL MAP

Subdivisions are regulated by Title 7 (Subdivisions) of the Jurupa Valley Municipal Code. This project is a Schedule "E" subdivision. The proposed subdivision is consistent with Title 7 (Subdivisions) of the Municipal Code.

Dedication and Public Right-Of-Way Improvements

The existing private street, currently shown as C Street within project site, will be improved to an ultimate right-of-way width of 78 feet. As such, Manitou Court will now extend from Venture Drive to the proposed cul-de-sac at the southern end of Manitou Court, between Buildings 1 and 2 (see Exhibits 7 and 8). This area will feature a new 11-foot wide parkway on each side of the street with landscaping, sidewalk, curb, gutter, and 56-foot wide roadway.

Manitou Court, south of the subject site, Space Center Court and Hopkins Street will remain unchanged (see Exhibit 9).

EXHIBIT 7: MANITOU COURT STREET SECTION

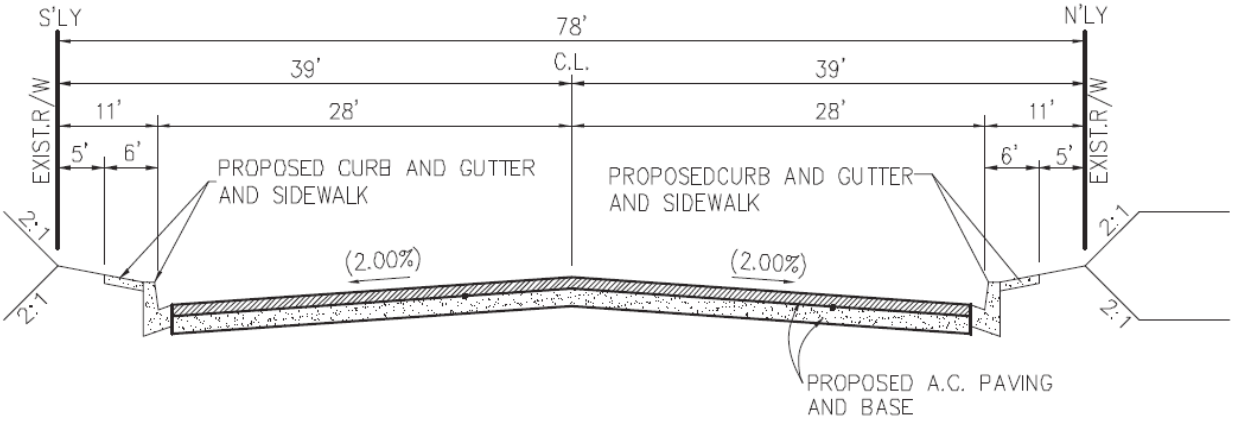


EXHIBIT 8: MANITOU COURT STREET IMPROVEMENT AREA

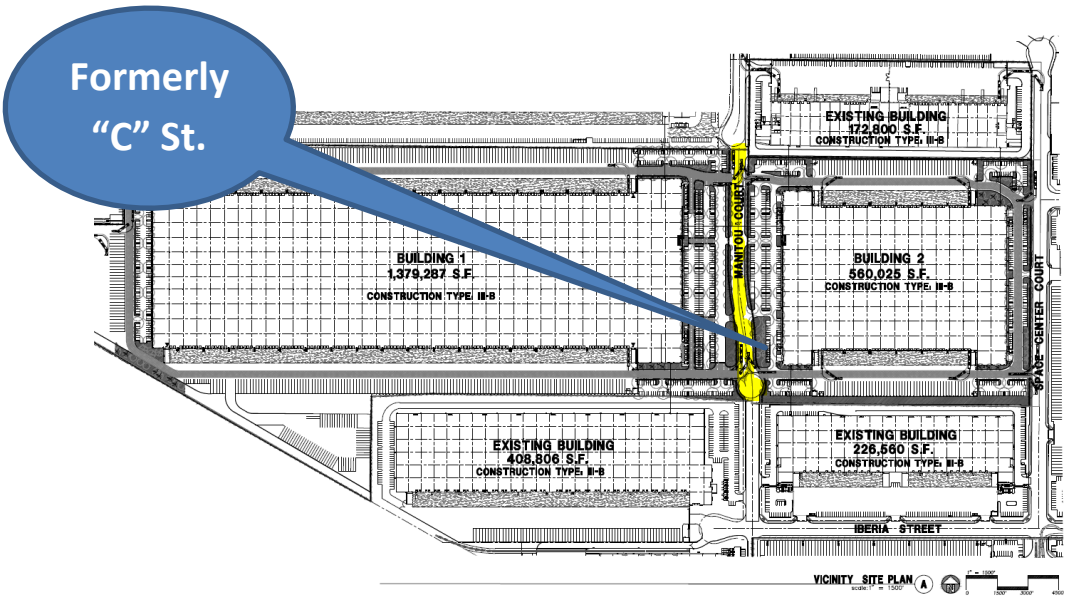
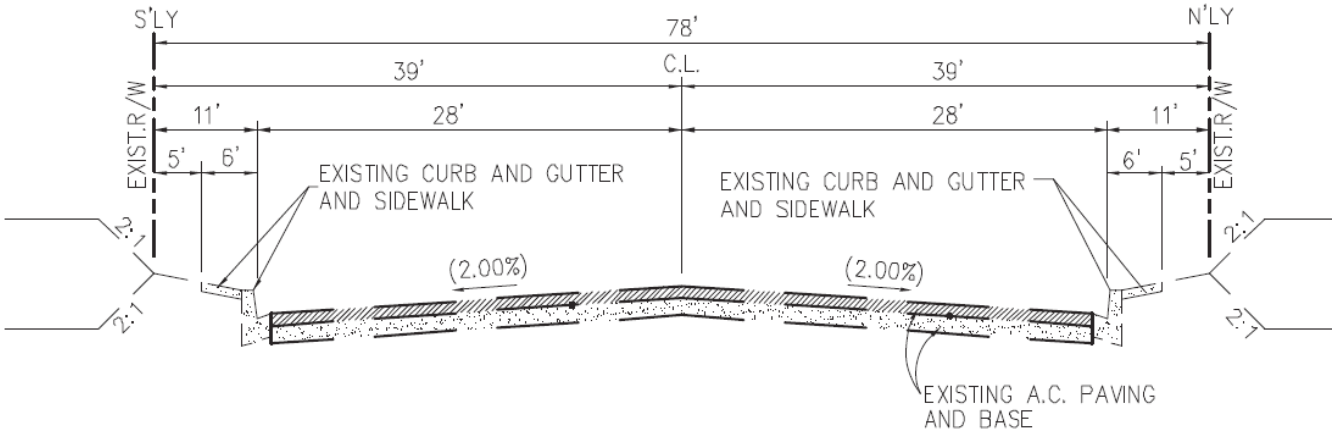


EXHIBIT 9: EXISTING STREET SECTIONS TO REMAIN

(Manitou Ct.: South of Subject Site, Space Center Ct., and Hopkins St.)



Water, Sewer and Drainage 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 10).

Water: The Project will connect to the existing 16-inch diameter water line in Space Center Court south of Hopkins Street, an existing 18-inch diameter water line in Space Center Court north of Hopkins Street, and an existing 16-inch diameter water line within an easement across the Project site.

Sewer: The Project will connect to the existing 18-inch diameter sewer line within an easement through the southern portion of subject property, an existing 8-inch diameter sewer line within an easement through the northern portion of Project site, and an existing 12-inch diameter sewer line at the southeast corner of the property on Space Center Drive.

Storm Drain: The Project will include an integrated, on-site system of underground storm drain pipes, and an underground pipe retention/infiltration system. The integrated storm water system is designed to capture on-site storm water runoff flows, convey the runoff across the site, and treat the runoff to minimize the amount of water-borne pollutants transported from the Project site. Runoff would be captured via curb and grated inlets and conveyed into an underground pipe retention/infiltration system where it will be detained and treated before discharging into the existing storm drains in "C" Street and Space Center Court, which will then flow into the Day Creek Channel.

FINDINGS FOR APPROVAL OF A SITE DEVELOPMENT PERMIT (SDP)

Per Section 9.240.330(3) Requirements for Approval, no Site Development Permit shall be approved unless it complies with the following standards:

A. "The proposed use must conform to all the requirements of the City of Jurupa Valley General Plan and with all applicable requirements of State law and the ordinance of the City of Jurupa Valley."

The Project, is consistent with the General Plan, zoning ordinance, and applicable state law. The General Plan land use designation is Light Industrial (LI) and the zoning classification is Medium-Manufacturing (M-M). It complies with all applicable development standards with the imposition of the conditions of approval.

B. "The overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of the land and to be compatible with the present and logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof."

The combination of the site design, mitigation measures of the Environmental Impact Report, and conditions of approval for this Project are designed for the protection of the public health, safety, and general welfare.

The Project is consistent with the logical development of the land. The General Plan land use designation is Light Industrial (LI) and the proposed development of two new industrial buildings is consistent with the logical development of the land.

The project addressed the necessary topographical and drainage conditions with the submitted exhibits, mitigation measures, and conditions of approval.

FINDINGS FOR APPROVAL OF TENTATIVE LAND DIVISION MAPS

Per Section 7.15.180, "A tentative map shall be denied if it does not meet all requirements of this ordinance, 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, 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 alternative easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.
8. Notwithstanding subsection (5) of this section, notwithstanding subsection (5) of this section, 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.

None of the findings for denial can be made. Tentative Parcel Map No. 37872 is consistent with the General Plan and all applicable provisions of Title 7 and the Subdivision Map Act for standards and process. Furthermore, the Engineering Department has reviewed the project for access, circulation, grading, and drainage and has recommended conditions that would require the project to comply with mandated regulations.

The land is suitable for the proposed industrial subdivision including FAR ratio. The project will not cause any substantial environmental damage or impacts to wildlife and their habitats with recommended conditions and mitigation measures. The project will not be a danger to the welfare of the general public. The project will not cause serious public health problems. Staff believes the findings have been met and recommends approval of the tentative map. An Environmental Impact Report (EIR) with Statement of Overriding Considerations (SOC) and Mitigation Monitoring and Reporting Program (MMRP) have been prepared pursuant to California Environmental Quality Act.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared for this Project, with the City acting as the Lead Agency. The EIR document includes a description of the proposed Project and evaluates the physical environmental effects that could result from Project implementation. The City determined that the scope of the EIR should cover the following fourteen subject areas: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources and Utilities, and Service Systems.

The scope was determined through the City's independent judgment, and in consideration of public comments received by the City in response to the EIR's Notice of Preparation (NOP). The environmental subject areas that could be reasonably and significantly affected by planning, constructing, and/or operating the proposed Project were analyzed, including: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources and Utilities and Service Systems.

The following provides a summary of the proposed Project's environmental impacts.

1. **Air Quality, Significant Direct and Cumulatively Considerable Impact:** The Project's operational emissions of NOX would exceed the applicable South Coast Air Quality Management District (SCAQMD) regional thresholds for operational-source emissions of NOX and would therefore contribute to the violation of an air quality standard and result in a cumulatively considerable net increase of an ozone precursor. Because the Project would exceed SCAQMD emissions thresholds, it conflicts with Consistency Criterion No. 1 of the Air Quality Management Plan (AQMP). Consistency Criterion No. 1 states that the project under consideration will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. No feasible mitigation measures exist that would reduce the Project's Nitrogen Dioxide (NOx) emissions to levels that are less than significant.
2. **Greenhouse Gas (GHG) Emissions Generation, Significant Direct and Cumulatively Considerable Impact:** Project related GHG emissions totaling 16,366.78 MTCO2e/yr would exceed the applicable SCAQMD GHG emission significance threshold of 3,000 MTCO2e/yr and would result in a cumulatively considerable impact to the environment. No feasible mitigation measures exist that would reduce the Project's GHG emissions to levels that are less than significant.
3. **Transportation, Significant Direct and Cumulatively Considerable Impact**: The base Project generated Vehicle Miles Traveled (VMT) per employee is 20.33 or 20.0% greater than the City's significance threshold of 16.94 VMT per employee and the cumulative Project generated VMT per employee is 21.33 or 26.1% greater the City's threshold of 16.91 VMT per employee. Therefore, Project-generated VMT would exceed the City's baseline VMT threshold and would result in a cumulatively considerable impact to the environment. No feasible mitigation measures exist that would reduce the Project's VMT to levels that are less than significant.

Even with implementation of the recommended Mitigation Measures, there will still be significant Project-specific impacts as noted above and as described in the EIR. Therefore, these impacts are considered significant and unavoidable and the adoption of a Statement of Overriding Considerations for these impacts will be required if the Project is approved.

It is recommended that the Planning Commission certify and adopt the EIR with Statement of Overriding Considerations (SOC) and Mitigation Monitoring and Reporting Program (MMRP) for this Project.

Public Review Period. The public comment period for the Draft EIR began on September 24, 2021, and ended at 5:00 PM on November 8, 2021. Several comments were received from various agencies and those comments and responses to those comments have been included in the Final EIR which is attached to this report. The EIR and all documents incorporated by reference are available for viewing at the City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, California 92509. The EIR is available for viewing on the City's website.

NOTICING REQUIREMENTS

The Community Development Department mailed notices to (1) property owners within 1,000 feet of the boundaries of the project site, (2) property owners and occupants in the Mira Loma Village neighborhood, and (3) the Center for Community Action and Environmental Justice (CCAEJ). The radius map of the notified area is provided as Attachment 9. Additionally, legal advertisements were published in the Press Enterprise. To date, no comments have been received.

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. 2021-12-08-01
    1. Exhibit A. Facts and Findings / Statement of Overriding Considerations
    2. Exhibit B. Mitigation Monitoring and Reporting Program
    3. Exhibit C. Conditions of Approval
2. Draft Environmental Impact Report (Available on the City's website under Development Services/Planning/Environmental Reports in the Document Center.
3. Final Environmental Impact Report (FEIR) is available on the City's website under Development Services/Planning/Environmental Reports in the Document Center.
4. Space Center Development Agreement (executed 11-7-13)
5. Community Development Director's Action: Referral of Project to Planning Commission
6. Staff's Response to Planning Commission Feedback
7. City's 8-ton Truck Limitation Sign Location Map
8. Environmental Justice Informational Outreach Flyer
9. 1,000 Foot Radius Map with Extended Areas
10. SANS 53 (dated: 11-2-21)
11. Development Plans
    a) Architectural Set
    b) Tentative Parcel Map
    c) Concept Landscape Plan
    d) Colored Elevations

ATTACHMENT NO. 1

Resolution No. 2021-12-08-01

RESOLUTION NO. 2021-12-08-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING TENTATIVE PARCEL MAP NO. 37872, AND APPROVING SITE DEVELOPMENT PERMIT NO. 20004 TO PERMIT THE CONSTRUCTION OF TWO INDUSTRIAL SPECULATIVE BUILDINGS TOTALING 1,939,312 SQUARE FEET ON APPROXIMATELY 105.58 ACRES OF REAL PROPERTY LOCATED EAST OF ETIWANDA AVENUE, NORTH OF IBERIA STREET, EAST OF SPACE CENTER COURT, AND SOUTH OF VENTURE DRIVE (APN: 156-150-069)

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

Section 1. **Project**. BRE Space Mira Loma LLC (the "Applicant") have applied for Tentative Parcel Map No. 37872 and Site Development Permit No. 20004 (collectively, Master Application No. 20004 or MA No. 20004) to permit the subdivision of approximately 105.58 acres into three (3) parcels on real property located east of Etiwanda Avenue, north of Iberia Street, east of Space Center Court, and south of Venture Drive (APN: 156-150-069) to allow the construction of two proposed industrial speculative buildings totaling 1,939,312 square feet (the "Project").

Section 2. **Tentative Parcel Map**.

(a) The Applicant is seeking approval of Tentative Parcel Map No. 37872, a Schedule "E" subdivision of an approximately 105.58 acres into three (3) parcels on real property located east of Etiwanda Avenue, north of Iberia Street, east of Space Center Court, and south of Venture Drive (APN: 156-150-069).

(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 "E" maps. Further, Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the 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 7.15.150 of the Jurupa Valley Municipal Code provides that the Planning Commission is the advisory agency authorized to directly approve, conditionally approve, or disapprove all such tentative maps.

(d) 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.

(e) Section 7.15.160 of the Jurupa Valley Municipal Code provides that all time limits specified in Title 7 of the Jurupa Valley Municipal Code for reporting and acting on tentative maps may be extended by the mutual consent of the land divider and the Planning Commission.

(f) Section 7.15.180 of the Jurupa Valley Municipal Code requires denial of a tentative parcel 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.

(g) Section 7.15.140 of the Jurupa Valley Municipal Code provides that, except as provided in Section 7.05.020.B. of the Jurupa Valley Municipal Code, the action of the Planning

Commission on a tentative map shall be final unless the final decision is appealed by the land divider or any interested party.

(h) Section 7.15.150 of the Jurupa Valley Municipal Code provides that an appeal from the decision of the Planning Commission to approve, conditionally approve, or disapprove tentative map shall be filed and processed pursuant to the provisions of Section 9.05.100 of the Jurupa Valley Municipal Code and subject to the provisions of Section 9.05.110 of the Jurupa Valley Municipal Code.

Section 3. **Site Development Permit**.

(a) The Applicant is seeking approval of Site Development Permit No. 20004 to develop approximately 105.58 acres of real property located east of Etiwanda Avenue, north of Iberia Street, east of Space Center Court, and south of Venture Drive (APN: 156-150-069) with two proposed industrial speculative buildings totaling 1,939,312 square feet (Building 1 - 1,379,287 square feet; Building 2 - 560,025).

(b) The Project is subject to that certain Space Center Development Agreement dated November 7, 2013 ("Development Agreement") between the City and Space Center Mira Loma, Inc. The Development Agreement is recorded with the County of Riverside Assessor, County Clerk & Recorder's office as Doc. # 2014-0223904. Section 3.1(c) of the Development Agreement provides that "[t]he Parties agree that the uses listed in Article XI(a) of the City's Zoning Ordinance as of the Effective Date (attached hereto as Exhibit C) are permitted and shall remain permitted uses for the Property. Notwithstanding Article XI(a) of the City's Zoning Ordinance, Developer agrees that the uses that are struck through in Exhibit C shall not be permitted uses for the Property after the Effective Date during the Term."

(c) Section 11.25.b.(1) of Article XI(a) the City's Zoning Ordinance in effect as of the effective date of the Development Agreement (i.e., December 7, 2013), and as set forth in Exhibit C to the Development Agreement, provides that certain industrial, manufacturing, service, and commercial uses are permitted on the Project site provided a site development permit has been approved pursuant to the provisions of the City's Zoning Ordinance.

(d) Section 9.240.330.(3) of the Jurupa Valley Municipal Code provides that no site development permit shall be approved unless it complies with the following standards:

1) The proposed use must conform to all the requirements of the City of Jurupa General Plan and with all applicable requirements of State law and the ordinances of the City of Jurupa Valley.

2) The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

3) All site development plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 of the Jurupa Valley Municipal Code in such a manner that each building is located on a separate legally divided parcel.

(e) Section 9.240.330(4)(d)(ii) of the Jurupa Valley Municipal Code provides that notwithstanding Sections 9.240.330(4)(a)-(c) or any other provision in Section 9.240.330 to the contrary, a Site Development Permit application which requires the approval of a land division map or is being processed concurrently with a land division map, but does not require the approval of a general plan amendment, a specific plan amendment, or a change of zone, shall be heard in accordance with the provisions of Sections 7.15.140, 7.15.150 and 7.15.160 (as described in Sections 2(c), (e), (g), and (h) of this Resolution), and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(f) Section 9.240.330(7)(b) of the Jurupa Valley Municipal Code provides that any Site Development Permit that is approved must be used within two (2) years from the effective date thereof, or within such additional time as may be specified in the conditions of approval, which shall not exceed a total of five (5) years; otherwise, the Site Development Permit shall be null and void. Notwithstanding the foregoing, if a Site Development Permit is required to be used within less than five (5) years, the applicant or his/her successor-in-interest may, prior to its expiration, request an extension of time in which to use the Site Development Permit. The term "use" means the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a site development permit shall be determined pursuant to Section 9.240.330.

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

(a) The application for MA No. 20004 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 December 8, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 20004, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

Section 5. **California Environmental Quality Act Findings and Certification of Environmental Impact Report and Adoption of Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program**. The Planning Commission of the City of Jurupa Valley hereby makes the following environmental findings and determinations in connection with the approval of the Project:

(a) The Applicant has applied for Tentative Parcel Map No. 37872 and Site Development Permit No. 20004 (collectively, Master Application No. 20004 or MA No. 20004) to permit the subdivision of approximately 105.58 acres into three (3) parcels on real property located east of Etiwanda Avenue, north of Iberia Street, east of Space Center Court, and south of Venture Drive (APN: 156-150-069) to allow the construction of two proposed industrial speculative buildings totaling 1,939,312 square feet (the "Project").

(b) The proposed Project was processed, including, but not limited to, all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq*.) ("CEQA") and the CEQA Guidelines (14. Cal. Code Regs. § 15000 *et seq*.).

(c) Pursuant to CEQA, the City is the lead agency for the proposed Project because it is the public agency with the authority and principal responsibility for reviewing, considering, and potentially approving the proposed Project. The City determined that an environmental impact report (EIR) would be required for the proposed Project and issued a Notice of Preparation (NOP) on October 30, 2020. The NOP was sent to the State Clearinghouse (SCH #2020100565), responsible agencies, trustee agencies, and interested parties and posted on the City's website on October 30, 2020. The thirty (30)-day public review period ran from October 30, 2020, to November 30, 2020 and its purpose was to receive comments and input from interested public agencies and private parties on issues to be addressed in the EIR for the proposed Project.

(d) An EIR scoping meeting was held on November 9, 2020. The scope of the Draft EIR was determined based on the NOP, comments received in response to the NOP, and technical input from environmental consultants.

(e) Thereafter, the City contracted for the independent preparation of a Draft EIR for the proposed Project, including preparation and review, as applicable, of all necessary technical studies and reports in support of the Draft EIR. The Draft EIR is on file with the City Clerk and available on the City's website at https://www.jurupavalley.org/DocumentCenter/View/1983/_BRE-Space-Center-Mira-Loma-Logistics-Project-Draft-EIR, and incorporated herein by this reference. In accordance with CEQA and the CEQA Guidelines, the City analyzed the proposed Project's potential impacts on the environment, potential mitigation, and potential alternatives to the proposed Project.

(f) Upon completion of the Draft EIR in September 2021 the City initiated a public comment period by preparing and sending a Notice of Availability (NOA) for the Draft EIR to all interested persons, agencies, and organizations; the NOA also was published in the Press Enterprise. The City also filed a Notice of Completion (NOC) with the State Office of Planning and Research. The Draft EIR was made available for a forty-five (45)-day public review period beginning September 24, 2021, and ending on November 8, 2021.

(g) Copies of the Draft EIR were sent to various public agencies, as well as to organizations and individuals requesting copies. In addition, copies of the documents have been available for public review and inspection at the Jurupa Valley City Hall and two Jurupa Valley Public Library facilities (Glen Avon Library and Louis Rubidoux Library). The DEIR was also made available for download via the City's website:

https://www.jurupavalley.org/DocumentCenter/Index/68 under the folder labeled "MA20004 BRE Space Center Mira Loma."

(h) In response to the Draft EIR, the City received several written comments from individuals and entities. In compliance with CEQA Guidelines Section 15088, the City prepared written responses to all comments that were timely received on the Draft EIR. None of the comments presented any new significant environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

(i) The Final EIR consists of the Draft EIR and all of its appendices, the comments and responses to comments on the Draft EIR, and clarifications/revisions to the Draft EIR. The Final EIR was made available to the public and to all commenting agencies at least ten (10) days prior to certification of the Final EIR, in compliance with Public Resources Code Section 21092.5(a).

(j) On December 8, 2021, the Planning Commission, at a duly noticed public hearing, considered the proposed Project and the Final EIR, at which time the City staff presented its report and interested persons had an opportunity to be heard and to present evidence regarding the proposed Project and the Final EIR.

(k) Section 15091 of the CEQA Guidelines requires that the City, before approving a project for which an EIR is required, make one or more of the following written finding(s) for each significant effect identified in the EIR accompanied by a brief explanation of the rationale for each finding:

1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; or,

2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,

3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(l) These required written findings are set forth in Exhibit "A" to this Resolution and incorporated herein by reference as if set forth in full, and are hereby adopted.

1) Environmental impacts determined during the scoping process to be less than significant and not potentially impacted by the proposed Project are described in Section 3.0 of the Findings of Exhibit "A" of the Draft EIR.

2) Environmental impacts determined in the EIR to be less than significant and not requiring mitigation are described in Section 3.0 of the Findings of Exhibit "A" of the Draft EIR.

3) Environmental impacts determined in the EIR to be less than significant with mitigation are described in Section 4.0 of the Findings of Exhibit "A" of the Draft EIR.

4) Environmental impacts that remain significant and unavoidable despite the imposition of all feasible mitigation are described in Section 5.0 of the Findings of Exhibit "A" of the Draft EIR.

5) Alternatives to the proposed Project that might eliminate or reduce significant environmental impacts are described in Section 7.0 of the Findings of Exhibit "A" of the Draft EIR.

(m) CEQA Guidelines Section 15093 requires that if a project will cause significant unavoidable adverse impacts, the City must adopt a Statement of Overriding Considerations prior to approving the project. A Statement of Overriding Considerations states that any significant adverse project effects are acceptable if expected project benefits outweigh unavoidable adverse environmental impacts. The Statement of Overriding Considerations is attached hereto as Exhibit "A," is incorporated herein by reference as if set forth in full, and is hereby adopted.

(n) CEQA Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program ("MMRP") for any project for which mitigation measures have been imposed to ensure compliance with the adopted mitigation measures. The MMRP is attached to this Resolution as Exhibit "B," is herein incorporated by reference as if set forth in full, and is hereby adopted.

(o) Prior to taking action, the Planning Commission has heard, been presented with, reviewed, and considered the information and data in the administrative record, including the Final EIR, the written and oral comments on the Draft EIR and Final EIR, responses to comments, staff reports and presentations, and all oral and written testimony presented during the public hearings on the proposed Project.

(p) Custodian of Records. The City Clerk of the City of Jurupa Valley is the custodian of records, and the documents and other materials that constitute the record of proceedings upon which this decision is based are located at the Office of the City Clerk, City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, California, 92509.

(q) Substantive Findings. The Planning Commission of the City of Jurupa Valley, California does hereby:

1) Declare that the Procedural Findings set forth in Sections 5(a)-(p) are true and correct, and hereby incorporates them herein by this reference.

2) Find that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final EIR and the proposed Project.

3) Find and declare that the Planning Commission has independently considered the administrative record before it, which is hereby incorporated by reference and

which includes the Final EIR, the written and oral comments on the Draft EIR, staff reports and responses to comments incorporated into the Final EIR, and all testimony related to environmental issues regarding the proposed Project.

4) Find and determine that the Final EIR fully analyzes and discloses the potential impacts of the proposed Project, and that those impacts have been mitigated or avoided to the extent feasible for the reasons set forth in the Findings attached as Exhibit "A" and incorporated herein by reference, with the exception of those impacts found to be significant and unmitigable as discussed therein.

5) Find and declare that the Final EIR reflects the independent judgment of the Planning Commission. The Planning Commission further finds that the additional information provided in the staff reports, in comments on the Draft EIR, the responses to comments on the Draft EIR, and the evidence presented in written and oral testimony does not constitute new information requiring recirculation of the EIR under CEQA. None of the information presented has deprived the public of a meaningful opportunity to comment upon a substantial environmental impact of the proposed Project or a feasible mitigation measure or alternative that the City has declined to implement.

6) Certify the Final EIR as being in compliance with CEQA. The Planning Commission further adopts the Findings pursuant to CEQA and the Statement of Overriding Considerations as set forth in Exhibit "A" and adopts the MMRP attached as Exhibit "B." The Planning Commission further determines that all of the findings made in this Resolution (including Exhibit "A") are based upon the information and evidence set forth in the Final EIR and upon other substantial evidence that has been presented at the hearings before the Planning Commission, and in the record of the proceedings. The Planning Commission further finds that each of the overriding benefits stated in Exhibit "A," by itself, would individually justify proceeding with the proposed Project despite any significant unavoidable impacts identified in the Final EIR or alleged in the record of proceedings.

7) The Planning Commission hereby imposes as a condition on the Project each mitigation measure specified in Exhibit "B," and directs City staff to implement and to monitor the mitigation measures as described in Exhibit "B."

8) The Planning Commission hereby directs staff to file a Notice of Determination as set forth in Public Resources Code Section 21152.

Section 6. **Findings for Approval of Tentative Parcel Map**. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that the proposed Tentative Parcel Map No. 37872 should be granted because:

(a) The proposed Tentative Parcel Map No. 37872 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. The proposed land division is consistent with the applicable a maximum FAR.

(c) The design or improvement of the proposed land division is consistent with the City's General Plan.

(d) The site of the proposed land division is physically suitable for the type of development.

(e) The site of the proposed land division is physically suitable for the proposed density of the development and the Project is consistent with the applicable a maximum FAR.

(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, with the imposition of the recommended conditions of approval and mitigation measures.

(g) The design of the proposed land division or the type of improvements is not likely to 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. The City's Engineering Department has reviewed the Project for required access, circulation, grading, and drainage and has conditioned the Project to comply with mandated regulations.

Section 7. **Findings for Approval of Site Development Permit**. The Planning Commission of the City of Jurupa Valley does hereby find and determine that Site Development Permit No. 20004 should be approved because:

(a) The two proposed industrial speculative buildings will conform to all the requirements of the City of Jurupa General Plan. The Project site has a General Plan land use designation of Light Industrial (LI). The proposed development demonstrates consistency with the General Plan and conforms to all of the applicable goals and policies within the General Plan, including those applicable to premises designated Light Industrial.

(b) The proposed use will conform to all applicable requirements of State law in that the project and process are consistent with applicable requirements.

(c) The proposed use will conform to all applicable requirements of the ordinances of the City of Jurupa Valley. The Project site is currently zoned Manufacturing-Medium (M-M). The proposed development of two industrial buildings for future warehouse and distribution use is an allowed use in the M-M Zone.

(d) The proposed overall development of the land, as demonstrated in the Site Plan, is designed for the protection of the public health, safety and general welfare of surrounding sensitive land uses by incorporating screen walls and dense landscaping and by locating loading doors towards the interior of the site, similar to adjacent industrial land uses.

(e) The proposed overall development of the land is designed to conform to the logical development of the land. The Project site has a General Plan land use designation of Light

Industrial (LI). The proposed development of two industrial speculative buildings is consistent with the logical development of land designated Light Industrial (LI).

(f) The proposed overall development of the land is designed to be compatible with the present and future logical development of the surrounding property.

(g) The proposed site development plans consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

(h) The proposed site development plans take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof in that the Project site will be graded and will drain per the City's Engineering Department's proposed conditions of approval.

(i) Together with the proposed Tentative Parcel Map No. 37872 and the recommended conditions of approval, the proposed Site Development Permit No. 20004 does not permit the construction of more than one structure on a single legally divided parcel.

Section 8. **Approval of Master Application No. 20004 with Conditions**. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves Master Application No. 20004 (Tentative Parcel Map No. 37872 and Site Development Permit No. 20004) to permit the subdivision of approximately 105.58 acres into three (3) parcels on real property located east of Etiwanda Avenue, north of Iberia Street, east of Space Center Court, and south of Venture Drive (APN: 156-150-069) to allow the construction of two proposed industrial speculative buildings totaling 1,939,312 square feet, all subject to the recommended conditions of approval attached hereto as Exhibit "C."

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 8th day of December, 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. 2021-12-08-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 8th day of December, 2021, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

_____

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT A TO ATTACHMENT NO. 1

Facts and Findings /
Statement of Overriding Considerations

"EXHIBIT A"

Facts and Findings and Statement of Overriding Considerations for the:

BRE Space Center Mira Loma Logistics Project

State Clearinghouse No. 2020100565

Lead Agency
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

CEQA Consultant
T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

Project Applicant
BRE Space Center Mira Loma LLC
3401 Etiwanda Avenue
Jurupa Valley, CA 91752

DECEMBER 2021

"EXHIBIT A"

Table of Contents

Section **Page**

1.0 Introduction and Purpose 3
1.1 Findings Required Under CEQA 3
1.2 Project Summary 3
1.3 Environmental Review and Public Participation 6
2.0 Environmental Impacts and Findings 8
3.0 Environmental Impacts not Requiring Mitigation 9
3.1 Aesthetics 9
3.2 Agriculture and Forestry Resources 11
3.3 Air Quality 13
3.4 Biological Resources 15
3.5 Cultural Resources 16
3.6 Energy 17
3.7 Geology and Soils 20
3.8 Hazards and Hazardous Materials 25
3.9 Hydrology and Water Quality 30
3.10 Land Use and Planning 36
3.11 Mineral Resources 37
3.12 Noise 38
3.13 Population and Housing 40
3.14 Public Services 41
3.15 Recreation 44
3.16 Transportation 45
3.17 Utilities and Service Systems 47
3.18 Wildfire 49
4.0 Environmental Impacts Mitigated to a Level of Less-than-Significant 51
4.1 Cultural Resources 51
4.2 Geology and Soils 52
4.3 Tribal Cultural Resource 54
5.0 Environmental Impacts That Remain Significant and Unavoidable After Mitigation 58
5.1 Air Quality 58

5.2 Greenhouse Gas Emissions....62
5.3 Transportation....63
6.0 Other CEQA Considerations....68
6.1 Significant Irreversible Environmental Changes....68
6.2 Growth Inducing Impacts....69
6.3 Impacts Considered Less than Significant....71
7.0 Alternatives....72
8.0 Statement of Overriding Considerations....76
9.0 Additional Facts on Record....79
9.1 Custodian of Record....79

"EXHIBIT A"

1.0 INTRODUCTION AND PURPOSE

The Planning Commission of the City of Jurupa Valley (the "Planning Commission") in approving the BRE Space Center Mira Loma Logistics Project (the "Project") makes the Findings described below. The Findings are based upon the entire record before the Planning Commission, as described in Subsection 1.3 below, including the Environmental Impact Report ("EIR") prepared for the Project with the City of Jurupa Valley (the "City") acting as lead agency under the California Environmental Quality Act ("CEQA").

Hereafter, the Notice of Preparation, Notice of Availability, Draft EIR ("DEIR"), Technical Studies, and Final EIR (containing responses to public comments on the DEIR and textual revisions to the Final EIR), will be referred to collectively herein as the "EIR" unless otherwise specified.

1.1 FINDINGS REQUIRED UNDER CEQA

Public Resources Code Section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" The statute also provides that the procedures required by CEQA are "intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or lessen such significant effects." Finally, Section 21002 indicates that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate described in Public Resources Code Section 21002 is implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR. The second finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. The third finding is that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR. (CEQA Guidelines, §15091.) Public Resources Code Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors."

1.2 PROJECT SUMMARY

1.2.1 SITE LOCATION

The Project site consists of 105.58 acres in the City of Jurupa Valley, Riverside County, California. The interchange of Interstate 15 (I-15) and State Route 60 (SR-60) is located approximately 0.71

miles to the southwest of the Project site. The Project site is immediately bound by Space Center Court to the east and industrial development to the north, south, and west. The Assessor's Parcel Number (APN) for the Project site is 156-150-069.

1.2.2 PROJECT OVERVIEW

The Project site consists of approximately 105.58 acres of developed land in the City of Jurupa Valley, Riverside County, bounded by Space Center Court to the east and industrial development to the north, south, and west. The Project is a proposal to demolish the existing nine redwood buildings totaling 1,597,500 s.f. and redevelop the Project site with two industrial buildings ("Building 1" and "Building 2") totaling 1,939,312 s.f. of building area. Building 1 located on the western portion of the site would include a 1,379,287-sf logistics building, with 20,000 s.f. allocated for mezzanine/office use. Building 2 located on the eastern portion of the site would include a 560,025-s.f. logistics building, with 20,000 s.f. allocated for mezzanine/office use. Therefore, the EIR analyzes the construction of a net increase of 341,812 s.f. The existing Building 3 is located north of Building 2 and includes the retention of a 172,800-s.f. industrial building, with 7,938 s.f. allocated for mezzanine/office use. Building 3 would remain as is and be integrated into the overall site plan. Implementation of the Project would permit the development of the Project site with uses permitted in the Manufacturing-Medium (M-M) Zone, including the proposed industrial use. The uses permitted under the Project will be those permitted in the existing and approved 2014 Development Agreement, which permits a variety of uses permitted in the M-M Zone and the Mira Loma Policy Area and provides for a variety of financial benefits and job creation incentives for the City and its residents.

1.2.3 PROJECT OBJECTIVES

The underlying purpose of the Project is to redevelop an industrial site in an area of the City with predominantly industrial uses, with two industrial buildings. The following is a list of specific objectives that the proposed Project is intended to achieve:

- To redevelop the Project site with industrial uses consistent with the City's General Plan and Zoning to help meet the substantial and unmet regional demands for goods movement facilities consistent with Southern California Association of Governments' Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy). (SCAG, 2020)

- To expand economic development and facilitate job creation in the City of Jurupa Valley by establishing new contemporary industrial development adjacent to already-established industrial uses.

- To develop Class A speculative industrial buildings in Jurupa Valley that are designed to meet contemporary industry standards, accommodate a wide variety of users, and are economically competitive with similar warehouse buildings in the local area and region.

- Replace aging buildings and infrastructure with new modern buildings that meet the current California Building Code and California Green Building Code Standards with increased energy efficiency.

- To develop industrial buildings in close proximity to key freeway infrastructure (the I-10, I-15, and SR-60 Freeways), thereby reducing goods movement travel distances.

- Redevelop a property that is readily accessible to existing and available infrastructure, including roads and utilities.

- To attract new businesses to the City of Jurupa Valley in proximity to residences thereby providing a more equal jobs-housing balance in the Inland Empire area that will reduce the need for members of the local workforce to commute outside the area for employment.

- To implement the Development Agreement entered into between the Project Applicant and the City.

1.2.4 City of Jurupa Valley Actions Covered by the EIR

The following discretionary and administrative actions are required of the City to implement the Project. The EIR prepared for the Project covers all discretionary and administrative approvals which may be needed to construct or implement the Project, whether or not they are explicitly listed below.

- Site Development Permit (SDP No. 20004)
- Tentative Parcel Map (TPM No. 37872)

1.2.5 Approvals From Other Agencies

The California Public Resource Code (§ 21104) requires that all EIRs be reviewed by responsible and trustee agencies (see also CEQA Guidelines Section 15082 and Section 15086(a)). As defined by CEQA Guidelines Section 15381, "the term 'Responsible Agency' includes all public agencies other than the Lead Agency that have discretionary approval power over the project." A "Trustee Agency" is defined in CEQA Guidelines Section 15386 as "a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California."

The anticipated agencies expected to use the EIR are described below. However, the EIR can be used by any Trustee Agency or Responsible Agency, whether explicitly noted in the table below or not, as part of their decision-making processes in relation to the proposed Project.

Agency	Action
Responsible and Trustee Agencies	
Santa Ana Regional Water Quality Control Board (RWQCB)	Santa Ana RWQCB is responsible for the protection of California's water resources and water quality. The Santa Ana RWQCB is responsible for issuance of a National Pollutant Discharge Elimination System ("NPDES") Permit to ensure that during and after Project construction, on-site water flows do not result in siltation, other erosional actions, or degradation of surface or subsurface water quality.
Riverside County Flood Control and Water Conservation District	Responsible for the master planned drainage infrastructure that would be utilized by the Project and issuing an encroachment permit for any construction related activities occurring within District right of way or facilities.
Jurupa Community Services District ("JCSD")	Approvals required for the installation of new JCSD facilities/connections to service the Project
South Coast Air Quality Management District ("South Coast AQMD")	Responsible for the issuance of permits that allow for the construction and operation of the Project to ensure that during and post-Project construction and during Project operation, Project emissions do not result in significant impacts to air quality
Southern California Edison ("SCE")	Approvals required for the installation of new SCE facilities/connections to service the Project
Southern California Gas Company ("SoCal Gas")	Approvals required for the installation of new SoCal Gas facilities/connections to service the Project

1.3 ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

The City conducted an extensive environmental review of the Project to ensure that the City's decision makers and the public are fully informed about the potential significant environmental effects of the Project; to identify ways that environmental damage can be avoided or significantly reduced; and to prevent significant, avoidable damage to the environment by requiring changes in the Project using mitigation measures which have been found to be feasible. To do this, the City, acting as Lead Agency under CEQA, undertook the following:

- Circulated a Notice of Preparation (NOP) to the California Office of Planning and Research (the "State Clearinghouse"), Responsible Agencies, Trustee Agencies, and other interested parties on October 30, 2020 for a 30-day review period beginning on October 30, ;

- Published the NOP in The Press-Enterprise, which is the newspaper of general circulation in the area affected by the Project, on October 30, 2020;

- Held a publicly noticed EIR Scoping Meeting at City Hall, located at 8930 Limonite Avenue, Jurupa Valley, CA on November 9, 2020, to solicit comments from the public on the environmental issue areas that should be analyzed in the EIR;

- Sent a Notice of Completion (NOC) and copies of the Draft EIR to the California Office of Planning and Research, State Clearinghouse, on September 23, 2021, for a 45-day public review period from September 24, 2021 to November 8, 2021;

- Mailed a Notice of Availability (NOA) to all Responsible Agencies, Trustee Agencies, the Riverside County Clerk, other interested parties, and organizations and individuals who had previously requested the Notice to inform recipients that the Draft EIR was available for a 45-day review period beginning on September 24, 2021, and ending on November 8, 2021;

- Published the NOA in The Press-Enterprise, which is the newspaper of general circulation in the area affected by the Project, on September 24, 2021;

- Made an electronic copy of the Draft EIR available on the City's website;

- Conducted an Environmental Justice Informational Session on October 19, 2021.

- Conducted a Planning Commission Study Session on November 10, 2021.

- Prepared responses to comments on the Draft EIR received during the 45-day comment period on the Draft EIR, which have been included in the Final EIR;

- Mailed notice of the Planning Commission hearing to all property owners and occupants within a 1,000-foot radius of the Project site and property owners and occupants of the Mira Loma Village neighborhood.

- Sent individual responses to all public agencies, organizations, and individuals who submitted comments the Draft EIR on November 26, 2021; and

- Held a Planning Commission hearing on December 8, 2021.

All the documents identified above and all the documents which are required to be part of the record pursuant to Public Resources Code §21167.6(e) are on file with the City of Jurupa Valley Planning Division located at 8930 Limonite Avenue in Jurupa Valley, CA 92509. Questions should be directed to Rocio Lopez, Senior Planner.

2.0 ENVIRONMENTAL IMPACTS AND FINDINGS

The EIR was prepared by T&B Planning, Inc., an independent, professional consulting firm hired by the City of Jurupa Valley and working under the supervision and direction of the Planning staff of the City's Planning Division. The professional qualifications and reputation of the EIR Consultant, the supervision and direction of the EIR Consultant by City staff, the thorough and independent review of the Draft EIR and Final EIR, including comments and responses by City staff, and the review and careful consideration of the Final EIR by the Planning Commission, including comments and responses, all conclusively show that the Final EIR is the product of and reflects the independent judgment and analysis of the City as the Lead Agency.

Based on the Initial Study, Technical Appendix A to the Draft EIR, and the responses to the NOP, the EIR analyzed 13 potential areas where significant environmental impacts could result from the development of the Project. The 13 potential areas where significant environmental impacts could result from the development of the Project include: aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation, tribal cultural resources, and utilities and service systems.

3.0 ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

The Planning Commission hereby finds that the following potential environmental impacts associated with the implementation of the BRE Space Center Mira Loma Logistics Project are less-than-significant and therefore do not require the imposition of mitigation measures, or there are no impacts at all.

3.1 AESTHETICS

3.1.1 THRESHOLD A

Impact Statement: The Project would not have a substantial effect on a scenic vista.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.1.6 of the DEIR. The proposed Project would be required to implement Plans, Policies, or Programs (PPP) 4.1-1 through 4.1-3 to comply with the City's Municipal Code to reduce impacts to aesthetics. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

The City's General Plan defines scenic vistas as "points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes." The Project site is located approximately 3.44-miles south of the Santa Ana River, approximately 1.32 miles west of the Jurupa Mountains, and 4.16 miles northwest of the Pedley Hills. Due to distance from identified scenic vistas, intervening development, and topography, the Project site and the immediate surrounding area do not provide publicly accessible vantage points to view these scenic areas. Further, the Project site is not located near a scenic corridor, as shown on Figure 4-23, *Jurupa Valley Scenic Corridors and Roadways*, of the City's General Plan. The public rights-of-way surrounding the Project site provide distant and partial views of the San Bernardino Mountains (approximately 10.04 miles) to the north and La Sierra Hills (approximately 3.80 miles) to the south. The Project would result in the redevelopment of the site, replacing 9 buildings that are approximately 33 feet in height with two warehouse buildings approximately 45.5 feet in height. All current vantage points (views 1-5) would be maintained due to the configuration of proposed warehouse buildings. The partial views to these natural landforms would still be publicly available from the surrounding rights-of-way following the development of the Project site. As a result, the implementation of the Project does not have the potential to have a substantial adverse effect on scenic vistas and impacts would be less than significant. (DEIR, pp. 4.1-8 – 4.1-10)

3.1.2 THRESHOLD B

Impact Statement: The Project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

- **Findings**

Potential impacts of the Project related to Threshold b are discussed in detail in Section 4.1.6 of the DEIR. The proposed Project, which includes design features that are intended to create aesthetically pleasing industrial buildings and site design, would comply with the City's Municipal Code with respect to Threshold b. This Planning Commission finds that the development of the proposed Project would result in no impacts with respect to Threshold b; therefore, no mitigation is required.

- **Substantial Evidence**

According to California Department of Transportation's (Caltrans') list of designated and eligible routes, and pursuant to the Streets and Highway Code, Sections 260-263, there are no Officially-Designated State scenic highways within the City of Jurupa Valley or in proximity to the Project site. As previously stated, the nearest Officially Designated State scenic highway is SR-2 located approximately 24.4 miles northwest of the Project site. The nearest eligible scenic highway is SR-91 from SR-55 near Santa Ana Canyon to SR-15 near Corona located approximately 9.8 miles south of the of the Project site. As the site would not be visible from SR-38 or the eligible portion I-215 due to distance, intervening development, and topography, the Project does not have the potential to substantially damage any scenic resources, including trees, rock outcroppings, or historic buildings, within a scenic highway. No impacts would occur. (DEIR, pp. 4.1-10 – 4.1-11)

3.1.3 THRESHOLD C

Impact Statement: The Project would not, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.

- **Findings**

Potential impacts of the Project related to Threshold c are discussed in detail in Section 4.1.6 of the DEIR. The proposed Project would be required to implement PPP 4.1-1 to comply with the City's Municipal Code to reduce impacts to aesthetics. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold c; therefore, no mitigation is required.

- **Substantial Evidence**

Buildout of the Project would change the existing visual character of the Project site from a developed site consisting of ten industrial buildings to a developed site consisting of three warehouse buildings totaling 2,112,112 sf and associated site improvements. The Project would be visually compatible with the existing industrial uses that surround the Project site, and would be compliant with the General Plan policies and Code requirements pertaining to scenic quality. The Project Applicant would incorporate several landscaping treatments to screen portions of the proposed buildings from the surrounding development. Accordingly, the Project would not would not conflict with applicable zoning and other regulations governing scenic quality and impacts would be less than significant. (DEIR, pp. 4.1-11 – 4.1-13)

3.1.4 THRESHOLD D

Impact Statement: The Project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area.

❑ Findings

Potential impacts of the Project related to Threshold d are discussed in detail in Section 4.1.6 of the DEIR. The proposed Project would be required to implement PPPs 4.1-2 and PPPs 4.1-3 to comply with the City's Municipal Code to reduce light impacts. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold d; therefore, no mitigation is required.

❑ Substantial Evidence

Under existing conditions, the Project site is developed with existing industrial buildings. Artificial lighting on the Project site includes building lights, security lighting, and signage; therefore, implementation of the Project would not result in a substantial increase in ambient light generation, primarily associated with building lights, security/parking lot lighting. The Project would implement parking lot and building lighting based on City approval for consistency with the City's lighting standards. The Project would produce artificial light similar to existing surrounding land uses. The proposed lighting levels would be consistent with the lighting that occurs under existing conditions within the surrounding area that is associated with existing industrial development. Furthermore, coverings, fixtures, placement, and orientation of the proposed lighting have been designed to limit spillage of light on to adjacent properties or create a substantial new source of sky glow in accordance with Sections 9.150.040 and 9.240.120 (6) (vii) of the City's Municipal Code.

The Project would introduce limited sources of glare at the Project site, including reflective building materials such as glass windows (i.e., at the entryways to the proposed warehouse buildings). The proposed buildings would be constructed of painted, tilt-up concrete panels and would feature metal canopies. Moreover, the proposed landscaping would screen potential sources of glare from affecting nearby motorists or residents. Further, the Project does not include any components that would include large expanses of reflective materials that would result in the generation of substantial amounts of glare. As such, impacts related to glare would be less than significant. (DEIR, pp. 4.1-14 – 4.1-15)

3.2 AGRICULTURE AND FORESTRY RESOURCES

3.2.1 THRESHOLD A

Impact Statement: The Project would not convert lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program.

- **Findings**

Potential impacts of the Project related to Threshold a are discussed Section 5.4.1 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

- **Substantial Evidence**

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

3.2.2 THRESHOLD B

Impact Statement: The Project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

- **Findings**

Potential impacts of the Project related to Threshold b are discussed Section 5.4.1 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

- **Substantial Evidence**

The Project site is zoned Manufacturing-Medium (M-M) which allows a variety of industrial and service commercial uses. The M-M Zone is not considered a primary agricultural zone. As such, the Project would not conflict with existing zoning for agricultural use.

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

3.2.3 THRESHOLD C

Impact Statement: The Project would not involve other changes in the existing environment which could result in conversion of Farmland to non-agricultural use.

- **Findings**

Potential impacts of the Project related to Threshold c are discussed Section 5.4.1 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold c; therefore, no mitigation is required.

❑ Substantial Evidence

The Farmland Mapping and Monitoring Program, classifies the Project property as "Other Lands." The Project site located in an area largely characterized by industrial development. North of the site is Industrial development; south of the site is industrial development and a storm drain channel; east of the site is industrial development; and west of the site is industrial development and a storm water basin. There is no land being used primarily for agricultural purposes in the vicinity of the site.

3.3 AIR QUALITY

3.3.1 THRESHOLD C

Impact Statement: The Project would not expose sensitive receptors to substantial pollutant concentrations.

❑ Findings

Potential impacts of the Project related to Threshold c are discussed in detail in Section 4.2.6 of the DEIR. The proposed Project would be required to implement PPPs 4.2-1 through 4.2-5 to comply with South Coast Air Quality Management (South Coast AQMD) Rules and the California Code of Regulations Title 13 reduce impacts to air quality. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold c; therefore, no mitigation is required.

❑ Substantial Evidence

Project-related construction emissions would not exceed the South Coast AQMD LST for NO_x, CO, PM_{10}, or $PM_{2.5}$ at the nearest sensitive receptor. Accordingly, construction of the Project would not result in the exposure of sensitive receptors to substantial pollutant concentrations.

Project-related operational emissions would not exceed SCAQMD's LST for NO_x, CO, PM_{10}, or $PM_{2.5}$ at the nearest sensitive receptor. Accordingly, operation of the Project would not result in the exposure of any sensitive receptors to substantial pollutant concentrations.

Further, the Project considered herein would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO "hot spots" are not an environmental impact of concern for the Project. Localized air quality impacts related to mobile source emissions would therefore be less than significant.

All health risk levels to nearby residents and workers from Project-related emissions of TAC would be well below SCAQMD's Health Risk Assessment (HRA) thresholds; therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations and the resulting impact would be less than significant.

"EXHIBIT A"

1. *Friant Ranch*

In December 2018, in the case of *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, the California Supreme Court held that an EIR's air quality analysis must meaningfully connect the identified air quality impacts to the human health consequences of those impacts, or meaningfully explain why that analysis cannot be provided. As noted in the Brief of Amicus Curiae by the South Coast AQMD in the Friant Ranch case (April 6, 2015, Appendix 3.7) (Brief), South Coast AQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, and thus it is uniquely situated to express an opinion on how lead agencies should correlate air quality impacts with specific health outcomes.

South Coast AQMD discusses that it may be infeasible to quantify health risks caused by projects similar to the proposed Project, due to many factors. It is necessary to have data regarding the sources and types of air toxic contaminants, location of emission points, velocity of emissions, the meteorology and topography of the area, and the location of receptors (worker and residence). The Brief states that it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on "speculation" (i.e., without knowing the future tenant(s)). Even where a health risk assessment can be prepared, however, the resulting maximum health risk value is only a calculation of risk--it does not necessarily mean anyone will contract cancer as a result of the Project. The Brief also cites the author of the CARB methodology, which reported that a $PM_{2.5}$ methodology is not suited for small projects and may yield unreliable results. Similarly, South Coast AQMD staff does not currently know of a way to accurately quantify O3-related health impacts caused by NO_X or VOC emissions from relatively small projects, due to photochemistry and regional model limitations. The Brief concludes, with respect to the Friant Ranch EIR, that although it may have been technically possible to plug the data into a methodology, the results would not have been reliable or meaningful.

On the other hand, for extremely large regional projects (unlike the Project, the Friant Ranch project was a 952-acre master-planned community), the South Coast AQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 lbs/day of NO_X and 89,180 lbs/day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to O_3. (DEIR Technical Appendix B, Urban Crossroads, 2021a, p. 63)

The Project does not generate anywhere near 6,620 lbs/day of NOX or 89,190 lbs/day of VOC emissions. The Project would generate 63.46 lbs/day of NOX during construction and 57.68 lbs/day of NOX during operations (0.96% and 0.06% of 6,620 lbs/day, respectively). The Project would also generate 226.71 lbs/day of VOC emissions during construction and 41.99 lbs/day of VOC emissions during operations (3.42% and 0.05% of 89,190 lbs/day, respectively). Therefore, the proposed Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

Notwithstanding, the AQIA does evaluate the Project's localized impact to air quality for emissions of CO, NO_X, PM_{10}, and $PM_{2.5}$ by comparing the Project's on-site emissions to the South Coast AQMD's applicable LST thresholds. As evaluated in this AQIA, the Project would not result in

emissions that exceeded the South Coast AQMD's LSTs. Therefore, the Project would not be expected to exceed the most stringent applicable federal or state ambient air quality standards for emissions of CO, NOX, PM10, and PM2.5. (DEIR, pp. 4.2-44 – 4.2-51)

3.3.2 THRESHOLD D

Impact Statement: The Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

❑ Findings

Potential impacts of the Project related to Threshold d are discussed in detail in Section 4.2.6 of the DEIR. The proposed Project would be required to implement PPP 4.2-7 to comply with the South Coast AQMD Rule 402 to reduce impacts related to odors. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold d; therefore, no mitigation is required.

❑ Substantial Evidence

The potential for the Project to generate objectionable odors has also been considered. Potential odor sources associated with the Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and are thus considered less than significant.

Land uses generally associated with odor complaints include agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. The Project consists of industrial uses, similar in nature to the existing surrounding uses, and would not include land uses typically associated with emitting objectionable odors. Additionally, the temporary storage of refuse associated with the proposed Project's long-term operational use could be a potential source of odor; however, Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations, thereby precluding any significant odor impact. Furthermore, the proposed Project would also be required to comply with South Coast AQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with Project operation would be less than significant and no mitigation is required. (DEIR, pp. 4.2-51 – 4.2-52)

3.4 BIOLOGICAL RESOURCES

3.4.1 THRESHOLDS A-F

Impact Statement: The Project would not result in impacts to biological resources.

❑ Findings

Potential impacts of the Project related to Thresholds a-f are discussed Section 5.4.2 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Thresholds a-f; therefore, no mitigation is required.

❑ Substantial Evidence

The Project site is completely developed with buildings and pavement. The Project would not result in modifications that would have a substantial adverse effect on any sensitive candidate, sensitive, or special status species. The Project site does not contain any riparian habitats, federally protected wetlands, or movement corridors of migratory fish or wildlife. The City of Jurupa Valley Municipal Code does not contain any ordinances related to the preservation of trees. However, the Project would result in the potential removal of trees which would therefore trigger mandatory compliance with the Migratory Bird Treaty Act (MBTA). The MBTA is required by federal law which prohibits the disturbance of nesting territories of migratory birds during the nesting cycle (February 1 through August 31, annually). In compliance with the MBTA, active nests, which have the potential to exist on the Project site, cannot be removed or disturbed during the nesting season. The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) but is not located within a MSHCP Criteria Area. As such, the Project has no impact on the biological's resources described in Issues a-f above.

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLD A

Impact Statement: The Project would not cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.3.5 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

Within the Project site, ten built environment improvements were identified. Nine of the buildings were found as historic-era improvements (dating over 45 years) and one was found from the contemporary era (under 45 years old). The nine redwood warehouses were found historic as they were constructed in 1942; while, the concrete tilt-up building was found non-historic being constructed in 1976.

The Project site was a former Mira Loma QMD where it served the larger purpose of receiving and storing non-perishable subsistence items that were packed and readied for shipment during WWII and the Korean War. The site also acted as the American Graves Distribution Center where the remains for WWII dead in the southern 10 counties in California came to Mira Loma for final burial

in a U.S. national cemetery or other stateside location desired by the next of kin. In the 1960s, the facility was utilized by the Air Force to store decommissioned Titan missiles during the Cold War. Although the Project site is significant for its association with WWII, the site no longer retains integrity from its 1942 date of construction. The Project site originally consisted of several buildings outside of the nine redwood buildings, but they were sold, demolished, or utilized for new uses by 1966 when the site was sold to its current owner. The buildings have also been individually altered from their 1942 appearance. Therefore, the Project site is considered not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The Project site is not associated with the lives of persons significant in national, state, or local history.

While the site was designed by master architects, the Project site is not an exceptional representative of the work of Holmes & Narver. As the Project site currently stands, it is no longer able to express the workmanship of the architectural firm. Therefore, the site is found ineligible under this Criterion. The Project site is unlikely to yield information important in prehistory or history.

Based on the preceding, the buildings within the Project site are not eligible for the NRHP, CRHR, or as a historic district in the City of Jurupa Valley due to the lack of integrity. Demolition of these buildings would not cause a substantial adverse change in the significance of a historical resource. Impacts would be less than significant. (DEIR, pp. 4.3-12 – 4.3-15)

3.6 ENERGY

3.6.1 THRESHOLD A

Impact Statement: The Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.4.6 of the DEIR. The proposed Project would be required to implement PPPs 4.5-1 and 4.5-2 to comply with California Code of Regulations Title 24 and 13 to reduce impacts to energy resources. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

1. Construction

Construction is expected to last through December 2022. The construction schedule utilized in the analysis represents a "worst-case" analysis scenario. Should construction occur any time after the respective dates, impacts would be reduced since emission factors for construction decrease as time passes due to emission regulations becoming more stringent. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as

required per *CEQA Guidelines*. The duration of construction activity was based on the 2022 opening year.

Construction equipment used by the Project would result in single event consumption of approximately 209,072 gallons of diesel fuel. Construction equipment use of fuel would not be atypical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies.

Construction worker trips for full construction of the Project would result in the estimated fuel consumption of 74,408 gallons of fuel for LDT1s and 41,184 gallons of fuel for LDT2s, totaling 115,592 gallons of fuel. Construction worker trips would represent a single-event gasoline fuel demand and would not require on-going or permanent commitment of fuel resources for this purpose. Additionally, fuel consumption from construction vendor trips (vehicles that deliver materials to the site during construction) would generate an estimated 1,311,576 VMT along area roadways for the duration of the construction activity. It is assumed that 50% of all vendor trips are from medium-heavy duty trucks (MHDT) and 50% are from heavy-heavy duty trucks (HHDT). Construction vendor trips would generate a total of 124,150 gallons of fuel.

The equipment used for Project construction would conform to CARB regulations and California emissions standards. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

The Project would utilize construction contractors which practice compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants (TAC). Compliance with anti-idling and emissions regulations would result in a more efficient use of construction-related energy and the minimization or elimination of wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, certain incidental construction-source energy efficiencies would likely accrue through implementation of California regulations and best available control measures (BACM). More specifically, CCR Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. To this end, "grading plans shall reference the requirement that a sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling." In this manner, construction equipment operators are informed that engines are to be turned off at or prior to five minutes of

idling. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Indirectly, construction energy efficiencies and energy conservation would be achieved for the proposed development through energy efficiencies realized from bulk purchase, transport and use of construction materials. Use of materials in bulk reduces energy demands associated with preparation and transport of construction materials as well as the transport and disposal of construction waste and solid waste in general, with corollary reduced demands on area landfill capacities and energy consumed by waste transport and landfill operations.

It is estimated that the total electricity usage during the entire course of construction is calculated to be approximately 1,939,908 kWh. Energy usage on the Project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources. Therefore, construction activities would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. Energy impacts would be less than significant. (DEIR, pp. 4.4-6 – 4.4-9)

2. Operation

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

The Project would generate an estimated net increase of 14,203,937 annual VMT along area roadways for all vehicle types 947,258 gallons of fuel. Fuel would be provided by current and future commercial vendors. Trip generation and VMT generated by the Project are consistent with other industrial uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Ed., 2017); and CalEEMod. As such, Project operations would not result in excess and wasteful vehicle energy consumption compared to other industrial land uses.

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. The Project would implement sidewalks, facilitating and encouraging pedestrian access. Facilitating pedestrian and bicycle access would reduce VMT and associated energy consumption. In compliance with the California Green Building Standards Code and City requirements, the Project would promote the use of bicycles as an alternative mean of transportation by providing short-term and/or long-term bicycle parking accommodations. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

The Project's net operation (Project-Existing) would generate an annual natural gas demand of approximately 30,906,129 kBTU and an annual electricity demand of 25,696,854 kWh. The Project

proposes conventional industrial uses reflecting contemporary energy efficient/energy conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other industrial land use projects of similar scale and configuration. Additionally, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California, and impacts would be less than significant. (DEIR, pp. 4.4-6 – 4.4-10)

3.6.2 THRESHOLD B

Impact Statement: The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

❑ Findings

Potential impacts of the Project related to Threshold b are discussed in detail in Section 4.4.6 of the DEIR. The proposed Project would be required to implement PPPs 4.5-1 and 4.5-2 to comply with California Code of Regulations Title 24 and 13 to reduce impacts to energy resources. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

❑ Substantial Evidence

The Project was analyzed for consistency with the Integrated Energy Policy Report (IEPR), the State of California Energy Plan, California Code Title 24, Part 6, Energy Efficiency Standards, CALGreen, Renewable Portfolio Standard (RPS), and SB 350. The Project would not conflict with any of the preceding state and local plans. As such impacts would be less than significant. (DEIR, pp. 4.4-11 – 4.4-12)

3.7 GEOLOGY AND SOILS

3.7.1 THRESHOLD A

Impact Statement: The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed Section 5.4.3 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

- **Substantial Evidence**

1. Rupture of a Known Earthquake Fault

The Project site is not located within any fault zones as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The nearest fault delineated on the Alquist-Priolo Earthquake Fault Zoning Map is located approximately 13.50 miles to the northeast. Compliance with California Building Code, would ensure that impacts would be less than significant.

2. Strong Seismic Ground Shaking

The Project site is in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the California Building Code (CBC). The City's Building and Safety Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the City's review process, would reduce impacts related to strong seismic ground shaking.

3. Seismic-Related Ground Failure, Including Liquefaction

According to General Plan Figure 8-5, Liquefaction Susceptibility in Jurupa Valley, the Project site has a moderate potential for liquefaction. Detailed design-level geotechnical studies and building plans pursuant to the California Building Standards Code are required prior to approval of construction. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the California Building Standards Code as identified in a site-specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, would reduce the low potential for liquefaction to a less than significant level.

4. Landslides

Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes. The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to seismically induced landslides.

As such, the Project has less than significant impacts to geology and soils a described in Threshold a above.

3.7.2 THRESHOLD B

Impact Statement: The Project would not result in substantial soil erosion or the loss of topsoil.

❑ Findings

Potential impacts of the Project related to Threshold b are discussed Section 5.4.3 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

❑ Substantial Evidence

1. Construction

Construction of the Project has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that would be required for the proposed Project would expose and loosen topsoil, which could be eroded by wind or water.

The City's Municipal Code Chapter 6.05.010, Storm Water/Urban Runoff Management and Discharge Controls, implements the requirements of the National Pollutant Discharge Elimination System (NPDES) stormwater permit, which establishes minimum stormwater management requirements and controls that are required to be implemented for construction of the proposed Project. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the City. The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP would identify potential sources of erosion and sedimentation loss of topsoil during construction, identify erosion control Best Management Practices (BMPs) to reduce or eliminate the erosion and loss of topsoil, such as use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

With compliance with the City Municipal Code Chapter 6.05.010, Storm Water/Urban Runoff Management and Discharge Controls, Regional Water Quality Control Board requirements, and the best management practices (BMPs) in the SWPPP, construction impacts related to erosion and loss of topsoil would be less than significant.

2. Operation

The proposed Project includes installation of landscaping throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed use. In addition, the hydrologic features of the proposed Project have been designed to slow, filter, and retain stormwater on the Project site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, pursuant to Municipal Code Chapter 6.05.010, Storm Water/Urban Runoff Management and Discharge Controls, implementation of the Project requires a Water Quality Management Plan (WQMP), which would ensure that appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur during operation of the Project.

As such, the Project has less than significant impacts to geology and soils a described in Threshold b above.

3.7.3 THRESHOLD C

Impact Statement: The Project would not be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.

- **Findings**

Potential impacts of the Project related to Threshold c are discussed Section 5.4.3 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold c; therefore, no mitigation is required.

- **Substantial Evidence**

1. Landslide

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to landslides

2. Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes, but it is also caused by landslides. The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to lateral spreading.

3. Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating the soil the depth of the underlying bedrock and then recompacting the soil so that it can support buildings and structures.
According to the Map My County website (MMC, 2020), the Project site is considered "susceptible" to subsidence. However, with compliance with the City's Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the CBC, and impacts would be less than significant.

4. Liquefaction/Collapse

According to General Plan Figure 8-5: Liquefaction Susceptibility in Jurupa Valle, the Project site has a moderate potential for liquefaction. Detailed design-level geotechnical studies and building plans pursuant to the California Building Standards Code are required prior to approval of construction. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore,

compliance with the requirements of the California Building Standards Code as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, would reduce the low potential for liquefaction and collapse to a less than significant level.

As such, the Project has less than significant impacts to geology and soils a described in Threshold c above.

3.7.4 THRESHOLD D

Impact Statement: The Project would not be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property.

❑ Findings

Potential impacts of the Project related to Threshold d are discussed Section 5.4.3 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold d; therefore, no mitigation is required.

❑ Substantial Evidence

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement, and distorting structural elements. Subsurface soils on the Project site consist of alluvial deposits of silty sand, sandy silty, gravelly sand, and sandy gravel. These soils types are not considered to possess expansive characteristics. Design-level geotechnical plans pursuant to the California Building Standards Code are required prior to approval of construction. Compliance with the California Building Standards Code is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the California Building Standards Code as identified in a site-specific geotechnical design would be reviewed by the City, as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant level. As such, the Project has less than significant impacts to geology and soils a described in Threshold d above.

3.7.5 THRESHOLD E

Impact Statement: The Project would not propose the use of septic tanks.

❑ Findings

Potential impacts of the Project related to Threshold e are discussed Section 5.4.3 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold e; therefore, no mitigation is required.

❑ Substantial Evidence

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

3.8 HAZARDS AND HAZARDOUS MATERIALS

3.8.1 THRESHOLD A

Impact Statement: The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.7.6 of the DEIR. The proposed Project would be required to implement PPPs 4.7-1 and 4.7-2 to comply with the Health and Safety Code 25507 and the City's Fire Department codes. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

Based on a review of regulatory databases and a site reconnaissance, the Project site does not contain any RECs, HRECs, or CRECs, nor is the Project site affected by any off-site hazards or hazardous materials. Descriptions of potential hazardous concerns which are not considered RECs, HRECs, or CRECs can be found above in Subsection 4.7.1. Hazardous materials used, stored, and/or generated on the Project site were found to be properly labeled and stored at the time of the assessment with no signs of leaks, strains, or spills. The ASTs observed on the Project site were determined to not represent a significant environmental concern. The historical uses of the Project site do not represent a REC or human health risk. No RECs or HRECs were identified that would negatively impact the environment. As a result, implementation of the Project would result in less than significant impacts related to on-site soil contamination.

Heavy equipment that would be used during construction of the Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. These materials would not be in such quantities or stored in such a manner as to pose a significant safety hazard to onsite construction workers or the general public. Construction activities would also be short-term or one time in nature and would cease upon completion of the Project's construction phase. Additionally, the use, storage, transport, and disposal of construction-related hazardous materials would be required to conform to the California Hazardous Waste Control Law (HWCL).

An asbestos and lead survey were conducted at the Project site by Terracon Consultants, Inc. Samples were collected to determine the presence and quantity of asbestos and lead in the existing buildings located on the site. Of the 1,259 samples from 401 homogenous areas of suspect ACM, asbestos was detected in 118 of the homogenous materials. Eight of those materials were subsequently analyzed and the results were confirmed as less than 1% for those materials. Of the 120 paint chips samples collected for lead analysis, 66 contained lead above the laboratory limit of detection and 27 of those samples contained lead in concentrations above the California Department of Public Health (CDPH) definition of Lead-Based Paint.

Due to the presence of ACMs and LBPs on the Project site, contractors and employers are required to comply with the following regulations 29 CFR 1926.62 and Title 8 CCR 1532.1. Construction work covered by Federal and California OSHA Standards includes any repair or renovation activities or other activities that disturb in-place lead-containing materials. Employers and Contractors must assure that no employee will be exposed to lead at concentrations greater than 50 micrograms per cubic meter (mg/m3) averaged over an eight-hour period without adequate protection. The Federal and California OSHA Standards also establish an action level of 30 $\mu g/m^3$, which if exceeded, triggers the requirement for medical monitoring. Therefore, the risk of exposure of hazardous materials to workers and the public through the routine, transport, use, or disposal of contaminated soils would be less than significant.

The operation of the Project would be required to comply with all applicable federal, State, and local regulations to ensure the proper transport, use, and disposal of hazardous substances (as described in Subsection 4.7.3). With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project is not expected to pose a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, nor would the Project increase the potential for accident operations which could result in the release of hazardous materials into the environment. Impacts are regarded as less than significant. (DEIR, p. 4.7-15 – 4.7-17)

3.8.2 THRESHOLD B

Impact Statement: The Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- **Findings**

Potential impacts of the Project related to Threshold b are discussed in detail in Section 4.7.6 of the DEIR. The proposed Project would be required to implement PPPs 4.7-1 and 4.7-2 to comply with the Health and Safety Code 25507 and the City's Fire Department codes to reduce impacts to hazards and hazardous materials. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

- **Substantial Evidence**

The Project's Phase I Environmental Site Assessments did not identify any potential hazardous materials at the Project site, or any RECs or HRECs. Accordingly, there would be no impact with respect to a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment associated with the existing conditions at the Project site.

The Project's near-term construction activities would not have a significant impact associated with hazardous materials handling or disposal. Construction activities would also be short-term or one time in nature and would cease upon completion of the proposed Project's construction phase. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site. Thus, impacts due to construction activities would not cause a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, and impacts would be less than significant. Additionally, the use, storage, transport, and disposal of construction-related hazardous materials would be required to conform to the California Hazardous Waste Control Law (HWCL).

Abatement of all ACM and lead-based paint encountered during building demolition activities would be required to be conducted in accordance with all applicable laws and regulations, including those of the EPA (which regulates disposal); US Occupational Safety and Health Administration; US Department of Housing and Urban Development; Cal/OSHA (which regulates employee exposure), and SCAQMD. Compliance with these regulations would ensure that potential impacts related to ACM and lead from demolition activities would be less than significant.

The long-term operation of the Project would not result in any significant adverse effects associated with hazardous materials handling or disposal. The operation of the Project would not include any components associated with the transport, use, or disposal of hazardous materials beyond those typical of a similar land use, which would be conducted in accordance with all applicable local, State, and federal regulations. Any business that operates any of the facilities at the Project site and that handles and/or stores substantial quantities of hazardous materials (as defined by of California Health and Safety Code, Division 20, Chapter 6.95) would be required to prepare and submit an HMBEP to the RCDEH in order to register the business as a hazardous materials handler. General cleaning activities on-site that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such cleaning products. Accordingly, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant. No mitigation is required. (DEIR, pp. 4.7-18 – 4.7-20)

3.8.3 THRESHOLD C

Impact Statement: The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

❑ Findings

Potential impacts of the Project related to Threshold c are discussed in detail in Section 4.7.6 of the DEIR. The proposed Project would be required to implement PPPs 4.7-1 and 4.7-2 to comply with the Health and Safety Code 25507 and the City's Fire Department codes to reduce impacts to hazards and hazardous materials. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold c; therefore, no mitigation is required.

❑ Substantial Evidence

The nearest existing school to the Project site is Mission Bell Elementary School, located approximately 1.48-mile southeast of the Project site. There are no schools existing or planned within 0.25-mile to the Project site. Accordingly, the Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school. Thus, no impact would occur. (DEIR, p. 4.7-20)

3.8.4 THRESHOLD D

Impact Statement: The Project site would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

❑ Findings

Potential impacts of the Project related to Threshold d are discussed in detail in Section 4.7.6 of the DEIR. The proposed Project would be required to implement PPPs 4.7-1 and 4.7-2 to comply with the Health and Safety Code 25507 and the City's Fire Department codes to reduce impacts to hazards and hazardous materials. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold d; therefore, no mitigation is required.

❑ Substantial Evidence

Based on a review of the Cortese List maintained by the CalEPA, the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Phase I Environmental Site Assessments included an ERIS Radius Map Report to meet the standard reporting requirements. Regulatory agency database information was obtained from ERIS report, which includes over 70 federal, State, local, and proprietary records; including those on the Cortese List.

Previous uses at the Project site reported the generation of unspecified solvent mixture, waste oil/mixed oil, other organic solids, unspecified organic liquid mixture, and unspecified aqueous

solution. However, due to the lack of violation and small qualities of chemicals involved, these listings are not considered to represent a significant environmental concern.

Adjacent and surrounding properties are also identified under several regulatory databases. However, based on the current regulatory status and lack of documented releases, these sites are not considered to represent a significant environmental concern.

Based on the review of the available regulatory information, the Project site is located in an area of historic industrial operations. Several facilities in the vicinity are noted to have used chemicals but in small quantities. Additionally, facilities in the Project site vicinity are not considered to be RECs to the Project site. Therefore, the Project would not create a significant hazard to the public or the environment; impacts would be less than significant. (DEIR, pp. 4.7-21 – 4.7-23)

3.8.5 THRESHOLD E

Impact Statement: The Project site is not within two miles of an airport and the Project site is not identified as within an airport influence area.

❑ Findings

Potential impacts of the Project related to Threshold e are discussed in detail in Section 4.7.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold e; therefore, no mitigation is required.

❑ Substantial Evidence

The Project site is not within two miles of an any airport and the Project site is not identified as within an Airport Influence Area (AIA) for airports in Riverside or San Bernardino County. The nearest airports to the Project site are Ontario International Airport approximately 2.5 miles to the northwest as well as the Chino Airport and Flabob Airport, located approximately 6 miles southwest and 7 miles southeast, respectively. As such, no impact would occur. (DEIR, p. 4.7-23 – 4.7-24)

3.8.6 THRESHOLD F

Impact Statement: The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

❑ Findings

Potential impacts of the Project related to Threshold f are discussed in detail in Section 4.7.6 of the DEIR. The proposed Project would be required to implement PPP 4.7-2 to comply with the City's Municipal Code to reduce impacts to emergency response or evacuation plans. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold f; therefore, no mitigation is required.

- **Substantial Evidence**

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate access for emergency vehicles. The Project would not substantially impede emergency response routes in the local area. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Thus, no impact would occur. (DEIR, pp. 4.8-24 – 4.8-25)

3.8.7 THRESHOLD G

Impact Statement: The Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

- **Findings**

Potential impacts of the Project related to Threshold g are discussed in detail in Section 4.8.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold g; therefore, no mitigation is required.

- **Substantial Evidence**

According to the City's General Plan, the Project site is not located in an area that is susceptible to wildfire hazards and is not identified as within a "High" fire hazard Zone in Figure 8-10, Wildfire Severity Zones in Jurupa Valley, of the City's General Plan (City of Jurupa Valley, 2017a). The Project site and surrounding areas are developed with urban development. Furthermore, the nearest wildland region where land is substantially undeveloped with flammable vegetation is located approximately 1.2 miles to the east (Jurupa Mountains) and is separated by intervening development. The Project would not introduce wildfire hazards such as non-irrigated landscaping etc. Accordingly, the project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Thus, no impacts would occur. (DEIR, p. 4.7-25)

3.9 HYDROLOGY AND WATER QUALITY

3.9.1 THRESHOLD A

Impact Statement: The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

- **Findings**

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.8.6 of the DEIR. The proposed Project would be required to implement PPPs 4.8-1 and 4.8-4 to comply with the City's Municipal Code to reduce impacts to hydrology and water quality. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

1. Construction

Development of the Project would involve site preparation, grading, building construction, paving, and architectural coating, which have the potential to generate water quality pollutants such as silt, debris, organic waste, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and City of Jurupa Valley Municipal Code Section 8.70.290, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all development projects that include construction activities, such as clearing, grading, and/or excavation, and disturb at least one (1) acre of total land area. In addition, the Project Applicant would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Program*. Compliance with the NPDES permit and the *Santa Ana River Basin Water Quality Control Program* involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP will specify the Best Management Practices (BMPs) that would be required to be implemented during construction activities to ensure that potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Examples of BMPs that may be utilized during construction include, but are not limited to, sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, and hydro-seeding. Additionally, pursuant to City of Jurupa Valley Municipal Code Section 8.70.060, the Project Applicant also would be required to implement an erosion control plan to minimize water- and windborne erosion. Mandatory compliance with the SWPPP and the erosion control plan would ensure that implementation of the Project would not result in a violation of any water quality standards or waste discharge requirements during construction activities. Therefore, water quality impacts associated with construction activities would be less than significant.

2. Operation

Stormwater pollutants that may be produced during Project operation include bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash & debris, and oil & grease. Once the proposed Project has been constructed, urban runoff could include a variety of contaminants that could impact water quality. Runoff from buildings and parking lots typically contain oils, grease, fuel, antifreeze, byproducts of combustion, as well as fertilizers, herbicides, and pesticides from landscaping. Precipitation at the beginning of the rainy season may result in an initial stormwater runoff (first flush) with high pollutant concentrations.

To meet the requirements of the City's NPDES permit and in accordance with the City of Jurupa Valley Municipal Code Chapter 6.05, the Project Applicant would be required to prepare and implement a Water Quality Management Plan (WQMP), which is a Project site-specific post-construction water quality management program designed to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-

term conditions via BMPs. Implementation of the WQMP ensures on-going, long-term protection of the watershed basin.

As identified in the Project's Preliminary WQMP, the Project is designed to include on-site structural source control BMPs consisting of underground pipe retention/infiltration system. In addition, operation source control BMPs would be implemented, including but not limited to, the maintenance of onsite storm drain inlets, minimization of pesticides, properly designated trash enclosure and signage, and street sweeping. Compliance with the Preliminary WQMP and long-term maintenance of proposed on-site water quality control features would be required by the City to ensure the long-term effectiveness of all on-site water quality features.

In addition to mandatory implementation of a WQMP, the NDPES permit also requires industrial land uses to prepare a SWPPP for operational activities and to implement a long-term water quality sampling and monitoring program. The SWPPP would implement BMPs that would be required, such as: common area litter control; common area landscape management; strew sweeping private streets and parking lots; education for property owners, tenants, and occupants; and efficient irrigation. Based on the requirements of the NPDES Industrial General Permit, mandatory compliance with all applicable regulations would further reduce potential water quality impacts during long-term Project operation. Impacts would be less than significant. (DEIR, pp. 4.8-6 – 4.8-10)

3.9.2 THRESHOLD B

Impact Statement: The Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the Project would impede sustainable groundwater management of the basin.

❑ Findings

Potential impacts of the Project related to Threshold b are discussed in detail in Section 4.8.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

❑ Substantial Evidence

The Project would be served with potable water from JCSD, which pulls all of their service water from the Chino Groundwater Basin. The UWMP calculates that the districts water demand as of December 31, 2015 was 21,645 acre-feet (AF). The UWMP also calculates that the district's water demand (both potable and non-potable water) for the year 2040 is anticipated to be approximately around 37,170 AF. Using the water demand rate from the JCSD's Draft Master Water Plan, implementation of the Project would generate the need for water at a rate of 1.52 acre-feet per year per acre. As the Project site is a total of approximately 105.43 acres, the WSA estimated that the Project will result in an additional water demand of 160 acre-feet per year (AFY) and 142,710 gallons per day. Accordingly, the water demand required for Project implementation would be approximately 0.4% of total deliveries, which is a nominal demand for water resources. Furthermore, JCSD forecasted water demand projections are based on population projections from

SCAG, which rely on adopted general plan land use designations. The Project is consistent with the underlying General Plan land use designation of Light Industrial. Because the Project would be consistent with the City of Jurupa Valley General Plan land use designation for the site, and the Project would not result in substantial direct or indirect population growth (see Section 5, *Other CEQA Considerations*), the water demand associated with the Project was considered in the demand anticipated by the UWMP. It should also be noted the Project Applicant does not propose the use of any wells or other groundwater extraction activities. Accordingly, implementation of the Project would not substantially or directly decrease groundwater supplies and the Project's impact to groundwater supplies would be less than significant.

Development of the Project would result in a slight increase impervious surface coverage on the Project site by 1.2%, which would, in turn, reduce the amount of water percolating down into the groundwater sub-basin that underlies the Project site (i.e., Chino Groundwater Basin). Percolation is just one of several sources of groundwater recharge for the Chino Groundwater Basin. The Project would include the installation of an underground retention/infiltration system and permeable landscape areas on the Project site to continue allowing the direct percolation of Project runoff into the Chino Groundwater Basin. Based on the small size of the Project site in relation to the size of the groundwater basin and the design features proposed by the Project to allow percolation, implementation of the Project is determined to result in incremental changes to local percolation and would not result in substantial adverse effects to local groundwater recharge.

Finally, the Chino Groundwater Basin is an adjudicated basin; adjudicated basins are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Groundwater Basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Chino Groundwater Basin.

For the reasons stated above, the Project would not substantially decrease or deplete groundwater supplies, and would not interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Impacts would be less than significant. (DEIR, pp. 4.8-10 – 4.8-12)

3.9.3 THRESHOLD C

Impact Statement: The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows.

❑ Findings

Potential impacts of the Project related to Threshold c are discussed in detail in Section 4.8.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold c; therefore, no mitigation is required.

❑ Substantial Evidence

Development of the Project would alter existing ground contours of the Project site and would slightly increase the impervious surface area on the site, both of which would result in changes to the existing drainage patterns of the Project site. The Project would include the installation of an integrated, on-site system of underground storm drain pipes, and an underground pipe retention/infiltration system. The integrated storm water system is designed to capture on-site stormwater runoff flows, convey the runoff across the site, and treat the runoff to minimize the amount of water-borne pollutants transported from the Project site. Under Project conditions, runoff would be conveyed to an existing storm drain in "C" Street and Space Center Court. Although the Project would alter the Project site's interior drainage patterns, such changes would not result in substantial erosion or siltation on- or off-site. Pursuant to City of Jurupa Valley Municipal Code Section 8.70.060, the Project's construction contractor would be required to implement an erosion control plan to minimize water- and windborne erosion during construction activities. Furthermore, implementation of SWPPP requirements including site-specific BMPs would ensure no substantial erosion would occur and runoff from the Project site would be similar to existing conditions.

Furthermore, as summarized in the Project's Preliminary WQMP, the treatment controls proposed (i.e. maintenance of onsite storm drain inlets, minimization of pesticide) for the Project site are effective at removing sediment from stormwater runoff during long-term operation. Compliance with the WQMP, and long-term maintenance of on-site stormwater conveyance and retention infrastructure by the property owner or operator to ensure their long-term effectiveness, would be required by the City (Municipal Code Chapter 6.05). Therefore, stormwater runoff flows leaving the Project site would not carry substantial amounts of sediment. Impacts would be less than significant.

All on-site storm flows will be collected by storm drain or surface drainage into an underground pipe retention/infiltration system to satisfy the WQMP criteria for treating the on-site storm water. The 100-year storm flows will exit the underground chamber and it will be connected to the existing storm drains on "C" Street and Space Center Court, which will then flow in Day Creek Channel. The outlet flow coming out of the underground chambers will be less than or equal to the tabulated flows entering the existing storm drain system. Under existing conditions, the 100-year peak flow rates from the Project site would be approximately 310.5 cfs. Under proposed conditions, the 100-year peak flow rate from the Project site would be approximately 303.2. Impacts would be less than significant.

The entirety of the Project site is located within an identified Zone X (unshaded). Zone X is defined as an area of minimal flood hazard, usually depicted on FIRMs as outside the 500-year flood level and protected by levee from 100-year flood. Additionally, the Project site is not identified within a flood hazard area per the Riverside County GIS database (RCIT, 2021). Accordingly, the Project site

is not located within a 100-year flood hazard area and would have no potential to impede or redirect flood flows within a 100-year floodplain. No impact would occur. (DEIR, pp. 4.8-12 – 4.8-14)

3.9.4 THRESHOLD D

Impact Statement: The Project would not result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

❑ Findings

Potential impacts of the Project related to Threshold d are discussed in detail in Section 4.8.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold d; therefore, no mitigation is required.

❑ Substantial Evidence

The Pacific Ocean is located more than 35 miles northeast of the Project site; consequently, there is no potential for the Project site to be inundated by a tsunami. The nearest large bodies of surface water are approximately 12.8 miles southeast to the Project (Lake Mathews) and approximately 22.4 miles southeast to the Project (Lake Perris), respectively, which are both too far away from the subject property to result in inundation in the event of a seiche. The Project also is located outside of the 100-year floodplain. Accordingly, implementation of the Project would not risk release of pollutants due to inundation. No impact would occur. (DEIR, pp. 4.8-14 – 4.8-15)

3.9.5 THRESHOLD E

Impact Statement: The Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

❑ Findings

Potential impacts of the Project related to Threshold e are discussed in detail in Section 4.8.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold e; therefore, no mitigation is required.

❑ Substantial Evidence

As discussed in Threshold a above, the Project site is located within the Santa Ana River Basin and Project-related construction and operational activities would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Plan by preparing and adhering to a SWPPP and WQMP and by installing and maintaining the on-site stormwater infrastructure that is designed to minimize impacts associated with water quality and polluted runoff from the Project site. Implementation of the Project would not conflict with or obstruct the Santa Ana River Basin Water Quality Control Plan and impacts would be less than significant and no mitigation is required.

The Project site is located within the portion of the Chino Groundwater Basin that is adjudicated in 1978. Adjudicated basins, like the Chino Groundwater Basins are exempt from the 2014 Sustainable

Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Groundwater Basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Chino Groundwater Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan. Impacts would be less than significant. (DEIR, pp. 4.8-15 – 4.8-16)

3.10 LAND USE AND PLANNING

3.10.1 THRESHOLD A

Impact Statement: The Project would not physically divide an established community.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.9.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

The Project site is located approximately 0.6 miles north of the SR-60, 2.7 miles east of I-15, and 2.7 miles south of I-10. As previously shown on Figure 3-4, *Existing Land Uses*, of the DEIR, the Project site is currently developed and is primarily surrounded by industrial development. Additionally, the Union Pacific Railroad runs along the Project site's southern boundary and Day Creek is located to the west of the Project site beyond the adjacent vehicle storage uses. As the Project site is surrounded by roadways and existing industrial development, implementation of the Project represents a logical expansion and redevelopment of industrial land uses on the Project site. Redevelopment of the site would not physically divide an established community. Additionally, the Project does not propose any infrastructure or physical barriers to mobility in the area; implementation of the Project would result in less than significant impacts associated with the physical division of an established community. Impacts would be less than significant. (DEIR, p. 4.9-5)

3.10.2 THRESHOLD B

Impact Statement: The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

❑ Findings

Potential impacts of the Project related to Threshold b are discussed in detail in Section 4.9.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

❑ Substantial Evidence

The land use plans, policies, and regulations applicable to the proposed Project include the City's General Plan, SCAG's 2016-2040 RTP/SCS, and 2020-2045 RTP/SCS (Connect SoCal). The Project's compatibility with each of these plans, policies, and regulations is examined in detail in Tables 4.9-1 and 4.9-2 of the DEIR. During the City's review of the Project's application materials, the Jurupa Valley Planning Department reviewed the proposed development for consistency with all applicable policies of the General Plan and found that there would be no conflict with any applicable General Plan policies resulting from development of the Project site with the proposed Project. Furthermore, implementation of the proposed Project would not result in an inconsistency with the adopted 2016-2040 RTP/SCS or Connect SoCal. (DEIR 4.9-6 – 4.10-23)

3.11 MINERAL RESOURCES

3.11.1 THRESHOLD A

Impact Statement: The Project would not result in the loss of availability of a known mineral resource of value to the region and residents of the state.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed Section 5.4.4 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

No mineral resource extraction activity is known to have ever occurred on the Project site. Figure 4-16 of the City of Jurupa Valley General Plan depicts the Project site as being located within Mineral Resources Zone 3 (MRZ-3), which is defined as "Areas containing known and/or inferred occurrences of undetermined quality, quantity, or significance." Under existing conditions, the Project site is not being actively mined for mineral resources. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California, and no impact would occur. The Project site has a General Plan Land Use designation of Light Industrial (LI) and a zoning classification of M-M (Manufacturing-Medium), neither of which are intended for mineral resource extraction. Accordingly, implementation of the Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts would occur with respect to the topic of Mineral Resources.

3.11.2 THRESHOLD B

Impact Statement: The Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on any land use plan.

❑ Findings

Potential impacts of the Project related to Threshold b are discussed Section 5.4.4 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

❑ Substantial Evidence

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and includes areas held in reserve for future mineral extraction and processing. The Project site is delineated as Light Industrial (LI). Therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site and no impact would occur.

3.12 NOISE

3.12.1 THRESHOLD A

Impact Statement: The Project will not generate substantial increase in ambient noise levels in the vicinity of the Project site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.10.6 of the DEIR. The proposed Project would be required to implement PPPs 4.12-1 and 4.12-2 to comply with the City's General Plan to reduce impacts to noise. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

To evaluate whether the Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA Leq is used as a reasonable threshold to assess the daytime construction noise level impacts. The unmitigated construction noise levels are expected to range from 53.1 to 56.2 dBA L_{eq} at the nearby receiver locations. The construction noise analysis shows that the nearest receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold during Project construction activities. Therefore, the noise impacts due to Project construction noise is considered less than significant at all receiver locations.

Roadway segments are analyzed from the without Project to the with Project conditions in each of the following timeframes: Existing 2020, Background 2022, and Background plus Cumulative Project Conditions (B+CP). The Existing without Project exterior noise levels are expected to range from 63.8 to 81.2 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. The Existing with Project conditions will range from 64.1 to 81.2 dBA CNEL. Accordingly, the Project off-site traffic noise level impacts will range from 0.0 to 1.0 dBA

CNEL. Based on the significance criteria for off-site traffic noise presented in Table 4.10-3, a significant impact would occur if the Project would increase community noise levels greater than 3 dBA. Because the Project would result in an increase of 1.0 dBA, land uses adjacent to the study area roadway segments would experience less than significant noise level increases on receiving land uses due to the Project-related traffic.

The operational noise analysis is intended to describe noise level impacts associated with the expected noise levels typical of daytime and nighttime activities at the Project site. To present the potential worst-case noise conditions, the analysis assumed the Project would be operational 24 hours per day, seven days per week. Consistent with similar warehouse uses, the Project business operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking, as well as loading and unloading of trucks at designated loading bays. The on-site Project-related noise sources are expected to include: loading dock activity, entry gate & truck movements, roof-top air conditioning units, and trash enclosure activity.

To estimate the Project operational noise impacts, reference noise level measurements were collected from similar types of activities to represent the noise levels expected with the development of the proposed Project. It is important to note that the following projected noise levels assume the worst-case noise environment with the cold storage activity, trailer activity, truck movements, roof-top air conditioning units, trash enclosure activity, and parking lot vehicle movements all operating continuously. These sources of noise activity will likely vary throughout the day.

The Project daytime hourly noise levels at the off-site receiver locations are expected to range from 38.0 to 42.9 dBA L_{eq}. The Project nighttime hourly noise levels at the off-site receiver locations are expected to range from 37.2 to 41.9 dBA L_{eq}. The differences between the daytime and nighttime noise levels are largely related to the duration of noise activity. The Project will satisfy the City of Jurupa Valley 65 dBA Leq daytime and 45 dBA Leq nighttime exterior noise level standards at all nearby receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearby noise-sensitive receiver locations. (DEIR, pp. 4.10-9 – 4.10-19)

3.12.2 THRESHOLD B

Impact Statement: The Project will not generate excessive groundborne vibration or groundborne noise levels.

- **Findings**

Potential impacts of the Project related to Threshold b are discussed in detail in Section 4.10.6 of the DEIR. The proposed Project would be required to implement PPPs 4.12-1 and 4.12-2 to comply with the City's General Plan to reduce impacts to noise. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold b; therefore, no mitigation is required.

- **Substantial Evidence**

Groundborne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the FTA. Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include grading. At distances ranging from 1,001 to 3,136 feet from Project construction activities, construction vibration velocity levels are estimated to range from 0.000 in/sec PPV and will remain below the City of Jurupa Valley threshold of 0.2 in/sec PPV at all receiver locations. Therefore, the Project-related vibration impacts are considered less than significant during the construction activities at the Project site. Moreover, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. (DEIR, pp. 4.10-19 – 4.10-20)

3.12.3 THRESHOLD C

Impact Statement: The Project is not located within vicinity of a private airstrip or airport land use plan, or within two miles of a public airport or public use airport.

- **Findings**

Potential impacts of the Project related to Threshold c are discussed in detail in Section 4.10.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in impacts related to Threshold c; therefore, no mitigation is required.

- **Substantial Evidence**

The Project site is not located within two miles of a public airport or within an airport land use plan. The closest airport is the Ontario International Airport located approximately 2.5 miles northwest. As such, the Project site would not be exposed to excessive noise levels from airport operations, and therefore, impacts are considered less than significant. (DEIR, p. 4.10-21)

3.13 POPULATION AND HOUSING

3.13.1 THRESHOLD A

Impact Statement: The Project would not induce substantial unplanned population growth in the area.

- **Findings**

Potential impacts of the Project related to Threshold a are discussed Section 5.4.5 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

- **Substantial Evidence**

The Project would not directly result in population growth because it does not propose any residential dwelling units. According to the General Plan Economic Sustainability Element, "The City is a net

exporter of jobs, with more residents working outside the City than non-residents working inside the City." Thus, it is anticipated that new employees generated by the Project would be within commuting distance and would not generate needs for any housing.

Typically, growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities. The current Zoning Classification for the Project site is Manufacturing-Medium (M-M). Based on the City of Jurupa Valley General Plan EIR, approximately 1 employee is needed for every 1,200 sf of industrial development. This would mean that approximately 1,298 employees are currently needed under existing conditions and that 1,616 employees would be generated by the Project. Therefore, the Project would result in the increase of approximately 318 employees. The increase of employees on the Project site would have a minimal effect on the existing infrastructure. Furthermore, the Project is consistent with the General Plan and Zoning classification, and is therefore assumed in the growth projections of the General Plan.

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. No additional water or sewer infrastructure will be needed to serve the Project other than connection to the existing water and sewer lines in the immediate vicinity of the Project site.

In addition, the analysis in Section 5.4.5, *Public Services*, of the DEIR demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced.

3.13.2 THRESHOLD B

Impact Statement: The Project would not displace substantial numbers of existing people or housing.

❑ Findings

Potential impacts of the Project related to Threshold b are discussed Section 5.4.5 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

❑ Substantial Evidence

The Project site contains does not contain any residential units. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere. No impact would occur.

3.14 PUBLIC SERVICES

3.14.1 THRESHOLD A

Impact Statement: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically

altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of public services.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed Section 5.4.6 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

Under existing conditions, the 105.58-acre Project site is an entirely developed site surrounded by existing streets. Nine (9) existing redwood buildings totaling to 1,557,562 sf of net rentable area and a 172,800 square foot industrial building are located on-site. Implementation of the Project would result in the demolition of the existing redwood buildings and redevelop the Project site with two buildings totaling to 1,939,312 sf and preserving the existing 172,800 sf industrial building. The Project would result in a net increase of 381,750 sf of buildings on site and approximately additional 318 employees.

Fire Protection

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Glen Avon Fire Station No. 17, an existing station located at an existing station located approximately 1.6 miles southeast of the Project site at 10400 San Sevaine Way.

Development of the Project would impact fire protection services by placing an additional demand on existing fire protection resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

In addition, as required by the City's Inter-Agency Project Review Request process, the Project plans were routed to the Fire Department for review and comment on the impacts to providing fire protection services. The Fire Department did not indicate that the Project would result in the need for new or physically altered fire facilities in order to maintain acceptable service ratios, response times or other performance objectives.

Furthermore, the Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing for fire protection services. Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Furthermore, the Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems. Additionally, as required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

Based on the above analysis, impacts related to fire protection are less than significant.

Police Protection

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

In addition, as required by the City's Inter-Agency Project Review Request process, the Project plans were routed to the Sheriff's Department for review and comment on the impacts to providing police protection services. The Sheriff's Department did not indicate that the Project would result in the need for new or physically altered sheriff facilities in order to maintain acceptable service ratios, response times or other performance objectives.

Furthermore, as required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

Based on the above analysis impacts related to police protection are less than significant.

Schools

The Project does not propose any housing and would not directly create additional students to be served by the Jurupa Unified School District. However, the Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Additionally, prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.

Based on the above analysis impacts related to schools are less than significant.

Parks

The Project will not create an additional need for housing thus directly increasing the overall population of the City and generating additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks. Specifically, prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

Based on the above analysis impacts related to parks are less than significant.

Other Services

As noted in the response to Subsection 5.4.4, *Population and Housing*, development of the Project would not result in a direct increase in the population of the Project area and would not increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

The Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public services and/or equipment.

3.15 RECREATION

3.15.1 THRESHOLD A

Impact Statement: The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- **Findings**

Potential impacts of the Project related to Threshold a are discussed Section 5.4.7 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

- **Substantial Evidence**

The Project would not cause a substantial physical deterioration of any park facilities or would accelerate the physical deterioration of any park facilities because the Project does not propose residential dwelling units which would increase the population that would use parks. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities.

3.15.2 THRESHOLD B

Impact Statement: The Project would not require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

- **Findings**

Potential impacts of the Project related to Threshold b are discussed Section 5.4.7 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

- **Substantial Evidence**

The Project does not propose any recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

3.16 TRANSPORTATION

3.16.1 THRESHOLD A

Impact Statement: The Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

- **Findings**

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.11.6 of the DEIR. The proposed Project would be required to implement Project Design Features (PDFs) 4.11-1 through 4.11-8 to construct roadway improvements. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

- **Substantial Evidence**

Connect SoCal seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. These long-range visioning plans

balance future mobility and housing needs with economic, environmental and public health goals. As shown in Table 4.9-2 of the DEIR, implementation of the Project would be consistent with, and not conflict with the goals and policies of Connect SoCal.

The Project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, including policies outlined in the City's General Plan. Refer to Table 4.9.1 of the DEIR, for the consistency analysis for the General Plan goals and policies that address the circulation system, including transit, roadway, bicycle, and pedestrian facilities applicable to the Project for evaluating conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. (DEIR, pp. 4.11-7 – 4.11.9)

3.16.2 THRESHOLD C

Impact Statement: The Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

❑ Findings

Potential impacts of the Project related to Threshold c are discussed in detail in Section 4.11.6 of the DEIR. The proposed Project would be required to implement Project Design Features (PDFs) 4.11-1 through 4.11-8 to construct roadway improvements. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold c; therefore, no mitigation is required.

❑ Substantial Evidence

Proposed roadway improvements along the Project site frontage would occur within the public rights-of-way and would be installed in conformance with the City's design standards (Refer to PDF 4.11-1 through PDF 4.11-8). Due to the typical wide turning radius of large trucks, a truck turning template has been overlaid on the site plan at the Project driveways in order to determine appropriate curb radii and to verify that trucks will have sufficient space to execute turning maneuvers. Traffic generated by the Project would typical of an industrial development and would be compatible with the traffic generated by the surrounding industrial developments. The City of Jurupa Valley Traffic Engineering Division reviewed the Project's application materials (refer to DEIR Section 3.0, *Project Description*) and determined that no hazardous transportation design features would be introduced by the Project. Additionally, at the time of final grading, landscape, and street improvement plans, the City will review project access points to ensure adequate sight distance. Accordingly, the Project would not create or substantially increase safety hazards due to a design feature or incompatible use. The Project would result in a less than significant impact. (DEIR, pp. 4.11-14 – 4.11.15)

3.16.3 THRESHOLD D

Impact Statement: The Project would not result in inadequate emergency access.

❑ Findings

Potential impacts of the Project related to Threshold d are discussed in detail in Section 4.11.6 of the DEIR. The proposed Project would be required to implement PPP 4.8-2 to comply with the City's Fire Department codes to reduce impacts to transportation. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold d; therefore, no mitigation is required.

❑ Substantial Evidence

During the course of the City of Jurupa Valley's review of the proposed Project, the City evaluated the Project's design, including but not limited to proposed driveway locations and parking lot/drive aisle configuration, to ensure that adequate access would be provided for emergency vehicles at Project build out. Furthermore, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. Moreover, the Project Applicant would be required to comply with PPP 4.8-3 which would ensure that the Project is designed and constructed to provide adequate emergency access for emergency vehicles. Therefore, the Project would not result in inadequate emergency access and a less than significant impact would occur. (DEIR, p. 4.11-16)

3.17 UTILITIES AND SERVICE SYSTEMS

3.17.1 THRESHOLD A

Impact Statement: The Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.13.6 of the DEIR. The proposed Project would be required to implement PPPs 4.13-1 and 4.13-2 to comply with the Jurupa Community Services District rules, regulations, conditions, requirements, and payment of fees to reduce impacts to utilities and service systems. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold a; therefore, no mitigation is required.

❑ Substantial Evidence

The installation of the utility and service system infrastructure improvements proposed by the Project Applicant would result in physical environmental impacts on the Project site inherent in the Project's construction process; however, these impacts have already been included in the analyses of construction-related effects presented throughout the EIR. In instances where the Project's construction phase would result in specific, significant impacts, feasible mitigation measures are provided. The construction of infrastructure necessary to serve the Project would not result in any

significant physical effects on the environment that are not already identified and disclosed elsewhere in the EIR. Accordingly, impacts would be less than significant. (DEIR, pp. 4.13-6 – 4.13-8)

3.17.2 THRESHOLD B

Impact Statement: The Project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

- **Findings**

Potential impacts of the Project related to Threshold b are discussed in detail in Section 4.13.6 of the DEIR. The proposed Project would be required to implement PPP 4.13-1 to comply with the Jurupa Community Services District rules, regulations, conditions, requirements, and payment of fees to reduce impacts to utilities and service systems. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold b; therefore, no mitigation is required.

- **Substantial Evidence**

JCSD is responsible for supplying potable water to the Project site. As discussed in the JCSD's UWMP, water supplies are projected to meet future demands during normal, single-dry, and multiple-dry years through the 20-year planning period (JCSD, 2016). The land use types that were used in the 2015 UWMP water demand projections, including the Project site, is the same land use type which is proposed by the Project. Therefore, the Project's water demands were accounted for in the most recent UWMP. Buildout of the Project site with industrial uses is consistent with the underlying General Plan land use designation and projections in the UWMP. As stated above, the JCSD expects to have adequate water supplies to meet all its demands through year 2040.

Additionally, a WSA was prepared and approved for the Project on April 1, 2021 by JCSD's Board of Directors, pursuant to California Water Code Sections 10910 through 10914 (see Technical Appendix Q of the DEIR). Using the water demand rate from the JCSD's Draft Master Water Plan, implementation of the Project would generate the need for water at a rate of 1.52 acre-feet per year per acre. As the Project site is a total of approximately 105.43 acres, the WSA estimated that the Project will result in a water demand of 160 acre-feet per year (AFY) and 142,710 gallons per day. The water demand rate is based on site acreage and changes to the square footage on the Project site would not result in a change in water demand. Therefore, the Board determined that there would be adequate water supplies available during normal, single-, and multiple-dry water years to meet the projected water demand of the Project, in addition to the existing and other planned future uses of JCSD's system. The finding is based on JCSD's reliable supply of groundwater and imported water, the expanded use of recycled water, continued success with water conservation programs, and the growth accounted for within the JCSD 2015 Urban Water Management Plan. Therefore, sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. Implementation of the Project would result in a less than significant impact. (DEIR, pp. 4.13-8 – 4.13-9)

3.17.3 THRESHOLD C

Impact Statement: The Project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

❑ Findings

Potential impacts of the Project related to Threshold c are discussed in detail in Section 4.13.6 of the DEIR. The proposed Project would be required to implement PPPs 4.13-1 and 4.13-2 to comply with Jurupa Community Services District rules, regulations, conditions, requirements, and payment of fees to reduce impacts to utilities and service systems. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold c; therefore, no mitigation is required.

❑ Substantial Evidence

JSCD is responsible for supplying wastewater services to the Project site. In the JCSD service area, outdoor water usage can account for more than 50% of water usage (JCSD, 2021). Therefore, the amount of wastewater that would be generated by the Project is conservatively assumed to be 71,355 gallons per day, which is 50 percent of indoor water use. The current maximum capacity of the IEBL is 17 million of gallons per day (MGD) and JCSD's capacity rights are 3.493 MGD for IEBL conveyance and 0.94 MGD in the Orange County Sanitation District treatment plant. According to the 2015 UWMP, the current volume treated at the IEBL and the Orange County Sanitation District treatment plant is 9.8 MGD. (JCSD, 2016, pp. 6-25) The amount of wastewater that would be generated by the Project is much less than one percent of total remaining daily treatment capacity. Additionally, JCSD in process to purchase 0.215 MGD of additional treatment capacity. Therefore, sufficient wastewater treatment capacity available to serve the Project's projected demand in addition to the provider's existing commitments. Implementation of the Project would result in a less than significant impact. (DEIR, p. 4.13-10)

3.18 WILDFIRE

3.18.1 THRESHOLDS A-D

Impact Statement: The Project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.

❑ Findings

Potential impacts of the Project related to Thresholds a–d are discussed Section 5.4.8 of the DEIR. This Planning Commission finds that the development of the proposed Project will not result in significant impacts related to Threshold e; therefore, no mitigation is required.

- **Substantial Evidence**

According to General Plan Figure 8-11, Wildfire Severity Zones in Jurupa Valley, the Project site is located in the "Urban-Unzoned" fire hazard area and is thus not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, no impact would occur.

4.0 ENVIRONMENTAL IMPACTS MITIGATED TO A LEVEL OF LESS-THAN-SIGNIFICANT

4.1 CULTURAL RESOURCES

4.1.1 THRESHOLD B

Impact Statement: The Project has the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.

❑ Findings

Potential impacts of the Project related to Threshold b are discussed in detail in DEIR Section 4.3.6. A potential exists for ground disturbing activities to unearth previously unknown archaeological resources and result in a potentially significant impact. The Project is required to comply with Mitigation Measure MM 4.3-1, which would reduce impacts to less than significant. The Planning Commission has determined that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.

❑ Substantial Evidence

The archaeological records search at the EIC was conducted for the project and the surrounding area within a one-mile radius on February 23, 2021. The records search results identified 16 cultural resources recorded within a one-mile radius of the Project, one of which, the Mira Loma Quartermaster Depot, is located within the Project site. Many of the remaining resources are associated with the Cal. Estaban Cantu Ranch / Galleano Winery district (P-33-07734), including a historic barn building, historic vinegar shed/tank building, historic bunkhouse/office building, a historic guest house building, the historic main winery building, a historic garage, and a historic workshop and tasting room. Additional resources include two prehistoric bedrock milling features sites with associated lithic scatters, a historic multicomponent site (no information given), a prehistoric site (no information given), one historic site containing a building foundation(s), and a historic vineyard.

During the pedestrian field survey conducted on February 26, 2021, visibility of the natural ground surface was generally poor and covered with hardscape and gravel. The entire property appears to have been previously graded and, at the time of the survey, was characterized as flat, partially paved, and partially developed. No cultural resources were observed during the survey. Although no cultural resources were observed during the field survey of the Project site, ground disturbing activities that would reach native soil may have the potential to unearth previously unknown archaeological resources. Therefore, this may result in a potentially significant impact. (DEIR, pp. 4.3-15 – 4.3-17)

MM 4.3-1 Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching) the Project

Applicant/Developer shall submit proof that a qualified archaeologist meeting the Secretary of Interior's (36 CFR 61) Professional Qualifications Standards has been retained to conduct spot checks during ground disturbing activities at the following intervals: upon initial ground exposure within the Project site; upon a 50 percent completion milestone of ground disturbance; and, upon an 80 percent milestone of ground disturbance. If any potentially historic or archaeological resources are encountered during ground-disturbing activities, the archaeologist shall halt construction work within 50 feet of the find and assess the nature of the find for importance. If the discovery is determined to not be important by the archaeologist, work will be permitted to continue in the area. If a find is determined to be important by the archaeologist, additional investigation would be required, or the find can be preserved in place and construction may be allowed to proceed.

- Additional investigation work would include scientific recording and excavation of the important portion of the find.

- If excavation of a find occurs, the archaeologist shall draft a report of conclusion of excavation that identifies the find and summarizes the analysis conducted. The completed report shall be approved by the Planning Department and the Project Applicant/Developer shall provide verification that the report was submitted to the Eastern Information Center, University of California, Riverside prior to the issuance of an occupancy permit.

- Excavated finds shall be curated at a repository determined by the archaeologist and approved by the City with verification provided to the City prior to the issuance of an occupancy permit.

The implementation of Mitigation Measure MM 4.3-1 would ensure that any previously undiscovered subsurface archaeological resources that may be encountered during Project construction would be identified and appropriately preserved. Accordingly, impacts would be less than significant with mitigation incorporated.

4.2 GEOLOGY AND SOILS

4.2.1 THRESHOLD F

Impact Statement: The Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

❑ Findings

Potential impacts of the Project related to Threshold f are discussed in detail in DEIR Section 4.5.6. The Project site contains sediment with a high paleontological sensitivity. Ground disturbing activities have the potential to unearth previously unknown paleontological and/or unique geologic features. The Project is required to comply with Mitigation Measure MM 4.5-1, which would reduce

impacts to less than significant. The Planning Commission has determined that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the DEIR.

- **Substantial Evidence**

The Project site is designated as "High B" paleontological sensitivity. The County of Riverside defines a "High B" ranking using the following definition: "equivalent to High A, but is based on the occurrence of fossils at a specified depth below the surface. The category High B indicates that fossils are likely to be encountered at or below four feet of depth, and may be impacted during excavation by construction activities". The Pleistocene old alluvial fan deposits, south of the Project site, are designated as "High A" in paleontological sensitivity. The County of Riverside defines "High A potential" as yielding paleontological resources as "based on [the presence of] geologic formations or mappable rock units that are rocks that contain fossilized body elements, and trace fossils such as tracks, nests, and eggs. These fossils occur on or below the surface."

As discussed above, the Project site is underlain by artificial fill that do not have possibility for producing fossils or fossils deposits. However, research has indicated that various Holocene and late Pleistocene alluvial sediments and late and middle Pleistocene alluvial sediments likely underlie the Project site beneath the artificial fill. These sediments designated as "High B" and "High A" paleontological resource sensitivity, receptively. The thickness of the overlying artificial fill deposits, which do not require paleontological monitoring, is not known. Due to the high paleontological sensitivity locally assigned to these sediments and the recorded existence of nearby large mammal fossil localities, impacts to paleontological resources are considered potentially significant. (DEIR, pp. 4.5-7 – 4.5-9)

MM 4.5-1 Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching) the Project Applicant/Developer shall submit a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading.

Excavation and grading activities in deposits with high paleontological sensitivity (the Old Eolian Deposits) shall be monitored by a paleontological monitor following the PRIMP.

a. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 away from the area of the find in order to assess its significance.

b. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed.

c. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collection of a scientific institution.

d. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.

The implementation of Mitigation Measure MM 4.5-1 would ensure that any previously undiscovered paleontological resources that may be encountered during Project construction would be identified and appropriately preserved. Accordingly, impacts would be less than significant with mitigation incorporated.

4.3 TRIBAL CULTURAL RESOURCE

4.3.1 THRESHOLD A

Impact Statement: The Project has the potential to cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code Section 5024.1(k), or

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of the Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

❑ Finding

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.12.6 of the DEIR. The Project site has not been identified as a location that is known to contain significant tribal cultural resources. However, there is a remote potential that resources could be encountered during ground-disturbing construction activities that occur in native soil. The Project is required to comply with Mitigation Measures MM 4.12-1 through 4.12-6, which would reduce impacts to less than significant. The Planning Commission has determined that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.

❑ Substantial Evidence

The buildings within the Project site are not eligible for the NRHP, CRHR, or as a historic district in the City of Jurupa Valley due to the lack of integrity. No sites, features, places, or landscapes were identified that are either listed or eligible for listing in the California Register of Historic Places.

As part of the mandatory AB 52 consultation process required by State law, the City of Jurupa Valley sent notification to the Native American tribes with possible traditional or cultural affiliation to the area as provided by NAHC on August 19, 2021. The City of Jurupa Valley completed mandatory compliance with Public Resources Code § 21074 associated with the environmental review of the Project. Implementation of the Project has the potential to encounter tribal cultural resources during ground-disturbing construction activities that occur in native soil. Accordingly, there is a potential for significant impacts to occur if significant resources are discovered during the Project's construction process.

A sacred lands file (SLF) review was conducted by the NAHC to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the Project site on February 23, 2021. Results of the SLF search results, returned by the NAHC on March 8, 2021, were negative. Although no specific information on tribal cultural resources was provided, there is a potential that resources could be encountered during ground-disturbing construction activities in native soils. Accordingly, there is a potential for significant impacts to occur if significant resources are discovered during the Project's construction process. (DEIR, pp. 4.12-6 – 4.12-10)

MM 4.12-1 **Retain Registered Professional Archaeologist**: Prior to the issuance of a grading permit, the Project Applicant shall retain a Registered Professional Archaeologist ("Project Archaeologist") subject to the approval of the City to be on-call during all mass grading and trenching activities. The Project Archaeologist's responsibilities include, but are not limited to perform the tasks that require the need for a qualified archaeologist pursuant to MM 4.12-2 through MM 4.12-6 below.

MM 4.12-2 **Cultural Resources Management Plan:** Prior to the issuance of a grading permit, the Project Archaeologist, in consultation with the Consulting Tribe(s), the Project Applicant, and the City, shall develop a Cultural Resources Management Plan (CRMP), to address the implementation of the City's Tribal Cultural Resource Mitigation Measures MM 4.12-3 through MM 4.12-6, including but limited to, timing, procedures and considerations for Tribal Cultural Resources during the course of ground disturbing activities that will occur on the project site. The CRMP shall be subject to final approval by the City of Jurupa Planning Department.

MM 4.12-3 **Tribal Monitoring:** Prior to the issuance of a grading permit, the Project Applicant shall provide the City of Jurupa Valley evidence of agreements with the consulting tribe(s), for tribal monitoring. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. The Project

Applicant is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities.

MM 4.12-4 **Treatment and Disposition of Inadvertently Discovered Tribal Cultural Resources:** In the event that buried archaeological resources/Tribal Cultural Resources are uncovered during the course of ground disturbing activity associated with the project, all work must be halted in the vicinity of the discovery and the Project Archaeologist shall visit the site of discovery and assess the significance and origin of the archaeological resource in coordination with the consulting tribe(s). The following procedures will be carried out for treatment and disposition of the discoveries:

1) Temporary Curation and Storage**:** During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and

2) Treatment and Final Disposition**:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Jurupa Valley Department with evidence of same:

   a) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. This will require revisions to the grading plan, denoting the location and avoidance of the resource.

   b) Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; location information regarding the reburial location shall be included into the final report required under TCR-4. Copies of the report shall be provided to the City for their records, the Consulting Tribe(s), and the Eastern Informational Center.

   c) Curation. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

MM 4.12-5 **Final Reporting:** In the event significant tribal cultural resources as defined by subdivision (c) of Public Resources Code Section 5024.1, or Tribal Cultural Resources as defined by Pub. Resources Code, § 21074 (a), are discovered on the Project site, prior to the issuance of a building permit, the Project Proponent shall submit a Phase IV Cultural Resources Monitoring Report that complies with the County of Riverside *Cultural Resources (Archaeological) Investigations Standard Scopes of Work* for review and approval to the City of Jurupa Valley Planning Department. Once the report is determined to be adequate, the Project Proponent shall provide (1) copy to the City of Jurupa Valley Planning Department, and provide the City of Jurupa Valley, evidence that two (2) copies have been submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy has been submitted to the Consulting Tribe(s) Cultural Resources Department(s).

MM 4.12-6 **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

Implementation of Mitigation Measures MM 4.12-1 through 4.12-6, would require archaeological and tribal cultural monitors and ensure that any previously undiscovered tribal cultural resources encountered during grading activities are property treated and reported. With implementation of mitigation, impacts would be less than significant.

5.0 ENVIRONMENTAL IMPACTS THAT REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION

The Jurupa Valley Planning Commission finds the project would result in significant and unavoidable impacts in the following impact categories after implementation of all feasible mitigation measures: Air Quality, Greenhouse Gas Emissions, and Transportation. In accordance with CEQA Guidelines Section 15092(b)(2), the Planning Commission of the City of Jurupa Valley cannot approve the project unless it first finds (1) under Public Resources Code Section 21081(a)(3), and CEQA Guidelines Section 15091(a)(3), that specific economic, legal, social technological, or other considerations, including provisions of employment opportunities to highly trained workers, make infeasible the mitigation measures or project alternatives identified in the EIR; and (2) under CEQA Guidelines section 15092(b), that the remaining significant effects are acceptable due to overriding concerns described in the CEQA Guidelines Section 15093 and, therefore, a statement of overriding considerations has been prepared.

5.1 AIR QUALITY

5.1.1 THRESHOLD A

Impact Statement: The Project would conflict with and/or obstruct implementation of the applicable air quality plan.

- **Findings**

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.2.6 of the DEIR. The proposed Project would be required to implement PPPs 4.2.1 through 4.2-6 to reduce impacts to air quality. The Project is required to comply with Mitigation Measures MM 4.2-1 through 4.2-8, which would reduce impacts to the extent feasible.

- **Substantial Evidence**

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if LSTs or regional significance thresholds were exceeded. The Project's regional construction-source emissions would exceed applicable regional significance threshold. As such, a potentially significant impact would occur.

Additionally, the Project would not exceed the applicable LSTs for operational activity. However, the regional operational-source emissions are anticipated to exceed the regional thresholds of significance for NO_X emissions. As such, the Project would have the potential to conflict with the AQMP according to this criterion. On the basis of the preceding discussion, the Project is determined to be inconsistent with the first criterion.

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent

with the growth projections in City of Jurupa Valley General Plan is considered to be consistent with the AQMP.

South Coast AQMD adopted the 2016 Air Quality Management Plan (AQMP) in March 2017. The AQMP contains air pollutant reduction strategies based on the growth assumptions contained in the Southern California Council of Governments' (SCAG) 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS). These growth assumptions were primarily based on jurisdictional level population and employment derived from a jurisdictions' existing and general plan land use maps. When the 2016 AQMP was prepared, the City of Jurupa Valley General Plan designated the site as Light Industrial (LI). The Project is not proposing a General Plan Amendment. Therefore, the Project's growth assumptions are consistent with the with the 2016 AQMP.

Based on the AQMP consistency analysis presented herein, the Project would conflict with the Consistency Criterion No. 1 of the AQMP and the resulting impact would potentially significant. Although MMs 4.2-1 through 4.2-8 would be implemented as part of the Project to reduce the effects on potential impacts, significant and unavoidable impacts associated with NOx emissions would result during long-term operation of the Project, and no feasible mitigation measures exist that would reduce the Project's NOx emissions to levels that are less than significant. All feasible mitigation measures have been imposed and impacts would remain significant and unavoidable. (DEIR, pp. 4.2-35 – 4.2-39)

MM 4.2-1 The Construction Contractor shall ensure that off-road diesel construction equipment complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 emissions standards or equivalent and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

MM 4.2-2 Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City shall conduct a site inspection to ensure that the signs are in place.

MM 4.2-3 Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the City demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.

MM 4.2-4 Prior to the issuance of a building permit, final Project designs shall provide for installation of conduit in tractor trailer parking areas for the purpose of accommodating potential installation of EV truck charging stations.

MM 4.2-5 All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric transport refrigeration units (TRUs).

MM 4.2-6 All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) and all on-site indoor forklifts will be powered by non-diesel engines.

MM 4.2-7 Indoor material handling equipment used throughout the project area would be electric and would not be diesel-powered. Prior to issuance of an Occupancy Permit for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Jurupa Valley Planning Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use electric-powered equipment for daily operations, to the maximum extent feasible. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. During operation, the building tenant and/or building owner shall maintain a list of all off-road equipment used onsite. The equipment list shall state the makes, models, and numbers. These records shall be made available to the City of Jurupa Valley upon request.

MM 4.2-8 Only electric-powered off-road equipment (e.g., yard trucks/hostlers) shall be utilized onsite for daily warehouse and business operations, to the maximum extent feasible. Prior to issuance of an Occupancy Permit for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Jurupa Valley Planning Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use electric-powered equipment for daily operations, to the maximum extent feasible. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. During operation, the building tenant and/or building owner shall maintain a list of all off-road equipment used onsite. The equipment list shall state the makes, models, and numbers. These records shall be made available to the City of Jurupa Valley upon request.

After the implementation of MM 4.2-1, Project construction-source emissions of NO_X would not exceed applicable South Coast AQMD thresholds. As such, Project construction-source emissions impacts would be less than significant.

For regional emissions, the Project has the potential to exceed the numerical thresholds of significance established by the South Coast AQMD for emissions of NO_X during operation. It is important to note that the over 88 percent (%) of the Project's NO_X emissions are derived from vehicle usage. The Project proposes 71 electric vehicle parking stalls, 64 bicycle parking spaces, improved sidewalks for external and internal pedestrian access. Although these measures will help reduce the number of vehicle trips generated by the Project, vehicle trips will not be reduced to the extent that NO_X emissions would be reduced to less than significant levels. No feasible mitigation measures exist that would reduce NO_X emissions to levels that are less than significant. It is important to note that 88% of the Project's NO_X emissions are derived from vehicle usage. While the reduction of NO_X emissions is theoretically possible, there exists no regulatory authority for the enforcement of such emissions and any additional mitigation measures attempting to do so would be unenforceable and/or not practical. As such, these emissions are considered significant and unavoidable.

5.1.2 THRESHOLD B

Impact Statement: The Project would result in a cumulatively considerable net increase of criteria pollutants for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.2.6 of the DEIR. The proposed Project would be required to implement PPPs 4.2.1 through 4.2-6 to reduce impacts to air quality. The Project is required to comply with Mitigation Measures MM 4.2-1 through 4.2-8, which would reduce impacts to the extent feasible.

❑ Substantial Evidence

Construction activities associated with the Project will result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from the following construction activities: Demolition, Site Preparation; Grading; Building Construction; Paving; and Architectural Coating. Dust is typically a major concern during grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions". Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). Based on information provided by the Project Applicant, the Project is anticipated to require 336,375 cubic yards (CY) of cut and 396,380 CY of fill, resulting in 110,000 CY of export. For purposes of analysis, the CalEEMod default hauling trip length of 20 miles was used. Maximum daily construction emissions would exceed South Coast AQMD's Regional Threshold for NO_X of 100 lbs/day with the Project's maximum daily emissions at 151.28 lbs/day. Accordingly, construction related impacts for criteria pollutants would be potentially significant.

Operational activities associated with the Project will result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Operational related emissions are expected from the following primary sources: Area Source Emissions; Energy Source Emissions; Mobile Source Emissions; On-Site Cargo

Handling Equipment Emissions; and TRU Emissions. The Project would exceed the South Coast AQMD regional threshold for NO_X. Accordingly, operational impacts would result in a considerable net increase of a criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard and would therefore be significant.

Mitigation Measures MM 4.2-1 through 4.2-8 identified under Threshold a, above, would apply. After implementation of MM 4.2-1, Project construction-source emissions of NO_X would not exceed applicable South Coast AQMD thresholds, reducing NO_X emissions from 151.28 lbs/day to 45.80 lbs/day. Mitigation Measures MMs 4.2-2 through MM 4.2-8 are designed to reduce the operational NO_X emissions but will not be sufficient enough to reduce the NO_X emissions to less than the significant impacts. No feasible mitigation measures exist that would reduce the Project's NO_X emissions to levels that are less than significant.

5.2 GREENHOUSE GAS EMISSIONS

5.2.1 THRESHOLD A

Impact Statement: The Project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.6.6 of the DEIR. The proposed Project would be required to implement PPP 4.6-1 to reduce impacts to greenhouse gas emissions. The Project is required to comply with Mitigation Measures MM 4.6-1 and 4.6-2, which would reduce impacts to the extent feasible.

❑ Substantial Evidence

The annual GHG emissions associated with the Project are 29,834.93 $MTCO_2e$/yr and the existing emissions are estimated to be 13,468 $MTCO_2e$/yr, resulting in net emissions (Project – Existing) of 16,366.78 $MTCO_2e$/yr. As such, the Project would exceed the South Coast AQMD's recommended numeric threshold of 3,000 MTCO2e. Thus, the Project has the potential to result in a cumulatively considerable impact with respect to GHG emissions.

In addition to the mitigation measures listed below, measures aimed primarily at reducing the Project's air quality emissions impacts would also reduce GHG emissions. Therefore, MMs 4.2-1 through 4.2-8 (See DEIR Section 4.2, *Air Quality*) would also apply.

MM 4.6-1 Prior to the issuance of a building permit, the site plan shall include surface parking lots to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal to the Tier 2 Nonresidential Voluntary Measures of CALGreen Section A5.106.5.1.2.

MM 4.6-2 Prior to the issuance of a building permit, the site plan shall include the minimum number of automobile electric vehicle (EV) charging stations required by the CCR

Title 24. Final designs of Project buildings shall include electrical infrastructure sufficiently sized to accommodate the potential installation of additional auto and truck EV charging stations.

The Project would incorporate measures established by existing regulations and demonstrate consistency with the WRCOG CAP (see Threshold b, below); however, the mobile source emissions are controlled by the State and federal governments. The incorporated mitigation measures would not result in a quantifiable reduction in the Project's overall GHG emissions, and there are no feasible mitigation measures available to reduce the total project GHG emissions to less than 3,000 MT CO_2e/yr. Impacts would be significant and unavoidable. (DEIR, p. 4.6-18)

5.2.2 THRESHOLD B

Impact Statement: The Project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

❑ Findings

Potential impacts of the Project related to Threshold b are discussed in detail in Section 4.6.6 of the DEIR. The proposed Project would be required to implement PPP 4.6-1 to reduce impacts to greenhouse gas emissions. The Project is required to comply with Mitigation Measures MM 4.6-1 and 4.6-2, which would reduce impacts to the extent feasible. MMs 4.2-1 through 4.2-8 (See DEIR Section 4.2, *Air Quality*) would also apply.

❑ Substantial Evidence

The Project would incorporate GHG reduction measures that support the 2017 Scoping Plan. Additionally, the Project is consistent with General Plan policies that pertain to GHG emissions and SCAG's 2020-2045 RTP/SCS (see Subsection 4.9, *Land Use and Planning*, of the DEIR). Notwithstanding, the Project would result in a significant and unavoidable impact with respect to this threshold, as the Project exceeds the applicable numeric screening thresholds for GHG emissions and therefore has potential to impede the State's ability to achieve the 40% below 1990 level reduction target.

The Project exceeds the applicable numeric screening thresholds for GHG emissions and therefore has potential to impede the State's ability to achieve the 40% below 1990 level reduction target, and no feasible mitigation measures exist to reduce the Project's GHG emissions. Impacts would remain significant and unavoidable.

5.3 TRANSPORTATION

5.3.1 THRESHOLD B

Impact Statement: The Project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

❑ Findings

Potential impacts of the Project related to Threshold a are discussed in detail in Section 4.11.6 of the DEIR. The Project is required to implement TDM measures identified in Table 4.11-3 of the Draft EIR, which would reduce VMT impacts to the extent feasible.

❑ Substantial Evidence

Project generated VMT was calculated using the most current version of RIVTAM with adjustments in socio-economic data (SED) (i.e., employment) to a separate traffic analysis zone (TAZ) to reflect the Project's proposed land uses (i.e., logistics use). A separate TAZ is used to isolate project generated VMT from other land uses in the model. Project employment estimates of 1,882 employees is based on total proposed new building square footage of 1,939,312 square feet using an employment generation rate of 1 employee per 1,030 square feet for Light Industrial uses as indicated in Appendix E of the City's General Plan. Adjustments to employment for the Project's TAZ were made to both the base year model (2012) and the cumulative year model (2040). The base year model and cumulative year model were both run inclusive of the Project's employment.

City Guidelines state that for office and industrial projects, project generated VMT may be calculated using the production-attraction (P/A) trip matrix to allow for the isolation of vehicle trips by trip purpose (i.e., home-based work trips) that allows for the isolation of commute VMT for employment uses (e.g., office, industrial, etc.). Evaluation of VMT based on trip purpose is consistent with recommendations in OPR's Technical Advisory and offers the most straight forward method for assessing VMT reductions from mitigation measures for a single use project.

Project generated VMT was calculated for both the base year model (2012) and cumulative year model (2040). The VMT value was then normalized by dividing by the Project's number of employees.

The adopted *City of Jurupa Valley Traffic Impact Assessment Guidelines*, August 2020, state that the City of Jurupa Valley has selected a threshold based on the baseline VMT performance in the City. More specifically, as it applies to this Project, the City Guidelines state that a project generated VMT impact would be considered potentially significant if either of the following conditions are met:

- The Project's VMT per employee exceeds the City's average VMT per employee.
- The Project's cumulative project-generated VMT per employee exceeds the average VMT per employee for Jurupa Valley in the RTP/SCS horizon year.

The base project generated VMT per employee is 20.33 or 20.0% greater than the City's current threshold of 16.94 VMT per employee. Whereas, the cumulative project generated VMT per employee is 21.33 or 26.1% greater the City's threshold of 16.91 VMT per employee (see Table 4.11-2 of the Draft EIR). Therefore, the Project's VMT impact is potentially significant based on the comparison of base and cumulative project generated VMT per employee to the City's base and cumulative conditions, respectively.

Transportation demand management (TDM) strategies have been evaluated for reducing VMT impacts determined to be potentially significant. The effectiveness of TDM strategies to reduce VMT has been determined based on the SB 743 Implementation TDM Strategy Assessment (November 11, 2019 Fehr & Peers) (WRCOG Report) prepared for WRCOG and the Quantifying Greenhouse Gas Mitigation Measures. The WRCOG Report indicates that of the 50 transportation measures presented by CAPCOA, only 41 are applicable at a building and site level. The remaining 9 measures are functions of, or depend on, site location and/or actions by local and regional agencies or funders.

The WRCOG Report goes on to provide a review of the 41 transportation measures identified by CAPCOA and determines that for areas within Riverside County only 7 of those measures may be effective at an individual project level. The City Guidelines identify the same measures to mitigate VMT impacts. Evaluation of potentially applicable TDM strategies in the context of the proposed Project is summarized in Table 4.11-3, *TDM Strategies*, of the Draft EIR and copied below.

Table 4.11-3 TDM Strategies

	TDM Description	Project Applicability
Measure 1: Increase Diversity of Land Uses (LUT-3)	Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transportation. For example, when residential areas are in the same neighborhood as retail and office buildings, a resident does not need to travel outside of the neighborhood to meet his/her trip needs.	The Project consists of the development of the Project site with a combined building area of approximately 1,969,312 sf. In order for the above measure to apply, at least three of the following would need to be located on-site, or off-site within ¼ mile of the Project: Residential Development, Retail Development, Park, Open Space, or Office. There are limited non-industrial developments located off-site within ¼ mile south of the Project. As the proposed Project does not include a mix of land uses within the development site, this particular TDM measure is not evaluated further as a means of providing a reduction in Project VMT.
Measure 2: Provide Pedestrian Network Improvements (SDT-1)	Providing a pedestrian access network to link areas of the Project site encourages people to walk instead of drive assuming that desirable destinations are within walking distance of the Project. This mode shift results in people driving less and a reduction in VMT.	Pedestrian access exists along the Project's frontage. The Project will construct curb, gutter, sidewalk, and landscaping improvements along the Project's frontage as needed to accommodate site access. The Project's implementation of this measure through the construction of on-site connections to the existing sidewalks off-site could provide for a nominal reduction in Project VMT. As noted by CAPCOA (Quantifying Greenhouse Gas Mitigation Measures, p. 187), the provision of sidewalks on-site that connect to off-site pedestrian walkways linking to other complementary land uses within a

	TDM Description	Project Applicability
		suburban context can result in a VMT reduction between 0 and 2.0%. Given the limited nature of the complementary land uses within walking distance of the Project site, the implementation of this measure is anticipated to be at the lower levels of the reduction range (i.e., less than 1.0%).
Measure 3: Provide Traffic Calming Measure (SDT-2)	Providing traffic calming measures encourages people to walk or bike instead of using a vehicle. This mode shift will result in a decrease in VMT. Traffic calming features may include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.	There is limited opportunity for the Project to implement meaningful enhanced traffic calming measures in the area that would encourage a shift in travel mode to walking or biking. This measure is therefore not evaluated further as means of providing a reduction in Project VMT.
Measure 4: Implement Car-Sharing Program	Implementing a car-sharing program would allow individuals to have on-demand access to a shared fleet of vehicles on an as-needed basis. User costs are typically determined through mileage or hourly rates, with deposits and/or annual membership fees.	This particular TDM measure would be solely dependent on a future building tenant and may be considered as infeasible due to lack of available service providers in the area. For these reasons the measure is not evaluated further as means of providing a reduction in Project VMT.
Measure 5: Increase Transit Service Frequency and Speed (TST-4)	This measure serves to reduce transit-passenger travel time through more reduced headways and increased speed and reliability. This makes transit service more attractive and may result in a mode shift from auto to transit which reduces VMT.	The RTA, a public transit agency serving various jurisdictions within Riverside County currently provides service in the area with a stop located 0.18 miles to the southwest. Transit service is reviewed and updated by RTA periodically to address ridership, budget and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The Project Applicant shall work in conjunction with the Lead Agency and RTA to coordinate potential bus service to the Project site. Since implementation of this strategy would require agency implementation, it is not applicable for individual development projects. This measure is therefore not evaluated further as means of providing a reduction in Project VMT.
Measure 6: Encourage Telecommuting and Alternative Work Schedule (TRT-6)	Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled by employees. Alternative work	The effectiveness of this measure is dependent on the ultimate building tenant(s) which are unknown currently. As such, this measure is therefore not evaluated further as means of providing

	TDM Description	Project Applicability
	schedules could take the form of staggered starting times, flexible schedules, or compressed work weeks.	a reduction in Project VMT.
Measure 7: Provide Ride-Sharing Programs (TRT-3)	This strategy focuses on encouraging carpooling and vanpooling but its ultimate implementation is limited as Measure 6 above.	The effectiveness of this measure is dependent on the ultimate building tenant(s) which are unknown currently. As such, this measure is therefore not evaluated further as means of providing a reduction in Project VMT.

The effectiveness of the above-noted TDM measures would be dependent in large part on future Project occupancies, which are unknown at this time. Beyond Project tenancy considerations, land use context is a major factor relevant to the potential application and effectiveness of TDM measures. More specifically, the land use context of the Project is characteristically suburban. The Project's suburban context acts to limit the range of feasible TDM measures and moderates their potential effectiveness. Where feasible, TDM measures described above should be implemented to reduce Project generated VMT to the extent possible. However, even with the implementation of TDM measures needed to achieve the maximum 15 percent reduction for a land use project located in a suburban context would not be enough to reduce the Project's impact to a level of less than significant.

6.0 OTHER CEQA CONSIDERATIONS

6.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

The State CEQA Guidelines require EIRs to address any significant irreversible environmental changes that would be involved with the proposed action should it be implemented (CEQA Guidelines § 15126.2[c]). An environmental change would fall into this category if: a) the project would involve a large commitment of non-renewable resources; b) the primary and secondary impacts of the project would generally commit future generations to similar uses; c) the project involves uses in which irreversible damage could result from any potential environmental accidents; or d) the proposed consumption of resources is not justified (e.g., the project results in the wasteful use of energy).

❑ Finding

The Project's potential to result in significant irreversible impacts is discussed in detail in Subsection 5.2 of the DEIR. Based on the entire record, the City finds that the Project the Project would not result in significant irreversible environmental changes.

❑ Substantial Evidence

Determining whether the Project may result in significant irreversible environmental changes requires a determination of whether key non-renewable resources would be degraded or destroyed in such a way that there would be little possibility of restoring them.

Natural resources, in the form of construction materials and energy resources, would be used in the construction of the Project. The consumption of these natural resources would represent an irreversible change to the environment. However, the development of the Project site as proposed would have no measurable adverse effect on the availability of such resources, including resources that may be non-renewable (e.g., fossil fuels). Additionally, the Project is required by law to comply with the California Building Standards Code (CALGreen), which would minimize the Project's demand for energy, including energy produced from non-renewable sources and would also replace older buildings that are less energy efficient. A more detailed discussion of energy consumption is provided in DEIR Subsection 4.4, *Energy*.

Under existing conditions, the Project site is utilized for industrial warehouse uses with nine existing redwood buildings totaling to 1,557,562 sf of net rentable area and a 172,800-sf industrial building. Implementation of the Project would recommit the Project site to industrial warehouse uses. As demonstrated in the analysis presented throughout DEIR Section 4.0, *Environmental Analysis*, construction, and long-term operation of the Project would be compatible with the existing and planned land uses that surround the Project site and would not result in significant physical environmental effects to nearby properties. Although the Project would cause unavoidable impacts to the environment associated with air quality, greenhouse gas emissions, and transportation, these effects would not commit surrounding properties to land uses other than those that are present under existing conditions or planned by the City of Jurupa Valley General Plan. For this reason, the Project would not result in a significant, irreversible change to nearby, off-site properties.

Because no significant natural resources occur within the Project site, the Project would not reduce the availability of any natural resources associated with long-term operational activities. Also, as discussed under Subsection 4.4, *Energy*, of the DEIR, the Project would not result in a wasteful consumption of energy. Accordingly, the Project would not result in a significant, irreversible change to the environment related to energy use.

DEIR Subsection 4.7, *Hazards and Hazardous Materials*, provides an analysis of the Project's potential to transport or handle hazardous materials which, if released into the environment, could result in irreversible damage to the environment. As concluded in the analysis, compliance with federal, State, and local regulations related to hazardous materials would be required of all contractors working on the property during the Project's construction and of all users that occupy the Project's buildings. As such, construction and long-term operation of the Project would not have the potential to cause significant irreversible damage to the environment, including damage that may result from upset or accident conditions.

6.2 GROWTH INDUCING IMPACTS

CEQA requires a discussion of the ways in which the Project could be growth-inducing. The State CEQA Guidelines identify a project as growth-inducing if it would foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines § 15126.2[d]).

❑ Finding

The Project's potential to result in growth-inducing impacts is discussed in detail in Subsection 5.3 of the DEIR. Based on the entire record, the City finds that the Project would not directly or indirectly induce growth in the surrounding area which could result in a significant adverse effect to the environment.

❑ Substantial Evidence

CEQA requires a discussion of the ways in which the Project could be growth-inducing. The State CEQA Guidelines identify a project as growth-inducing if it would foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines § 15126.2[d]). New employees and new residential populations represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area, placing additional demands on public services and infrastructure systems, and in the generation of a variety of environmental impacts, which are addressed in the other sections of the DEIR.

The current Zoning Classification for the Project site is Manufacturing-Medium (M-M). Based on the City of Jurupa Valley General Plan EIR, approximately 1 employee is needed for every 1,200 sf of industrial development. This would mean that approximately 1,616 employees (1,939,312 sf x [1 employee/1,200 sf] = ~1,616 employees) would be generated by the Project.

A project could indirectly induce growth at the local level by increasing the demand for additional goods, and services associated with an increase in population or employment and thus reducing or removing the barriers to growth. This typically occurs in suburban or rural environs where population growth results in increased demand for service and commodity markets responding to the new population of residents or employees. Economic growth would likely take place because of the Project's operation as a warehouse/distribution/warehouse facility and all other legally permitted uses. The Project's construction-related and operational-related employees would purchase goods and services in the region, but any secondary increase in employment associated with meeting these goods and services needs is expected to be marginal, accommodated by existing goods and service providers, and highly unlikely to result in any new physical impacts to the environment based on the amount of available warehouse/distribution facilities available in areas near the Project site, including the cities of Eastvale, Ontario, Chino, Fontana, and Norco. In addition, the Project would create jobs that likely would serve the housing units either already built or planned for development within Riverside County and/or the City of Jurupa Valley. Accordingly, the on-site employment generation would not induce substantial growth in the area because it is anticipated that the Project's future employees would already be living in the Jurupa Valley/Riverside County area.

As previously stated, the General Plan land use designation for the site is Light Industrial (LI). Land surrounding the Project site, and within the City of Jurupa Valley, are designated as LI. As the Project vicinity is predominantly built-out, the development of the Project is unlikely to affect the existing uses within the surrounding properties. The Project is limited to the Project site's boundaries and does not include any components that would indirectly affect existing or planned uses on neighboring properties. Accordingly, the Project would not induce growth in the Project area.

Furthermore, the Project's potential influence on other nearby properties to redevelop at greater intensities and/or different uses than the City's General Plan and Zoning Code allow is speculative beyond the rule of reason. CEQA does not require the analysis of speculative effects (State CEQA Guidelines § 151454). If any other property owner were to propose redevelopment of a property in the Project vicinity or in any part of the City, the redevelopment project would require evaluation under CEQA based on its own merits, including an analysis of direct and cumulatively considerable effects.

Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies such as Southern California Association of Governments (SCAG). Significant growth impacts also could occur if a project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way. The Project is consistent with the existing General Plan land use designation and Zoning classification for the Project site. Further, implementation of the Project would not require the expansion of water and sewer infrastructure, as

the Project would connect to existing water and sewer lines within Space Center Court and "C" street.

The Project site is located within a predominantly industrial portion of the City of Jurupa Valley and is bordered by industrial uses directly to the north, south, east and west. The operation and maintenance of the Project would generate approximately 1,760 jobs, but any potential growth-inducing impact of the employment of persons at the Project site was accounted for in the City's General Plan, as the Project would develop the Project site in compliance with the City's General Plan land use designation upon the approval of the GPA. Accordingly, the Project would not directly promote growth either at the Project site or at the adjacent and surrounding properties that were not accounted for in the City's General Plan.

In conclusion, it is unlikely, speculative, and not reasonably foreseeable that the Project would induce growth in the form of additional economic activity or employment that would result in measurable impacts on the off-site physical environment.

6.3 IMPACTS CONSIDERED LESS THAN SIGNIFICANT

Section 15128 of the State CEQA Guidelines states that "an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR." Based on review of the Project and supporting technical studies, it was determined that the following environmental topical issues would result in no impact or less than significant impacts: Agricultural Resources, Biological Resources, Geology and Soils, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire. These impacts are addressed in Section 3.0 of these Findings.

7.0 ALTERNATIVES

7.4.1 ALTERNATIVES CONSIDERED AND REJECTED

An EIR is required to identify any alternatives that were considered by the Lead Agency but were rejected as infeasible. Among the factors described by CEQA Guidelines §15126.6 in determining whether to exclude alternatives from detailed consideration in the EIR are: a) failure to meet most of the basic project objectives, b) infeasibility, or c) inability to avoid significant environmental impacts. With respect to the feasibility of potential alternatives to the proposed Project, CEQA Guidelines §15126.6(f)(1) notes:

> *"Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries…and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site…"*

In determining an appropriate range of alternatives to be evaluated in this Final EIR, possible alternatives were initially considered and, for a variety of reasons, rejected. Alternatives were rejected because either: 1) they could not accomplish the basic objectives of the Project, 2) they would not have resulted in a reduction of significant adverse environmental impacts, or 3) they were considered infeasible to construct or operate.

1. Alternative Sites

The Project proposes to develop an approximately 105.58-acre site within the City with two industrial buildings while retaining and integrating an existing industrial facility to the overall site plan, totaling to 2,112,112 square feet (s.f.) of overall development. Due to the size of the Project, significant and unavoidable impacts under the topics of air quality (operational NO_X emissions), GHG emissions, and VMT would not be avoided or substantially reduced by placing the Project in another location. Additionally, significant unavoidable impacts of the Project are related to its operational aspects and are not site specific, therefore, relocation of the Project would not substantially reduce these impacts.

Regarding the feasibility of finding another potential vacant location for the Project, land located south of the Project site (south of Iberia Street) is currently vacant. However, because this land is located closer to sensitive land uses (the residences located east of the vacant land), this location could potentially have greater Project impacts. Similarly, there are no existing, developed sites for sale in the City that are a similar size as the Project site within close proximity to the key freeway infrastructure (i.e. SR-60) and that could reasonably be controlled by the Project Applicant for the purpose of developing the Project. Furthermore, the Project Applicant does not hold ownership control over any other parcels of land in or near the Project site that could be used as an alternative location for the Project. Therefore, because an alternative location is not available that would avoid or substantially lessen the significant environmental effects of the Project, and because the Project Applicant does not have ownership control over, and cannot reasonably obtain ownership control over, any other parcels of land in the jurisdiction of the City that could accommodate the Project, an

alternative location alternative is not feasible. Accordingly, the City is not obligated under CEQA to perform a detailed analysis of alternative sites in the DEIR. (DEIR, pp. 6-4 – 6-5)

2. No Project/Existing General Plan and Zoning Alternative

The No Project/Existing General Plan and Zoning Alternative would consider the development of the Project site with a use that conforms to the existing land use and zoning standards for the Project site, specifically the Light Industrial land use and the Manufacturing-Medium zone. However, the existing use of the Project site already conforms with the existing General Plan and zoning standards. Therefore, this alternative was rejected from further consideration in the DEIR since it would not be substantially different from the proposed Project and would not substantially reduce environmental effects. (DEIR, p. 6-5)

3. Alternatives to Eliminate Significant Air Quality Impacts

The Project would result in a significant unavoidable impact due to the exceedance of the NOx emissions threshold during Project operation, as determined in Section 4.2, *Air Quality*, of the DEIR. The source of NOx emissions is mainly due to mobile source emissions from truck trips, which account for approximately 197.29 lbs per day of the 242.11 total lbs per day of NOx emitted from all project sources. The only way to reduce the operational air quality impact to less than significant and allow for similar industrial warehouse uses, consistent with the City's zoning, would be to reduce the building size and associated total daily truck trips. In order to reduce the Project-related NOx emissions from 197.29 pounds per day below SCAQMD's regional operation significance threshold of 55 pounds per day, the Project would need to be reduced by 73 percent. A 73-percent reduction of the Project would not support the Project's main objectives to the same degree as the Project, including the following: redevelop the Project site with industrial uses consistent with the City's General Plan and Zoning to help meet the substantial and unmet regional demands for goods movement; and expand economic development and facilitate job creation in the City of Jurupa Valley by establishing new contemporary industrial development adjacent to already-established industrial uses. Additionally, this alternative would not allow for the majority of buildings onsite to be replaced with new modern buildings that meet the current California Building Code and California Green Building Code Standards with increased energy efficiency. (DEIR, pp. 6-5 – 6-6)

7.4.2 NO PROJECT/ NO DEVELOPMENT

The No Project/No Development Alternative considers no development on the Project site beyond what occurs on the site under existing conditions (as described in DEIR Section 3.0). As such, the approximately 105.58-acre Project Site would continue to consist of industrial buildings. Under this alternative, no improvements would be made to the Project site and none of the Project's internal parking, utility, and other infrastructure improvements would occur. This alternative was selected by the City to compare the environmental effects of the Project with an alternative that would leave the Project site in its general existing conditions.

Although selection of the No Project/No Development Alternative would avoid the implementation of the Project, it would not necessarily prevent the Project or another project of its nature from being developed in another location in response to the demand for this use in the region. As such, it is

possible that selection of the No Project/No Development Alternative would merely displace the Project's air pollutant emissions and significant and unavoidable air quality impacts to another location in the South Coast Air Basin (SCAB) resulting in the same or greater environmental effects to air quality.

The No Project/No Development Alternative would result in no physical environmental impacts to the Project site. All significant and unavoidable impacts of the Project would be eliminated or lessened by the selection of the No Project/No Development Alternative. However, this alternative would not receive benefits from replacing aging buildings and infrastructure with new modern buildings that would be constructed by the Project with increased energy efficiency and would not receive benefits from the stormwater drainage and water quality filtration features that would be constructed by the Project. The No Project/No Development Alternative would fail to meet all of the Project's objectives, as described in Subsection 6.1.1 of the DEIR. (DEIR, pp. 6-6 – 6-10)

Thus, the Planning Commission finds that each of the reasons set forth above is an independent ground for rejecting the No Project/No Development Alternative, and by itself, independent of any other reason, justifies rejection of the No Project/No Development Alternative, and hereby rejects the No Project/No Development Alternative.

7.4.3 REDUCED INTENSITY ALTERNATIVE

The Reduced Intensity Alternative would consider the development of the Project site with a 20 percent reduction in building square footage, in order to reduce vehicle and truck trips and significant impacts associated with air quality, GHG, and VMT. Under this alternative, a total of 1,551,450 s.f. of industrial uses would be constructed, resulting in a reduction of 275,857 s.f. from Building 1 and 112,005 s.f. from Building 2. Building 3 would remain the same as the Project. Although Buildings 1 and 2 would be reduced, the development impact area would generally remain the same as the Project. This alternative would generate approximately 1,506 employees using an employment generation rate of 1 employee per 1,030 square feet for Light Industrial uses. Access to the site would be similar to the Project with a proportional reduction in the number of parking spaces.

The Reduced Intensity Alternative would reduce the number of vehicle trips and associated VMT by 20 percent, which is calculated based on square footage. After mitigation measures, the Project would generate a maximum of 126.82 pounds per day of NO_X during summer and 129.65 during winter pounds per day of NO_X. Under the Reduced Intensity Alternative, the volume of NO_X emissions would be reduced to approximately 101.46 and 103.72 per day of NO_X, respectively. The South Coast AQMD threshold for NO_X is 55. Therefore, this alternative would not reduce the Project's operational air quality emissions to a less than significant level and a significant unavoidable air quality impact would remain.

Additionally, the Reduced Intensity Alternative would also decrease GHG emissions by approximately 20 percent to 13,093.42 MTCO2e per year. This alternative would still result in significant and unavoidable GHG impacts, since it would exceed the threshold of 3,000 MTCO2e per year. Therefore, GHG emissions impacts would remain significant and unavoidable, but slightly reduced compared to the Project.

The Reduced Intensity Alternative would result in reduced impacts related to air quality, energy, greenhouse gas emissions, noise, and utilities and service systems due to the reduction in square footage and associated vehicular trips. However, significant and unavoidable impacts related to air quality, greenhouse gas emissions, and transportation would continue to occur from implementation of this alternative. Impacts related to aesthetics, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, land use and planning, transportation, and tribal cultural resources would be similar to the Project.

The Reduced Intensity Alternative would only partially meet most of the Project's objectives, as described in Subsection 6.1.1 of the DEIR. This alternative would only partially meet the objective to redevelop the Project site with industrial uses to help meet the substantial and unmet regional demands for goods movement facilities, due to a reduced building footprint. This alternative would also only partially meet the objectives to expand economic development and facilitate job creation in the City by establishing new industrial development adjacent to or near already-established industrial uses and to attract new businesses to the City and thereby provide a more equal jobs-housing balance in the Inland Empire area that will reduce the need for members of the local workforce to commute outside the area for employment, due to the reduction of employees compared to the Project. Further, this alternative would not fully replace aging buildings and infrastructure with new modern buildings that meet the current California Building Code and California Green Building Code Standards with increased energy efficiency, and would not fully implement the Development Agreement entered into between the Project Applicant and the City.

Thus, the Planning Commission finds that each of the reasons set forth above is an independent ground for rejecting the Reduced Intensity Alternative, and by itself, independent of any other reason, justifies rejection of the Reduced Intensity Alternative, and hereby rejects the Reduced Intensity Alternative.

8.0 STATEMENT OF OVERRIDING CONSIDERATIONS

This Section specifically addresses §15093 of the CEQA Guidelines, which requires the City, acting as the Lead Agency, to balance the benefits of the Project against its significant and unavoidable adverse environmental impacts and determine whether the benefits which will accrue from the development of the Project outweigh its significant and unavoidable impacts. If the City finds that the major benefits of the Project outweigh its significant and unavoidable adverse environmental impacts, the City may approve the Project. Each of the separate benefits listed below are hereby determined to be, in itself, and independent of the Project's other benefits, the basis for overriding all significant and unavoidable environmental impacts identified in the EIR.

As set forth in Section 3.0, above, the EIR identified all of the Project's adverse environmental impacts and mitigation measures that can reduce the Project's impacts to less-than-significant level where feasible, or to the lowest feasible levels. Mitigation imposed by the City must have a proportional nexus to the Project's impacts. As further set forth in Section 5.0, the DEIR presents evidence that implementing the Project would cause or contribute to impacts that would remain significant and unavoidable even after the imposition of all feasible mitigation measures. Finally, as set forth in Section 7.0, there are no feasible alternatives to the Project that would mitigate the Project's significant and avoidable impacts to less-than-significant level or avoid those environmental impacts while still attaining most of the Project's basic objectives. Based on the facts presented throughout this document, the City makes the following finding:

❑ Finding

As the CEQA Lead Agency for the proposed Project, the City has reviewed the Project description and the alternatives to the Project, as presented in the EIR, and the City fully understands the Project and its alternatives. Further, the City finds that all potential adverse environmental impacts and all feasible mitigation measures to reduce the impacts from the Project have been identified in the DEIR, FEIR, and public testimony. Having considered the potential for the Project to cause or contribute to significant and unavoidable adverse impacts to Air Quality, Greenhouse Gas Emissions, and Transportation the City's Planning Commission hereby determines that all feasible mitigation measures with proportional nexus to the Project's impacts have been adopted to reduce or avoid the significant and unavoidable impacts identified in the EIR, and that no additional feasible mitigation or alternatives are available to further reduce or avoid significant impacts. Further, the City's Planning Commission finds that economic, social, and other considerations of the Project outweigh the Project's unavoidable impacts to Air Quality, Greenhouse Gas Emissions, and Transportation and that approval of the Project is appropriate. In making this finding, the Planning Commission finds that each of the Project benefits separately and individually outweighs all of the unavoidable adverse environmental effects identified in the EIR and therefore finds those impacts to be acceptable. The Project would meet the following objectives:

a) To redevelop the Project site with industrial uses consistent with the City's General Plan and Zoning to help meet the substantial and unmet regional demands for goods movement facilities consistent with Southern California Association of Governments' Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy). (SCAG, 2020)

b) To expand economic development and facilitate job creation in the City of Jurupa Valley by establishing new contemporary industrial development adjacent to already-established industrial uses.

c) To develop Class A speculative industrial buildings in Jurupa Valley that are designed to meet contemporary industry standards, accommodate a wide variety of users, and are economically competitive with similar warehouse buildings in the local area and region.

d) Replace aging buildings and infrastructure with new modern buildings that meet the current California Building Code and California Green Building Code Standards with increased energy efficiency.

e) To develop industrial buildings in close proximity to key freeway infrastructure (the I-10, I-215, and SR-60 Freeways), thereby reducing goods movement travel distances.

f) Redevelop a property that is readily accessible to existing and available infrastructure, including roads and utilities.

g) To attract new businesses to the City of Jurupa Valley in proximity to residences thereby providing a more equal jobs-housing balance in the Inland Empire area that will reduce the need for members of the local workforce to commute outside the area for employment.

h) To implement the Development Agreement entered into between the Project Applicant and the City.

Furthermore, substantial evidence in the record demonstrates that approval and implementation of the Project will provide the benefits listed below:

a) As set forth in detail in the Findings, all feasible mitigation measures have been imposed to reduce Project environmental effects to less than significant levels.

b) The Project would develop an under-utilized property with a commercial/industrial park, which would assist the City in achieving the "Light Industrial" land uses envisioned for the Project site by the City of Jurupa Valley General Plan;

c) The Project would develop the property with an employment-generating use;

d) The Project would develop a commercial/industrial park that use that capitalizes on the transportation and locational strengths of Jurupa Valley;

e) The Project would attract new employment-generating business to Jurupa Valley, thereby reducing the needs for the local workforce to commute outside the area for employment;

f) The Project would increase the amount of available warehouse space in the City of Jurupa Valley;

g) The new jobs provided by the Project will create direct and indirect economic benefits, such as increased tax income to the City and increased spending on goods and services;

h) Approval of the Project will result in the Project's monetary contributions to established fee programs including, but not limited to, the City's Development Impact Fee (DIF) which will be directed to needed local road improvements;

In conclusion, the Planning Commission finds that the foregoing benefits provided through approval of the Project outweigh the identified significant adverse environmental impacts. The Planning Commission further finds that each of the individual benefits discussed above outweighs the unavoidable adverse environmental effects identified in the Final EIR and, therefore, finds those impacts to be acceptable. The Planning Commission further finds that each of the benefits listed above, standing alone, is sufficient justification for the Planning Commission to override these unavoidable environmental impacts.

"EXHIBIT A"

9.0 ADDITIONAL FACTS ON RECORD

9.1 CUSTODIAN OF RECORD

The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Jurupa Valley, Planning Division, 8930 Limonite Avenue, Jurupa Valley, CA, 92660. The custodian for these records is Rocio Lopez, Senior Planner. . This information is provided in compliance with Public Resources Code § 21081.6.

EXHIBIT B TO ATTACHMENT NO. 1

Mitigation Monitoring and Reporting Program

EXHIBIT "B"

Mitigation Monitoring and Reporting Program
BRE Space Center Mira Loma Logistics Project

State Clearinghouse No. 2020100565

Prepared for:

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

Prepared by:

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
714-505-6360

November 2021

CEQA Requirements

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document that includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a Mitigation Monitoring and Reporting Program (MMRP) for the changes to the project that it has adopted or made a condition of project approval in order to mitigate or avoid significant environmental impacts. The appropriate reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code §21081.6).

The City of Jurupa Valley will coordinate the monitoring of the mitigation measures and regulatory requirements with each applicable City department or division, while various City departments/divisions would be responsible for monitoring and verifying compliance of specific mitigation measures and regulatory requirements (see the beginning on page 4). Monitoring will include: 1) verification that each mitigation measure and regulatory requirement has been implemented; 2) recordation of the actions taken to implement each mitigation measure and regulatory requirement; and 3) retention of records in the project file.

Project Objectives

The objectives of the proposed BRE Space Mira Loma Logistics Project (the "Project") include the following:

- To redevelop the Project site with industrial uses consistent with the City's General Plan and Zoning to help meet the substantial and unmet regional demands for goods movement facilities consistent with Southern California Association of Governments' Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy).

- To expand economic development and facilitate job creation in the City of Jurupa Valley by establishing new contemporary industrial development adjacent to already-established industrial uses.

- To develop Class A speculative industrial buildings in Jurupa Valley that are designed to meet contemporary industry standards, accommodate a wide variety of users, and are economically competitive with similar warehouse buildings in the local area and region.

- Replace aging buildings and infrastructure with new modern buildings that meet the current California Building Code and California Green Building Code Standards with increased energy efficiency.

- To develop industrial buildings in close proximity to key freeway infrastructure (the I-10, I-15, and SR-60 Freeways), thereby reducing goods movement travel distances.

- Redevelop a property that is readily accessible to existing and available infrastructure, including roads and utilities.

- To attract new businesses to the City of Jurupa Valley in proximity to residences thereby providing a more equal jobs-housing balance in the Inland Empire area that will reduce the need for members of the local workforce to commute outside the area for employment.

- To implement the Development Agreement entered into between the Project Applicant and the City.

Overview of the Project

The Project site consists of approximately 105.58 acres of developed land in the City of Jurupa Valley, Riverside County, bounded by Space Center Court to the east and industrial development to the north, south, and west. The Project is a proposal to demolish the existing nine redwood buildings of 1,597,500 sf and railroad spurs and redevelop the Project site with two industrial buildings ("Building 1" and "Building 2") totaling 1,939,312 s.f. of building area. Building 1 located on the western portion of the site would include a 1,379,287-sf logistics building, with 20,000 s.f. allocated for mezzanine/office use. Building 2 located on the eastern portion of the site would include a 560,025-s.f. logistics building, with 20,000 s.f. allocated for mezzanine/office use. Therefore, the Project would result in the construction of new buildings, totaling a net increase of 341,812 sf. The existing Building 3 is located north of Building 2 and includes the retention of a 172,800-s.f. industrial building, with 7,938 s.f. allocated for mezzanine/office use. Building 3 would remain as is and be integrated into the overall site plan. The uses permitted under the Project will be those permitted in the existing and approved 2014 Development Agreement, which permits a variety of uses permitted in the M-M Zone and the Mira Loma Policy Area and provides for a variety of financial benefits and job creation incentives for the City and its residents. Vehicular access to the site would be provide via Manitou Court to the north, an extension of Manitou Court to C Street towards Iberia Street, and Space Center Court to the east. See Figure 3-7, *Proposed Site Plan*, in Section 3.0, *Project Description*, of this EIR.

The principal discretionary actions required of the City of Jurupa Valley to implement the Project include: Site Development Permit No. 20004 and Tentative Parcel Map No. 37872. Refer to EIR Section 3.0, *Project Description*, for a detailed description of the Project.

Mitigation Monitoring and Reporting Plan

This MMRP delegates responsibilities for monitoring the implementation of the BRE Space Mira Loma Logistics Project mitigation measures and applicable regulatory requirements, and allows responsible City entities flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure or regulatory requirement. The timing for monitoring and reporting is described in the monitoring and reporting summary table, below. Adequate monitoring requires demonstration of monitoring procedures and implementation of mitigation measures and regulatory requirements.

In order to enhance the effectiveness of the monitoring program, the City will utilize existing systems where appropriate. These inspectors are familiar with a broad range of regulatory issues and will provide first line oversight for much of the monitoring program during construction activities.

Program Changes

If minor changes are required to this MMRP, they will be made in accordance with the California Environmental Quality Act (CEQA) and would be permitted after further review by the City. Such changes could include reassignment of monitoring and reporting responsibilities and/or minor modifications to mitigation measures that achieve the same or better end results. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code §21081.6.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
4.1 Aesthetics						
Summary of Impacts						
Threshold a: Would the Project have a substantial adverse effect on a scenic vista?	No mitigation required	PPP 4.1-1 As required for the M-M by the City of Jurupa Valley Zoning Ordinance Section 9.150.040(3). The height of structures, including buildings, shall be as follows: 1) Structures shall not exceed 40 feet at the yard setback line. 2) Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 9.240.370 Ordinance No. 2012-02. 3) Structures other than buildings shall not exceed fifty (50) feet unless a height up to one hundred five (105) feet is approved pursuant to Section 9.240.370 of this title. PPP 4.1-2 As required for the M-M zone by City of Jurupa Valley Zoning Ordinance Section 9.150.040(11). All lighting fixtures, including spotlights, 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. PPP 4.1-3 As required by Chapter 9.240, Off-Street Vehicle Parking Lots, the parking areas shall be designed to screen parking areas from street rights-of-way and provide a sufficient amount of landscaping.	N/A	N/A	N/A	Less than Significant Impacts.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
Threshold b: Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No mitigation required.	N/A	N/A	N/A	N/A	No Impacts.
Threshold c: Would the Project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	No mitigation required.	PPP 4.1-1 would apply.	N/A	N/A	N/A	Less than Significant Impacts.
Threshold d: Would the Project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	No mitigation required.	PPP 4.1-2 and PPP 4.1-3 would apply.	N/A	N/A	N/A	Less than Significant Impacts.
4.2 Air Quality						
Summary of Impacts						
Threshold a: Would the Project conflict with or obstruct implementation of the applicable air quality plan?	**MM 4.2-1** The Construction Contractor shall ensure that off-road diesel construction equipment complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 emissions standards or equivalent and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.	PPP 4.2-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Project Applicant	City of Jurupa Valley	Prior to issuance of grading permit	Significant and Unavoidable Impacts with Mitigation.
	MM 4.2-2 Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that	PPP 4.2-2 The Project is required to comply with California Code of Regulations Title 13,	Project Applicant	City of Jurupa Valley	Prior to issuance of a Certificate of Occupancy	Significant and Unavoidable

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City shall conduct a site inspection to ensure that the signs are in place.	Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." PPP 4.2-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" and Rule 431.2, "Sulfur Content of Liquid Fuels." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SO2) into the atmosphere from the burning of fuel. PPP 4.2-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction. PPP 4.2-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.				Impacts with Mitigation.
	MM 4.2-3 Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the City demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.		Project Applicant	City of Jurupa Valley	Prior to issuance of a Certificate of Occupancy	Significant and Unavoidable Impacts with Mitigation.
	MM 4.2-4 Prior to the issuance of a building permit, final Project designs shall provide for installation of conduit in tractor trailer parking areas for the purpose of accommodating potential installation of EV truck charging stations.		Project Applicant	City of Jurupa Valley	Prior to issuance of building permits	Significant and Unavoidable Impacts with Mitigation.
	MM 4.2-5 All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric transport refrigeration units (TRUs).		Project Applicant	City of Jurupa Valley	Prior to issuance of a Certificate of Occupancy	Significant and Unavoidable Impacts with Mitigation.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	MM 4.2-6 All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) and all on-site indoor forklifts will be powered by non-diesel engines.	PPP 4.2-6 The Project is required to comply with the Provisions of South Coast Air Quality Management District Rules 2305 and 316 (Warehouse Indirect Source Rule). Adherence to Rules 2305 and 316 would implement the WAIRE program designed to reduce harmful air pollution caused by warehouse-related activities.	Project Applicant	City of Jurupa Valley	Prior to issuance of a Certificate of Occupancy	Significant and Unavoidable Impacts with Mitigation.
	MM 4.2-7 Indoor material handling equipment used throughout the project area would be electric and would not be diesel-powered. Prior to issuance of an Occupancy Permit for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Jurupa Valley Planning Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use electric-powered equipment for daily operations, to the maximum extent feasible. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. During operation, the building tenant and/or building owner shall maintain a list of all off-road equipment used onsite. The equipment list shall state the makes, models, and numbers. These records shall be made available to the City of Jurupa Valley upon request.		Project Applicant	City of Jurupa Valley	Prior to issuance of a Certificate of Occupancy	Significant and Unavoidable Impacts with Mitigation.
	MM 4.2-8 Only electric-powered off-road equipment (e.g., yard trucks/hostlers) shall be utilized onsite for daily warehouse and business operations, to the maximum extent feasible. Prior to issuance of an Occupancy Permit for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Jurupa Valley Planning Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use electric-powered equipment for daily operations, to the		Project Applicant	City of Jurupa Valley	Prior to issuance of a Certificate of Occupancy	Significant and Unavoidable Impacts with Mitigation.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	maximum extent feasible. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. During operation, the building tenant and/or building owner shall maintain a list of all off-road equipment used onsite. The equipment list shall state the makes, models, and numbers. These records shall be made available to the City of Jurupa Valley upon request.					
Threshold b: Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Mitigation Measures 4.2-1 through 4.2-8 shall apply.	PPP 4.2-1 through PPP 4.2-6 shall apply.	Project Applicant	City of Jurupa Valley	Prior to issuance of a grading permit, building permits and Certificate of Occupancy	Significant and Unavoidable Impacts with Mitigation.
Threshold c: Would the Project expose sensitive receptors to substantial pollutant concentrations?	No mitigation is required.	PPP 4.2-1 through PPP 4.2-6 shall apply.	N/A	N/A	N/A	Less than Significant Impacts.
Threshold d: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No mitigation is required.	PPP 4.2-7 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Project Applicant	City of Jurupa Valley	Prior to issuance of a Certificate of Occupancy	Less than Significant Impact with Mitigation Incorporated.
4.3 Cultural Resources						
Summary of Impacts						
Threshold a: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5	No mitigation is required.	N/A	N/A	N/A	N/A	Less than Significant Impacts.
Threshold b: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	**MM 4.3-1** Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching) the	N/A	Project Applicant	City of Jurupa Valley Planning Department; Qualified Archaeologist	Prior to issuance of any permits allowing ground-disturbing activities.	Less than Significant Impact with Mitigation Incorporated.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	Project Applicant/Developer shall submit proof that a qualified archaeologist meeting the Secretary of Interior's (36 CFR 61) Professional Qualifications Standards has been retained to conduct spot checks during ground disturbing activities at the following intervals: upon initial ground exposure within the Project site; upon a 50 percent completion milestone of ground disturbance; and, upon an 80 percent milestone of ground disturbance. If any potentially historic or archaeological resources are encountered during ground-disturbing activities, the archaeologist shall halt construction work within 50 feet of the find and assess the nature of the find for importance. If the discovery is determined to not be important by the archaeologist, work will be permitted to continue in the area. If a find is determined to be important by the archaeologist, additional investigation would be required, or the find can be preserved in place and construction may be allowed to proceed. • Additional investigation work would include scientific recording and excavation of the important portion of the find. • If excavation of a find occurs, the archaeologist shall draft a report of conclusion of excavation that identifies the find and summarizes the analysis conducted. The completed report shall be approved by the Planning Department and the Project Applicant/Developer shall provide verification that the report was submitted to the Eastern Information Center, University of California, Riverside prior to the issuance of an occupancy permit.					

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	• Excavated finds shall be curated at a repository determined by the archaeologist and approved by the City with verification provided to the City prior to the issuance of an occupancy permit.					
4.4 Energy						
Summary of Impacts						
Threshold a: Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No mitigation is required.	PPP 4.5-1 Prior to the issuance of a building permit, the Building and Safety Department will ensure that the Project is designed, constructed, and operated to meet or exceed incumbent CCR Title 24 Energy Efficiency Standards and CCR Title 24 CALGreen Standards. PPP 4.5-2 Construction vehicle operators are required to comply with CCR Title 13, Motor Vehicles, section 2449(d)(3) Idling, which limits idling times of construction vehicles to no more than five minutes. Prior to issuance of grading permit, the City shall verify that grading plans contain the following note; "A sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling."	N/A	N/A	N/A	Less than Significant Impacts.
Threshold b: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No mitigation is required	PPP 4.5-1 through 4.5-2 shall apply.	N/A	N/A	N/A	Less than Significant Impacts.
4.5 Geology and Soils						
Summary of Impacts						
Threshold f: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM 4.5-1** Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching) the Project Applicant/Developer shall	N/A	Project Applicant.	City of Jurupa Valley Planning Department.	Prior to issuance of any permits allowing ground-disturbing activities.	Less than Significant with Mitigation Incorporated.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	submit a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading. Excavation and grading activities in deposits with high paleontological sensitivity (Holocene and late Pleistocene alluvial sediments and late and middle Pleistocene alluvial sediments) shall be monitored by a paleontological monitor following the PRIMP. a. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 away from the area of the find in order to assess its significance. b. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed. c. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the					

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	permanent collection of a scientific institution. d. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.					
4.6 Greenhouse Gas Emissions						
Summary of Impacts						
Threshold a: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	**MM 4.6-1** Prior to the issuance of a building permit, the site plan shall include surface parking lots to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal to the Tier 2 Nonresidential Voluntary Measures of CALGreen Section A5.106.5.1.2.	PPP 4.6-1 Prior to the issuance of a building permit, the Building and Safety Department will ensure that the Project is designed, constructed and operated to meet or exceed incumbent CCR Title 24 Energy Efficiency Standards and CCR Title 24 CALGreen Standards.	Project Applicant	City of Jurupa Valley Building Department	Prior to issuance of building permits	Significant and Unavoidable Impacts with Mitigation.
	MM 4.6-2 Prior to the issuance of a building permit, the site plan shall include the minimum number of automobile electric vehicle (EV) charging stations required by the CCR Title 24. Final designs of Project buildings shall include electrical infrastructure sufficiently sized to accommodate the potential installation of additional auto and truck EV charging stations.		Project Applicant	City of Jurupa Valley Planning Department	Prior to the issuance of building permits.	Significant and Unavoidable Impacts with Mitigation.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
Threshold b: Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	MM 4.6-1 and MM 4.6-2 shall apply.	PPP 4.6-1 shall apply.	Project Applicant	City of Jurupa Valley Planning Department	Prior to the issuance of building permits.	Significant and Unavoidable Impacts with Mitigation.
4.7 Hazards and Hazardous Materials						
Summary of Impacts						
Threshold a: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No mitigation is required.	PPP 4.7-1 As required by Health and Safety Code 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6). PPP 4.7-2 The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	N/A	N/A	N/A	Less than Significant Impacts
Threshold b: Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No mitigation is required.	PPP 4.7-1 and 4.7-2 will apply.	N/A	N/A	N/A	Less than Significant Impacts
Threshold c: Would the Project emit hazardous emissions or handle hazardous or acutely	No mitigation is required.	PPP 4.7-1 and 4.7-2 will apply.	N/A	N/A	N/A	No Impacts.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?						
Threshold d: Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No mitigation is required.	PPP 4.7-1 and 4.7-2 will apply.	N/A	N/A	N/A	No Impacts.
Threshold e: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?	No mitigation is required.	N/A	N/A	N/A	N/A	No Impacts.
Threshold f: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No mitigation is required.	PPP 4.7-2 will apply.	N/A	N/A	N/A	No Impacts.
Threshold g: Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No mitigation is required.	N/A	N/A	N/A	N/A	No Impacts.
4.8 Hydrology and Water Quality						
Summary of Impacts						
Threshold a: Would the Project violate any water quality standards or waste discharge requirements or otherwise	No mitigation is required.	PPP 4.8-1 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section B (1), any person performing construction work in the city shall comply	N/A	N/A	N/A	Less than Significant Impacts.

Threshold	Mitigation Measures (MM)	Plans, Policies, Programs (PPPs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After Mitigation, PPPs, and PDFs
substantially degrade surface or groundwater quality?		with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the best management practices (BMPs) that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the municipal separate storm sewer system (MS4) shall be required when requested by the City Engineer. PPP 4.8-2 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section B (2), any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The City may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit. PPP 4.8-3 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section C, new development or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the best management practices (BMPs) that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the				

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
		effectiveness of BMPs implemented to reduce the discharge of pollutants to the municipal separate storm sewer system (MS4) shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following. (1) Increase permeable areas by leaving highly porous soil and low-lying area undisturbed by: (a) Incorporating landscaping, green roofs and open space into the project design; (b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and (c) Incorporating detention ponds and infiltration pits into the project design. (2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by: (a) Installing rain-gutters oriented towards permeable areas; (b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and c) Designing curbs, berms, or other structures such that they do not isolate permeable or landscaped areas.				

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
		(3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release. (4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer. PPP 4.8-4 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section E, any person, or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any National Pollutant Discharge Elimination System (NPDES) permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.				
Threshold b: Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No mitigation is required.	N/A	N/A	N/A	N/A	Less than Significant Impacts.
Threshold c: Would the Project substantially alter the existing drainage pattern of the site or area, including through the	No mitigation is required.	N/A	N/A	N/A	N/A	Less than Significant Impacts.

Threshold	Mitigation Measures (MM)	Plans, Policies, Programs (PPPs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After Mitigation, PPPs, and PDFs
alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impeded or redirect flood flows?						
Threshold d: Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No mitigation is required.	N/A	N/A	N/A	N/A	No Impacts.
Threshold e: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No mitigation is required.	PPP 4.8-1 through 4.8-4 will apply.	N/A	N/A	N/A	Less than Significant Impacts.
4.9 Land Use and Planning						
Summary of Impacts						
Threshold a: Would the Project physically divide an established community?	No mitigation is required.	N/A	N/A	N/A	N/A	Less than Significant Impacts.
Threshold b: Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No mitigation is required.	N/A	N/A	N/A	N/A	Less than Significant Impacts.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
4.10 Noise						
Summary of Impacts						
Threshold a: Would the Project generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	No mitigation is required.	PPP 4.12-1 In order to ensure compliance with General Plan Policy NE 3.4 Construction Equipment. Require that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer. PPP 4.12-2 In order to ensure compliance with General Plan Policy NE 3.5 Construction Noise. Limit commercial construction activities within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and limit high noise-generating construction activities between 9:00 a.m. and 3:00 p.m.	N/A	N/A	N/A	Less than Significant Impacts.
Threshold b: Would the Project generate excessive groundborne vibration or groundborne noise levels?	No mitigation is required.	PPP 4.12-1 and 4.12-2 will apply.	N/A	N/A	N/A	Less than Significant Impacts.
Threshold c: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	No Mitigation is required.	N/A	N/A	N/A	N/A	Less than Significant Impacts.
4.11 Transportation						
Summary of Impacts						
Threshold a: Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	No mitigation is required.	N/A	N/A	N/A	N/A	Less than Significant Impacts.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
Threshold b: Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Transportation demand management (TDM) strategies have been evaluated for reducing VMT impacts determined to be potentially significant. The effectiveness of TDM strategies to reduce VMT has been determined based on the SB 743 Implementation TDM Strategy Assessment (November 11, 2019 Fehr & Peers) (WRCOG Report) prepared for WRCOG and the Quantifying Greenhouse Gas Mitigation Measures. The WRCOG Report indicates that of the 50 transportation measures presented by CAPCOA, only 41 are applicable at a building and site level. The remaining 9 measures are functions of, or depend on, site location and/or actions by local and regional agencies or funders. The WRCOG Report goes on to provide a review of the 41 transportation measures identified by CAPCOA and determines that for areas within Riverside County only 7 of those measures may be effective at an individual project level. The City Guidelines identify the same measures to mitigate VMT impacts. The Project would implement Measure 2 of Table 4.11-3 in the EIR.	N/A	Project Applicant.	City of Jurupa Valley Planning Department.	Prior to issuance of a Certificate of Occupancy.	Significant and Unavoidable Impacts with Mitigation.
Threshold c: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No mitigation is required.	N/A	N/A	N/A	N/A	Less than Significant Impacts.
Threshold d: Would the Project result in inadequate emergency access?	No mitigation is required.	PPP 4.8-3 will apply.	N/A	N/A	N/A	Less than Significant Impacts.
4.12 Tribal Cultural Resources						
Summary of Impacts						

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
Threshold a: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	**MM 4.12-1** Retain Registered Professional Archaeologist: Before issuing a grading permit, the Project Applicant shall retain a Registered Professional Archaeologist ("Project Archaeologist") subject to the approval of the City to be on-call during all mass grading and trenching activities. The Project Archaeologist's responsibilities include, but are not limited, coordinating with the Consulting Tribe(s) in the performance of Mitigation Measures MM 4.12-2 through MM 4.12-6 below.	PPP 4.14-1 The Project is required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq.	Project Applicant.	City of Jurupa Valley Planning Department.	Prior to the issuance of a grading permit; During grading activities.	Less than Significant with Mitigation Incorporated.
	MM 4.12-2 Cultural Resources Management Plan: Before issuing a grading permit, the Project Archaeologist, in consultation with the Consulting Tribe(s), the Project Applicant, and the City, shall develop a Cultural Resources Management Plan (CRMP), to address the implementation of the City's Tribal Cultural Resource Mitigation Measures MM 4.12-3 through 4.12-6, including but limited to, timing, procedures and considerations for Tribal Cultural Resources during the course of ground disturbing activities that will occur on the project site. The CRMP shall be subject to final approval by the City of Jurupa Planning Department.		Project Applicant.	City of Jurupa Valley Planning Department.	Prior to the issuance of a grading permit; During grading activities.	Less than Significant with Mitigation Incorporated.
	MM 4.12-3 Tribal Monitoring: Before issuing a grading permit, the Project Applicant shall provide the City of Jurupa Valley evidence of agreements with the consulting tribe(s), for tribal monitoring. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1)		Project Applicant.	City of Jurupa Valley Planning Department.	Prior to the issuance of a grading permit; During grading activities.	Less than Significant with Mitigation Incorporated.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	of AB52. The Project Applicant is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities.					
	MM 4.12-4 Treatment and Disposition of Inadvertently Discovered Tribal Cultural Resources: In the event that buried archaeological resources/Tribal Cultural Resources are uncovered during the course of ground disturbing activity associated with the project, all work must be halted in the vicinity of the discovery and the Project Archaeologist shall visit the site of discovery and assess the significance and origin of the archaeological resource in coordination with the consulting tribe(s). The following procedures will be carried out for treatment and disposition of the discoveries: (1) Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and (2) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Jurupa Valley Department with evidence of same: (3) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in		Project Applicant.	City of Jurupa Valley Planning Department.	Prior to the issuance of a grading permit; During grading activities.	Less than Significant with Mitigation Incorporated.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	the place they were found with no development affecting the integrity of the resources. This will require revisions to the grading plan, denoting the location and avoidance of the resource. (4) Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; location information regarding the reburial location shall be included into the final report required under MM 4.12-4. Copies of the report shall be provided to the City for their records, the Consulting Tribe(s), and the Eastern Informational Center, University of California, Riverside (UCR). (5) Curation. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.					
	MM 4.12-5 Final Reporting: In the event significant tribal cultural resources as defined by subdivision (c) of Public Resources Code Section 5024.1, or Tribal Cultural Resources as defined by Pub. Resources Code, § 21074 (a), are discovered on the Project site, prior to the issuance of a building permit, the Project Proponent shall submit a Phase IV Cultural Resources Monitoring Report that complies with the County of Riverside Cultural		Project Applicant.	City of Jurupa Valley Planning Department.	Prior to the issuance of a grading permit; During grading activities.	Less than Significant with Mitigation Incorporated.

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
	Resources (Archaeological) Investigations Standard Scopes of Work for review and approval to the City of Jurupa Valley Planning Department. Once the report is determined to be adequate, the Project Proponent shall provide (1) copy to the City of Jurupa Valley Planning Department, and provide the City of Jurupa Valley, evidence that two (2) copies have been submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy has been submitted to the Consulting Tribe(s) Cultural Resources Department(s).					
	MM 4.12-6 Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).		Project Applicant.	City of Jurupa Valley Planning Department.	Prior to the issuance of a grading permit; During grading activities.	Less than Significant with Mitigation Incorporated.
4.13 Utilities and Service Systems						
Summary of Impacts						

THRESHOLD	MITIGATION MEASURES (MM)	PLANS, POLICIES, PROGRAMS (PPPS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION, PPPS, AND PDFS
Threshold a: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	No mitigation is required.	PPP 4.13-1 The Project is subject to compliance with the Jurupa Community Services District rules, regulations, conditions, requirements, and payment of fees for commercial/industrial projects with respect to water and sewer service. PPP 4.13-2 Prior to the issuance of grading permit, the Project applicant shall be required to provide written verification to the City of Jurupa Valley Engineering Department that the Jurupa Community Services District has verified that adequate capacity exists at the Orange County Sanitation District treatment plant to serve the Project and/or a Sewer Capacity Fee shall be paid.	N/A	N/A	N/A	Less than Significant Impacts.
Threshold b: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No mitigation is required.	PPP 4.13-1 will apply.	N/A	N/A	N/A	Less than Significant Impacts.
Threshold c: Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No mitigation is required.	PPP 4.13-1 and PPP 4.13-2 will apply.	N/A	N/A	N/A	Less than Significant Impacts.

EXHIBIT C TO ATTACHMENT NO. 1

Conditions of Approval

EXHIBIT C

ALL – The condition applies to all entitlements.
SDP – The condition applies to the Site Development Permit.
TPM – The condition applies to the Tentative Parcel Map.

COMMUNITY DEVELOPMENT

1. **ALL - PROJECT PERMITTED.** MA20004 (SDP20004 and TPM37872) is for the approval of the following improvements within the 105.58-acre site:

   a) **SDP20004:** The construction of two (2) speculative industrial buildings ("Building 1" and "Building 2") totaling 1,939,312 square feet. Additional information is as follows:

   - Building "1" is a 1,379,287 square foot logistics building; and
   - Building "2" is a 560,025 square foot logistics building.
   - Demolition of 9 redwood industrial buildings (totaling 1,579,500 square-foot)
   - Building "3", totaling 172,800 square feet, would remain on the site with no proposed changes, and would be integrated into the overall site.

   b) **TPM37872:** For the subdivision of 105.58-acre parcel into three parcels to accommodate each building: Parcel #1 – 66.89 gross acres (65.97 net acres); Parcel #2 – 27.88 gross acres (26.01 net acres); and Parcel #3 – 10.81 gross acres (10.45 net acres).

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 orentity challenging the validity or enforceability of any City permit or approval relating to theproject, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees,agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal

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

3. **ALL - CONSENT TO CONDITIONS. Prior to the issuance of any permit**, the 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 Planning Resolution No. 2021-12-08-01 in connection with the certification of the Environmental Impact Report (EIR) prepared for the project.

5. **ALL - FEES.** The approval of MA20004 (SDP20004 & TPM37872) shall not become effective until all planning fees associated with the entitlements have been paid in full.

6. **ALL - CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with **changes** in accordance to these conditions of approval:

   a) Architectural Plans (Wall & Fence Plan included) (dated: 11-16-21)

   b) Tentative Parcel Map (dated: 11-16-21)

   c) Concept Landscape Plan (dated: 11-16-21)

   d) Colored Elevations (dated: 11-16-21)

7. **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.

8. **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.

9. **ALL – COVENANTS, CONDITIONS & RESTRICTIONS (CC & RS). Prior to the issuance of any building permit,** CC & Rs shall be approved by the Community Development Director and City Attorney providing for maintenance of the property in perpetuity. The CC & R shall, at a minimum, include provisions such as the following items:

   a) Formation of a Property Owner's Association (POA);

   b) Reciprocal Access Agreements

   c) Provisions for the Maintenance of the following items:

      1. Internal Roads
      2. Cross-Lot drainage
      3. Water Quality Management Plan (WQMP);
      4. On-site Landscaping;

5. Walls & Fences;
6. Other items the Planning Director and City Engineer deem appropriate.

10. SDP - ON-SITE LANDSCAPING.

a. The following items shall be approved by the Community Development Director prior to the issuance of a building permit for the first industrial building:

i. Complete "Professional Services (PROS)" application (Planning) with deposit for the review of the final landscape, irrigation, and shading plans for the Specific Plan.

ii. The total cost estimate of landscaping, irrigation, labor, and one-year maintenance.

iii. 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.

iv. Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.

v. Final landscape, irrigation plans, shading plan with digital copies (CD format) that shall demonstrate compliance to the applicable provisions of Title 9 and these conditions of approval.

vi. All on-site trees shall be a minimum 24-inch box size.

b. The following events shall be satisfied in the order listed prior to the issuance of the Certificate of Occupancy of each building:

i. Substantial Conformance Letter: The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Community Development Department once the Landscape Architect of Record has deemed the installation is in conformance to the approved plans.

ii. City Inspection: The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance to the approved plans.

11. SDP - REVIEW OF PHOTOMETRIC PLANS. Each industrial building under MA20004 approval is subject to this condition.

A Photometric Plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of a building permit for the construction of the building**. Lighting shall not flood onto any adjoining properties unless there is a reciprocal agreement for shared lighting of parking area, circulation, and access. Light fixtures shall direct light only onto Project site. All lighting shall be consistent with Title 9 of the J.V.M.C.

12. **SDP - TRASH ENCLOSURES.**

    a. Detailed plans for trash enclosures shall be approved by the Community Development Director **prior to the issuance of a Building permit for each building**. The trash enclosures shall be consistent with Title 9 of the J.V.M.C.

    b. A clearance letter from the waste management provider shall be submitted to the Planning Department.

13. **SDP - LANDSCAPE MAINTENANCE**. All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape plans in proper operating condition.Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The applicant shall maintain canopy trees in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.

14. **MAINTENANCE OF PROPERTY.** The Applicant shall maintain the property and all related on-site improvements and landscaping thereon, including without limitation, buildings, parking 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; (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.

15. **ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view.

16. **SDP – BICYCLE FACILITIES. Prior to the issuance of any building permit**, plans for bicycle facilities shall be approved by the Community Development Director. Bicycle facilities shall be designed in accordance with Title 9 of the J.V.M.C.

17. **GRAFFITI PROTECTION FOR WALLS. Prior to the issuance of any building permit**, plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director.

    The applicant shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within 24-hours of the City's notice.

18. **JURUPA AREA RECREATION AND PARK DISTRICT - CFD. Prior to the issuance of any building permit**, the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new

Community Facilities District (CFD) to contribute to the cost of park maintenance.

19. **JURUPA AREA RECREATION AND PARK DISTRICT - FEES. 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. **IMPACT FEES.** The applicant shall pay the following impact fees (unless exempt) in accordance to Title 3 of the Municipal Code:

    a) **Development Impact Fee (DIF) Program**. The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter

    3.75 of the Jurupa Valley Municipal Code.

    b) **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee. T**he applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.

21. **TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM.** The applicant shall provide proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.

22. **CHARGING STATIONS.** For each newly constructed building, provide all necessary infrastructure and install charging stations at two loading docks for trucks and (b) at minimum, four electric charging stations for automobiles. Plans that are consistent with this requirement shall be submitted and approved by the Community Development Director **prior to the issuance of the first building permit of the entire project site.** The infrastructure and installation of the charging stations shall be installed **prior to the issuance of the Certificate of Occupancy for each industrial building.**

23. **ARB SIGN FOR IDLING.** All truck idling time (including off-road equipment used during construction or operation) with a gross vehicle weight rating (GVWR) 10,000 pounds or less shall be limited to a maximum of three (3) minutes within the site. A sign shall be placed at the truck entrance of the property and one sign at each row of truck parking at a height from the ground of 5 to 6 feet and shall not be less than 24 square inches in size.

    The sign shall state the following: "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location on the property. The minimum penalty for an idling violation is $300.00. To report a violation, please contact 1-800-END-SMOG."

    A plan that includes the locations and details of the sign shall be approved by the Community Development Director **prior to the issuance of a Building permit for each industrial building**. The signs shall be installed in accordance with this condition and approved plan **prior to the issuance of a Certificate of Occupancy for each industrial building.**

24. **PROHIBITED RIGHT-TURNS FOR TRUCKS ON ETIWANDA AVENUE.** Applicant shall redesign the intersections of (1) Iberia Street and Etiwanda Avenue and (2) Hopkins Street and Etiwanda Avenue to include "No Right-Turn" signs at each intersection and other physical improvements that prevent trucks leaving the Project site from turning right from Iberia Street and Hopkins Street onto Etiwanda Avenue, as determined by the City Engineer.

    a) The Applicant shall submit plans / exhibits to the Community Development Department

depicting the location, dimensions, and text of the direction signs. The plans shall be approved by the Community Development Director and City Engineer **prior to the issuance of any building permit for the Project site.**

b) The approved signs shall be installed **prior to the issuance of the first Certificate of Occupancy for the Project site.**

c) Persistent failure to abide by these conditions shall subject the Applicant to revocation of the Site Development Permit approval.

d) The Applicant shall include a provision in each Project tenant's lease of all or a portion of the Project site, and in any deed if all or a portion of the Project site is sold or conveyed, requiring the lessee and/or fee title owner to require all Project site occupants and their employees, agents, guests, and invitees to comply with the "No Right-Turn" signs installed pursuant to Condition No. 24.b). The lease and/or deed provision shall also authorize the fee title owner of the Project site to enforce the no right-turn restriction against all lessees if violated by lessees and/or their employees, agents, guests or invitees. The Applicant and any subsequent owners of the Project site shall use their best efforts to enforce the no right-turn restriction.

25. **REQUIRED SOLAR PANELS ON BOTH BUILDINGS.** Applicant shall install solar panels on each building on the Project site that provides a minimum of thirty-three percent (33%) of each building's onsite energy requirements.

A plan that includes the locations and details of the solar panels shall be approved by the Community Development Director **prior to the issuance of any building permit**. The panels shall be installed in accordance with this condition and approved plan **prior to the issuance of a Certificate of Occupancy for each industrial building.**

26. **AQMD REPORTING**. The Applicant, or any successors in interest, shall notify the South Coast AQMD and the Community Development Director, that the building/project site is being leased/sold as a warehouse (including distribution). The notification shall be in the manner specified in paragraph (e)(1) of SCAQMD Rule 2305 Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (Waire) Program, and shall be filed prior to September 1, 2021, and subsequently thereafter when any of the following conditions occur:

1. Within 14 calendar days after a new warehouse operator utilizes at least 50,000 square feet of a warehouse that has greater than or equal to 100,000 square feet used for warehousing activities.
2. Within 30 calendar days after a renovated warehouse has received a certificate of occupancy, such that the total warehouse space that may be used for warehousing activities has increased or decreased; or
3. Within three calendar days of a request from the Executive Officer of the SCAQMD and/or the Community Development Director.

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.

29. All building drainage shall be interior with no exterior downspouts or gutters.

30. The location of all backflow devices shall be approved by the City prior to installation. Backflow devices shall be located the greatest extent possible from the front property line.

31. Driveway and parking areas shall not incorporate center swales. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or swales.

32. Trees in Landscaped Setbacks - A minimum 36-inch box trees shall be installed in landscaped setback areas adjacent to the public right-of-way.

33. Violation of, or noncompliance with any of these conditions shall constitute grounds for revocation of this entitlement.

ENGINEERING DEPARTMENT CONDITIONS

1. GENERAL REQUIREMENTS (ENGINEERING)

1.1. The use hereby conditioned is for a Schedule "E" subdivision, Tentative Parcel Map No. 37872 and Site Development Permit (SDP20004); being a portion of Section 5, Township 2 South, Range 6 West, San Bernardino Base and Meridian, in the City of Jurupa Valley, County of Riverside, State of California; more particularly Assessor's Parcel Number 156-150-069-5. Exhibit titled Tentative Parcel Map 37872, prepared by KCT Consultants, Inc., dated November 16, 2021 is 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 pertains for Schedule "E" 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 Applicant 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 Applicant 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 Applicant in completing the necessary studies are available on-line at www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

1.5. Formation of a Property Owners Association (POA), or equivalent enforcement entity, and recordation of Covenants, Conditions and Restrictions (CC&Rs) are required. The CC&Rs shall address all private improvements within the common areas. Including, but not limited to, operation and maintenance of stormwater and water quality management post-construction facilities and features (BMPs), private streets, streetlights, landscape and irrigation. A draft copy of the CC&Rs shall be submitted to the City Engineer for review and approval prior to issuance of a grading permit.

1.5.1. A cross-lot drainage easement and a reciprocal access easement shall be required among parcel(s) as applicable and opportune. Language shall be added to the CC&Rs.

1.6. The project shall be annexed to Jurupa Valley L&LMD 89-1-C for street lighting, maintenance of landscape/irrigation, and traffic signals, as applicable, within the public right-of- way unless otherwise specified or allowed by these conditions of approval.

1.6.1. The Applicant shall start the annexation process prior to the issuance of the grading permit.

1.7. All new utility extensions within the development shall be placed underground.

1.8. The proposed development does not abut with the public right-of-way and per Section 7.50.010.C.(2) of the City's Municipal Code, undergrounding of existing utility lines within the public right-of-way shall not be required, unless necessary to facilitate the construction of required improvements. If deemed necessary, The Applicant shall be solely responsible for the undergrounding and/or relocation of any existing utilities within the public right-of-way.

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 Parcel Map (TPM) 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. A project related preliminary geotechnical report was prepared; report prepared by Terracon Consultants, Inc., dated September 30, 2021. 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.

2.2.2. The title and date of the Geotechnical/Soils Engineer shall be included on the face of the grading plan.

2.2.3. The Geotechnical/Soils Engineer must sign the grading plan for conformance with the recommendations of the geotechnical report approved for this project.

2.3. The Applicantshall 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. The 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, the Applicant shall prepare, or cause to be prepared, a final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCD) for the Santa Ana Watershed.

2.5. The City has reviewed the Preliminary Hydrology Study for TPM 37872 prepared by KCT Consultants, Inc., dated June 17, 2021 and has been deemed acceptable for entitlement purposes. 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.

2.6. 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.

2.7. If grading is required offsite, the Applicant shall obtain written notarized letter of permission from the property the Applicant to grade as necessary and provide a copy 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.

2.8. 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. 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 PARCEL MAP RECORDATION (ENGINEERING)

Final Parcel Map

3.1. 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 Parcel 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.

3.2. 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 improvements, signing and striping, streetlights, 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:

3.2.1. Manitou Court

Manitou Court (Private Street) shall be designed and improved to full width in accordance with Riverside County Standard No. 111 and as shown on the tentative parcel map. The Applicant shall dedicate public use easements for public utilities and drainage purposes together with the right of ingress and egress for emergency vehicles. Improvements on Manitou Court shall consist of, but not limited to, pavement, curb & gutter, sidewalk, streetlights, and signing & striping.

3.2.1.1. Driveways along Manitou Court shall be located as shown on the tentative parcel map and as approved by the City Engineer. Driveways shall be designed as a four-leg intersection. The westbound and eastbound approaches of the intersection shall be under the control of a STOP sign.

3.2.1.2. 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.

3.2.1.3. Separate streetlight plans shall be prepared for Manitou Court 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.

3.2.2. Driveways at Space Center Court

Driveways along Space Center Court shall be located as shown on the tentative parcel map and as approved by the City Engineer. Existing driveway intersections shall be designed as four-leg intersections and the proposed most southerly driveway shall be designed as a three-leg intersection. The eastbound approach of the intersection shall be under the control of a STOP sign.

3.2.3. Venture Drive at Manitou Court

The Applicant shall provide pavement rehabilitation improvements at the intersection of Venture Drive and Manitou Court to the discretion of the City Engineer.

3.2.4. Etiwanda Avenue and Hopkins Street

The Applicant shall provide separate traffic signal plans and signing and striping plans for the ultimate configuration of the intersection. Modify the intersection of Etiwanda Avenue (N-S) and Hopkins Street (E-W) to provide the following:

Northbound: One left-turn lane, three through lanes.

Southbound: One left-turn lane, three through lanes.

Eastbound: One left-turn lane, one through lane.

Westbound: One shared left-turn, though, right-turn lane.

3.2.4.1. The eastbound approach shall be widened to a curb-to-curb width of 58 feet or thereof sufficient to provide a design that allows for the ultimate configuration and minimum curb radii of 40 feet on the NW and SW curb returns or as approved by the City Engineer.

3.2.4.2. Traffic signal poles in the northwest and southwest quadrants shall be moved to behind the relocated sidewalks to minimize the potential for damage from trucks. Relocation of the traffic signal poles may require the replacement of the traffic signal wiring if it is determined by the City Engineer that the existing wiring is not consistent with current specifications. Protected eastbound and westbound left-turn phasing shall not be included.

3.2.4.3. The eastbound approach of the intersection shall be posted to notify drivers that per City ordinance no trucks over 8 tons are allowed to turn right onto southbound Etiwanda Avenue.

3.2.5. Venture Drive and Philadelphia Avenue

The Applicant shall provide separate traffic signal plans and signing and striping plans for the ultimate configuration of the intersection. Modify the intersection of Venture Drive (N-S) and Philadelphia Avenue (E-W) to provide the following:

Northbound: One shared left-turn, through, right-turn lane.

Southbound: N/A.

Eastbound: Two through lanes.

Westbound: One left-turn lane, two through lanes.

3.2.5.1. Install new traffic signal with protected westbound left-turn phasing.

3.2.6. Etiwanda Avenue and Iberia Street

The Applicant shall provide separate signing and striping plans for the ultimate configuration of the intersection. Modify the intersection of Etiwanda Avenue (N-S) and Iberia Street (E-W) to provide the following:

Northbound: One left-turn lane, three through lanes.

Southbound: One left-turn lane, three through lanes.

Eastbound: One shared left-turn, through, right-turn lane.

Westbound: One shared left-turn, through, right-turn lane.

3.2.6.1. The eastbound approach shall be modified to provide one 30-foot wide westbound lane at Etiwanda Avenue, tapering to match the existing centerline 100 feet west of the curb return or thereof sufficient to provide a design that allows for the ultimate configuration or as approved by the City Engineer.

3.2.6.2. The eastbound approach of the intersection shall be posted to notify drivers that per City ordinance no trucks over 8 tons are allowed to turn right onto southbound Etiwanda Avenue.

3.2.6.3. The existing diverter island on the eastbound approach shall be removed and a separated raised curb island shall be installed between the shared eastbound travel lane and the existing gutter.

3.3. Improvements shall provide appropriate transition to adjacent existing infrastructure; design of transition shall be reviewed and approved by the City Engineer.

3.4. Agreements and financial securities for all street improvements shall be submitted for acceptance prior to Parcel Map Approval.

3.5. 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".

3.6. 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.

3.7. Prior to final map recordation, the Applicant shall annex into the Jurupa Valley L&LMD 89-1-C for operation and maintenance of various improvements in the public right-of-way, as approved by the City Engineer. The annexation shall be in a manner to be approved by the City Engineer and City Attorney. L&LMD shall include, but not be limited to, the following:

3.7.1. Parkway tree trimming;

3.7.2. Streetlights;

3.7.3. Traffic Signals;

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

4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

4.1 All grading and construction of all infrastructure improvements within the public and private right-of-way in accordance with approved plans, with City of Jurupa Valley Municipal Code Chapter 8.70, and with all other applicable requirements, shall be 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 rough 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.

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 Applicant obtain 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 a POA or equivalent enforcement entity.

5. PRIOR TO OCCUPANCY

5.1. The Applicant is responsible for the completion of all grading and all improvements in the public and private right-of-way and for compliance with all other requirements applicable to the public and private right-of-way in accordance with Riverside County Ordinance 461, as adopted by the City.

5.1.1. New streetlights must be installed and energized.

5.1.2. Landscaping and irrigation improvements within the parkway shall be completed and accepted by the City Engineer.

5.2. Prior to Engineering clearance for Certificate of Occupancy, the 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.

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

Draft Environmental Impact Report
(Available on the City's website under Development Services/Planning/Environmental Reports at https://www.jurupavalley.org/DocumentCenter/Index/68 under "MA20004 BRE Space Center Mira Loma" folder)

ATTACHMENT NO. 3

Final Environmental Impact Report
(Available on the City's website under Development Services/Planning/Environmental Reports at https://www.jurupavalley.org/DocumentCenter/Index/68 under "MA20004 BRE Space Center Mira Loma" folder)

ATTACHMENT NO. 4

Space Center Development Agreement

DOC # 2014-0223904
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Page 1 of 100
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

City of Jurupa Valley
8304 Limonite Avenue, Suite "M"
Jurupa Valley CA 92509

Attn: City Clerk

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(Exempt from Recording Fees per Gov't Code § 6103)

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SPACE CENTER DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE

CITY OF JURUPA VALLEY

AND

SPACE CENTER MIRA LOMA, INC.

AND

AFFILIATED ENTITIES

235/016092-0023
6869859.2 a05/15/14

SPACE CENTER DEVELOPMENT AGREEMENT

THIS SPACE CENTER DEVELOPMENT AGREEMENT (this "Agreement") is entered into as of November 7, 2013 (the "Reference Date"), by and between the CITY OF JURUPA VALLEY, a California municipal corporation and general law city existing under the Constitution of the State of the California ("City"), and Space Center Mira Loma, Inc. and and its Affiliates (collectively referred to herein as "Developer"). The City and Developer are occasionally referred to herein collectively as the "Parties." This Agreement is entered into with reference to the following:

RECITALS:

A. California Government Code Sections 65864-65869.5 (the "Development Agreement Act") authorize City to enter into a binding development agreement for the development of real property within its jurisdiction with persons having legal or equitable interest in such real property.

B. The property that is the subject of this Agreement is approximately 318.87 acres in size, is generally bounded on the west by the Union Pacific Railroad ("Wineville Lead"), on the south by the San Sevaine Flood Control Channel and Mission/Van Buren Avenue, on the east by Etiwanda Avenue, and on the north by Venture Drive and is described on Exhibit A and depicted on Exhibit B attached hereto (the "Property"). Developer has acquired or will acquire the right to develop the Property.

C. The Property is subject to the Development Approvals and Land Use Regulations defined in Section 1.1 of this Agreement.

D. City and Developer desire to enter into a binding agreement for purposes of: (i) identifying the terms, conditions, and regulations for the development of the Property; (ii) identifying Developer's obligations to make certain Community Benefit Contribution (defined herein below) on the terms and conditions set forth herein.

E. This Agreement will provide for both parties: (a) a high quality development on the Property subject to this Agreement; (b) certainty in the type of development to be undertaken on the Property; and (c) the assurance of adequate public facilities to ensure the good of the community regardless of the City's legal authority to impose such requirements under constitutional or statutory authority.

F. For the City, this Agreement serves to provide for: (a) employment growth anticipated to result from the development of the Property in accordance with this Agreement, both during construction and use; (b) an increase in tax revenues anticipated to result from the Development of the Property; and (c) the achievement of the goals and directives of its General Plan.

G. The development of new commercial and industrial facilities and offices is an integral part of Developer's development plans for the Property. Such facilities are expected to bring employment and generate sales tax revenue for the City.

SPACE CENTER DEVELOPMENT AGREEMENT

List of Affiliates (herein as "Developer"):

Space Center Mira Loma, Inc., a Minnesota Corporation

Space Center Mira Loma II, Inc., a Minnesota Corporation

Space Center Mira Loma III, Inc., a Minnesota Corporation

ABLUO, LLC, a Minnesota Limited Liability Company

CELLA, LLC, a Minnesota Limited Liability Company

ERGO, LLC, a Minnesota Limited Liability Company

ROTA, LLC, a Minnesota Limited Liability Company

2014-0223904
06/18/2014 01:23P
3 of 100

H. Among other purposes, this Agreement is intended to be, and shall be construed as, a development agreement within the meaning of the Development Agreement Act. This Agreement will eliminate uncertainty and ensure orderly development of the Property, ensure a desirable and functional community environment, provide effective and efficient development of public facilities, infrastructure, and services appropriate for the development of the Property, and assure attainment of the maximum effective utilization of resources within City, by achieving the goals and purposes of the Development Agreement Act. In exchange for these benefits to City, Developer desires to receive the assurance that it may proceed with development of the Property in accordance with the terms and conditions of this Agreement and the Development Approvals, all as more particularly set forth herein.

I. The City has reviewed the potential impacts of this Development Agreement and the various potential benefits to the City of the Development Agreement and has concluded that this Development Agreement is in the best interests of the City.

J. The City Council has determined that this Agreement is consistent with City's General Plan including the goals and objectives thereof.

K. The following actions have been taken with respect to this Agreement and the Project:

1. On September 25, 2013, following a duly noticed and conducted public hearing on the Agreement and the proposed Negative Declaration, the Planning Commission recommended that the Council approve this Agreement;

2. On October 17, 2013 after a duly noticed public hearing and pursuant to the California Environmental Quality Act of 1970, as amended, ("CEQA") the City Council adopted Resolution 2013-28 approving the Negative Declaration for this Agreement;

3. On October 17, 2013, following a duly noticed public hearing, the City Council introduced Ordinance No. 2013-08 and on November 7, 2013 held the second reading and adopted Ordinance No. 2013-08 approving this Agreement , a copy of which is on file in the City Clerk's Office at the City Hall, which ordinance includes the findings pertaining thereto, including those relating to the CEQA documentation for the Project and this Agreement's consistency with the City's General Plan and each element thereof and any specific plans relating to the property.

L. All actions taken by City have been duly taken in accordance with all applicable legal requirements, including the California Environmental Quality Act (California Public Resources Code Sections 21000, et seq.) ("CEQA"), and all other requirements for notice, public hearings, findings, votes and other procedural matters.

2014-0223904
06/18/2014 01:23P
4 of 100

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties do hereby agree as follows:

1.0 DEFINITIONS.

1.1 Definitions. This Agreement uses a number of terms having specific meanings, as defined below. These specially defined terms are distinguished by having the initial letter capitalized when used in this Agreement. The defined terms include the following:

"*Affiliates*" means the subsidiaries and affiliates of Master Developer Space Center Mira Loma, Inc., a Minnesota corporation and its which are identified on the attached Exhibit F ("Affiliates")

"*Agreement*" means this Development Agreement.

"*City*" means the City of Jurupa Valley, a California general law city and municipal corporation.

"*City Council*" means the City Council of City.

"*Community Benefit Contribution*" or "CBC" means the payment described in Section 5.0 of this Agreement.

"*Site Map*" means the drawing of the site in its condition as of the Effective Date, attached hereto as Exhibit B.

"*Development*" means the improvement of the Property for the purposes of constructing structures, improvements and facilities on the Property. "Development" also includes the maintenance, repair and replacement of any building, structure, improvement, landscaping or facility after the construction and completion thereof on the Property.

"*Development Approvals*" means any and all permits, licenses, consents, rights and privileges, and other actions approved or issued by the United States Government (as the prior owner/developer of the Property), the City and the County of Riverside previously in connection with the Property on or before the Effective Date All of the Development Approvals are on file in the Office of the City Clerk of the City of Jurupa Valley or the County of Riverside.

"*Development Fees*" means and includes all fees charged by the City in connection with the approval or issuance of permits for the development of property, including, without limitation: utility capacity fees; service or connection fees; library/cultural enrichment fees, traffic impact fees; development impact or major facilities fees; park fees; flood control fees; environmental impact mitigation fees; the fees charged by City in connection with a development Property for the purpose of defraying all or a portion of the cost of mitigating the impacts of the Property and development of the public facilities related to development of the Property; and any similar governmental fees, charges and exactions required for the development

of the Property. Development Fees does not mean and excludes processing fees and charges of every kind and nature imposed by City generally to cover the estimated actual costs to City of processing applications for Development Approvals. Development Fees does not mean and excludes fees established by Federal, State, County, and multi-jurisdictional laws and regulations which City is required to enforce as against the Property or the Development. The Development Fees are listed on Exhibit D.

"*Development Requirement*" means any requirement of City in connection with or pursuant to any Development Approval for the dedication of land, the construction or improvement of public facilities, the payment of fees or assessments in order to lessen, offset, mitigate or compensate for the impacts of the Development on the environment, or the advancement of the public interest.

"*Developer*" means Master Developer Space Center Mira Loma, Inc., a Minnesota corporation and its subsidiaries and affiliates which are identified on the attached Exhibit F ("Affiliates"), and also where specified in this Agreement, successors in interest to all or any part of the Property.

"*Effective Date*" means the date that this Agreement shall take effect as defined in Section 2.2 of this Agreement.

"*Land Use Regulations*" means all ordinances, resolutions, codes, rules, regulations and official written policies of City adopted and effective on or before the Effective Date governing the Development and use of the Property, including, without limitation, the permitted use of land, the density or intensity of use, the rate of development of land, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the Development, including, but not limited to, the Development Approvals. Land Use Regulations does not mean and excludes Development Fees. Land Use Regulations are listed on Exhibit E.

"*Mortgagee*" means a mortgagee as defined in Section 9.0 of this Agreement.

"*Net New Square Footage*" means the amount of building area of Development less any previous building area demolished in connection with the Development.

"*Net Square Footage*" means the amount of building area of Development.

"*Property*" means the real property described in Exhibit A and depicted on the Site Map.

"*Reservation of Authority*" means the rights and authority excepted from the assurances and rights provided to Developer under this Agreement and reserved to City under Section 3.1(f).

"*Subsequent Development Approvals*" means all Development Approvals issued subsequent to the Effective Date in connection with the Development.

2014-0223904
06/18/2014 01:23P
6 of 109

"*Subsequent Land Use Regulations*" means any Land Use Regulations adopted and effective after the Effective Date governing development and use of the Property.

2.0 GENERAL.

2.1 Term. The term of this Agreement shall commence on the Effective Date and shall continue for thirty (30) years thereafter (the "Term"), unless said term is otherwise terminated, modified, or extended by circumstances set forth in this Agreement or by mutual consent of the Parties hereto after the satisfaction of all applicable public hearing and related procedural requirements.

2.2 Effective Date. This Agreement shall be effective, and the obligations of the Parties hereunder shall be effective on the date that Ordinance No. 2013-08 approving this Agreement becomes effective (the "Effective Date"). The parties shall approve an Operating Memorandum pursuant to Section 2.6 confirming the Effective Date of the Agreement.

2.3 Binding Effect of Agreement. From and following the Effective Date, the Development, and City actions on applications for Subsequent Development Approvals affecting the Property, shall be subject to the terms and provisions of this Agreement.

2.4 Ownership of Property. City and Developer acknowledge and agree that Developer has a legal or equitable interest in the Property and thus Developer is qualified to enter into and be a party to this Agreement under the Development Agreement Law.

2.5 Amendment or Cancellation. Except as expressly stated to the contrary herein, this Agreement may be amended or canceled in whole or in part only by mutual consent of the Parties and in the manner provided for in California Government Code Sections 65867-65868 and the Development Agreement Resolution.

2.6 Operating Memoranda. The parties acknowledge that refinements and further development of the Property may demonstrate that changes are appropriate with respect to the details and performance of the parties under this Agreement. The parties desire to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. If and when the parties mutually find that changes, adjustments, or clarifications are appropriate to further the intended purposes of this Agreement, they may, unless otherwise required by law, effectuate such changes, adjustments, or clarifications without amendment to this Agreement through one or more operating memoranda mutually approved by the parties. The Operating Memoranda may be approved on behalf of the City by the City Manager of the City, or such person designated in writing by the City Manager, and by any corporate officer or other person designated for such purpose in a writing signed by a corporate officer on behalf of Developer. After execution of an Operating Memoranda it shall be attached hereto as an addenda and become a part hereof. Unless otherwise required by law or by this Agreement, no such changes, adjustments, or clarifications shall require prior notice or hearing, public or otherwise.

2.7 Termination. Unless terminated earlier, pursuant to the terms hereof, this Agreement shall automatically terminate and be of no further effect upon the expiration of the Term. Termination of this Agreement, for any reason, shall not, by itself, affect any right or duty arising from entitlements or approvals set forth under the Development Approvals.

3.0 DEVELOPER'S RIGHTS AND LIMITATIONS REGARDING CONSTRUCTION OF THE PROPERTY.

3.1 Right to Develop.

a. Rights to Develop. Developer shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Approvals and this Agreement.

b. While Developer is exempt from the conditional use requirements imposed by Jurupa Valley Ordinance No. 2012-10 for certain uses on the Property as a result of this Development Agreement, the parties acknowledge and agree that Developer shall be subject to the conditional use permit requirements and site development plan requirements imposed by the Land Use Regulations.

c. Permitted Uses. The Parties agree that the uses listed in Article XI(a) of the City's Zoning Ordinance as of the Effective Date (attached hereto as Exhibit C) are permitted and shall remain permitted uses for the Property. Notwithstanding Article XI(a) of the City's Zoning Ordinance, Developer agrees that the uses that are struck through in Exhibit C shall not be permitted uses for the Property after the Effective Date during the Term.

d. Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the rate or timing of development, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to the Development, shall be those contained in the Development Approvals and those Land Use Regulations not inconsistent with the Development Approvals which were in full force and effect as of the Effective Date as defined in Section 1.1 of this Agreement.

e. Subsequent Development Approvals. City shall accept for processing, review and action all applications for Subsequent Development Approvals, and City staff shall use their reasonable efforts to process such applications in an expeditious manner, taking into account the City's staffing levels, and all requisite development fees shall be calculated and paid at such time as payment for such fees is due and payable, for all or a portion of the Property. City further agrees that, unless otherwise requested by Developer, it shall not, without good cause, amend or rescind any Subsequent Development Approvals respecting the Property after City has granted the same.

f. Development In Accordance With Agreement and Applicable Law; Timing of Development. Developer shall commence and complete the Development in accordance with this Agreement (including, without limitation, the Land Use Regulations and the Development Approvals) and in compliance with all laws, regulations, rules, and requirements of all non-City governing entities with jurisdiction over the Property. Time is of the essence for this Agreement and for each and every term and provision hereof.

g. Changes and Amendments. The Parties acknowledge that although the Development will likely require Subsequent Development Approvals, the Development shall be

in strict compliance with the Development Approvals. The above notwithstanding, Developer may determine that changes are appropriate and desirable in the existing Development Approvals. In the event Developer finds that such a change is appropriate or desirable, Developer may apply in writing for an amendment to prior Development Approvals to effectuate such change. The Parties acknowledge that City shall be permitted to use its sole and absolute discretion in deciding whether to approve or deny any such amendment request; provided, however, that in exercising the foregoing sole and absolute discretion, City shall not apply a standard different than used in evaluating requests of other developers.

h. Reservation of Authority by City.

i) *Limitations, Reservations and Exceptions*. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the Development:

(1) Processing fees and charges of every kind and nature imposed by City generally to cover the estimated actual costs to City of processing applications for Development Approvals.

(2) Procedural regulations consistent with this Agreement relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matters of procedure.

(3) Changes adopted by the City Council in the Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, or National Electrical Code, Uniform Housing Code, Uniform Administrative Code and Uniform Code for the Abatement of Dangerous Buildings and similar uniform codes as required by and in accordance with State law.

(4) Regulations that are not in conflict with the Development Approvals and this Agreement.

(5) Regulations that are in conflict with the Development Approvals provided Developer has given written consent to the application of such regulations to the Development.

(6) Federal, State, County, and multi-jurisdictional laws and regulations which City is required to enforce as against the Property or the Development.

(7) Paragraphs 1 and 2 of Exhibit A to that certain "Consent Judgment" filed on February 14, 2013 in the case of *Center for Community Action and Environmental Justice etc. v. County of Riverside, City of Jurupa Valley et. al.*, Riverside Superior Court Case No. RIC1112063.

(a) Paragraphs 1 and 2 read in full as follows:

2014-0223904
06/18/2014 01:23P
9 of 100

"1. EJ Element in General Plan: Within the timeframes for adopting or updating general plans as required by law, as part of the proceedings of the City of Jurupa Valley (City) to adopt or update its General Plan, City agrees to use its best efforts to prepare an environmental justice element that includes specific policies, analyze any impacts of that element in any CEQA document prepared for the General Plan, and hold hearings or conduct other proceedings to consider the adoption of that environmental justice element. The environmental justice element prepared by the City shall be consistent with the California Office of Planning & Research ("OPR") General Plan Guidelines concerning environmental justice as they now exist or may hereafter be amended, and the Office of the Attorney General's guidance entitled, Environmental Justice at the Local and Regional Level – Legal Background (dated July 10, 2012), a copy of which is attached to the Consent Judgment as Exhibit B. The Real Parties in Interest (RPIs) shall contribute a total of $20,000 toward the preparation and consideration of the general plan element by the City.

"The Parties understand and agree that, in the context of the City's processing its General Plan, including any Environmental Justice element, the City cannot guarantee the ultimate outcome of any public hearings before the City's Planning Commission or City Council, nor prevent any opposition thereto by members of the public affected by or interested in the General Plan. The Parties recognize that the adoption or amendment of the General Plan is a discretionary act and that nothing in this Consent Judgment limits, in any manner, the City's exercise of its police power under the California Constitution. Nothing in this Consent Judgment limits the City's discretion to determine what policies and provisions should be included in the environmental justice element. Subject to the foregoing, the City, to the extent allowed by law, shall facilitate and promote the proceedings necessary to complete processing of its General Plan and consideration of an Environmental Justice Element in the General Plan.

"2. CEQA Analysis for Particular Future Projects to Address Impacts to Overburdened and Sensitive Communities: To further environmental justice, as defined to include the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, the City agrees to use its best efforts to analyze, as part of CEQA review, whether projects may impact certain overburdened communities and sensitive populations, including low income communities and communities of color. This analysis shall incorporate outreach to, and encourage the

participation of, overburdened communities and sensitive populations, and shall be consistent with specific standards, including CEQA and the CEQA Guidelines, (Cal. Code Regs., tit. 14, § 15000 et seq.), and the Office of the Attorney General's guidance entitled, Environmental Justice at the Local and Regional Level – Legal Background (dated July 10, 2012), a copy of which is attached to the Consent Judgment as Exhibit B. The requirement to analyze impacts to overburdened and sensitive communities as part of CEQA review shall be included as a policy/action in any EJ element that the City may adopt for its General Plan."

(b) Any EJ element generally applicable City-wide lawfully adopted by the City Council within twelve (12) months of the Reference Date shall apply to the Property to the extent it is not inconsistent with the uses and development as allowed within the Existing Land Use Regulations.

ii) *Future Discretion of City.* Notwithstanding any other provision of this Section 3.1, this Agreement shall not prevent City, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Approvals, nor shall this Agreement prevent City from denying or conditionally approving any Subsequent Development Approval on the basis of the existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Approvals.

iii) *Modification or Suspension by Federal, State, County, or Multi-Jurisdictional Law.* In the event that Federal, State, County, or multi-jurisdictional laws or regulations, enacted after the Effective Date, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such Federal, State, County, or multi-jurisdictional laws or regulations, and this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provision impractical to enforce.

iv) *Intent.* City acknowledges that Developer has reasonably entered into this Agreement and will proceed with the Development of the Property on the assumption that City has adequately provided for the public health, safety and welfare through the Land Use Regulations. In the event that any future, unforeseen public health or safety emergency arises, City agrees that it shall attempt to address such emergency in such a way as not to impact the Development in accordance with the Development Approvals, and if that is not possible, to select that option for addressing the emergency which has the least adverse impact on the Development in accordance with the Development Approvals.

3.2 Regulation by Other Public Agencies. It is acknowledged by the Parties that other public agencies not subject to control by City may possess authority to regulate aspects of the Development, and this Agreement does not limit the authority of such other public agencies.

4.0 DEVELOPMENT FEES.

2014-0223904
06/18/2014 01:23P
11 of 100

4.1 Development Fees Payable by the Developer. Until the tenth (10th) anniversary of the Effective Date of the Agreement, City shall not levy or require with respect to development of the Property any Development Fees except those in effect under City's ordinances or resolutions on the Effective Date and Developer shall not be subject to any increases in the existing Development Fees with respect to the Property except with respect to those increases set by automatic escalator in existence at the Effective Date or adopted within one (1) year following the Effective Date. Thereafter, the City shall apply those Development Fees in effect at that time or which may thereafter be enacted.

4.2 Timing of Payments. The Development Fees for the Property shall be paid by Developer at the time provided by City Ordinance.

5.0 COMMUNITY BENEFIT CONTRIBUTION.

5.1 Base Community Benefit Contribution. Developer shall pay to the City a Community Benefit Contribution ("CBC") in the amount of fifty cents ($0.50) per Net New Square Foot of new building construction ("Base CBC Amount"). The CBC shall be used by the City for the benefit of the City and City's residents as determined in the sole and absolute discretion of the City Council of the City. The Base CBC Amount is not intended to be and is not an exaction or development impact fee. The Base CBC Amount shall be paid by Developer to the City prior of issuance of Building Permit for construction of any building constituting Net New Square Footage.

5.2 Additional Community Benefit Contribution. Any additional Community Benefit Contribution is determined pursuant to the following standards:

5.2.1 Sales Tax Generating Uses. If the Tenant or Buyer ("User") is a sales tax generating use that designates the point of sale as the City, there shall be no additional CBC made, but only if both parties agree that there is a reasonable expectation the user will generate a minimum of five million dollars ($5,000,000.00) per year in taxable sales.

5.2.2 Additional Community Benefit Contribution for Jobs Generating Uses. If subsection 5.2.1 does not apply, in consideration of the Community Benefit conferred by Developer's achieving on-site rates of employment higher than would be expected from typical warehouse and logistics facilities (which are permitted on the Property under the Land Use Regulations), Developer shall pay additional CBC at a rate of twenty five cents ($0.25) per Net New Square Foot if the average number of employees per Net New Square Foot for a user is greater than one (1) employee per eleven hundred (1,100) Net New Square Feet. The additional CBC is a one-time payment and shall be payable at the time of issuance of the Certificate of Occupancy.

5.2.3 Permitted Development. If neither subsection 5.2.1 or 5.2.2 applies, any other development permitted pursuant to this Agreement shall pay an additional CBC at the rate of fifty cents ($0.50) per Net New Square Foot. The additional CBC is a one-time payment, payable at the time of issuance of the Certificate of Occupancy.

5.3 Transfer of Certain Retail Uses Prohibited. Developer agrees on behalf of itself and its successors and assigns that it shall prohibit the transfer to the Property of any retail or

other uses that would violate or cause the application of the provisions of Government Code Sections 53084 and 53084.5 that deal with the transfer of certain retail uses or sales taxes from one jurisdiction to another or both.

6.0 INDEMNIFICATION.

6.1 Developer agrees to indemnify and hold harmless the City and its agents, officers, contractors, attorneys, and employees ("Indemnified Parties") from and against any claims or proceeding against the Indemnified Parties to set aside, void or annul the approval of this Agreement or any Development Approvals or Subsequent Development Approvals pursuant to this Agreement. Notwithstanding the provisions of this Agreement, Developer's obligation pursuant to this Section is not a benefit or burden running with the land and shall not be assigned to any person without the prior, express written consent of the City. Developer's duties under this Section are solely subject to and conditioned upon the Indemnified Parties written request to Developer to indemnify the Indemnified Parties. Developer shall deposit the expected costs of defense, as reasonably determined by the City Attorney, with the City within five (5) business days of notice from the City of the claim and shall add to the deposit within five (5) business days from the request of City. Without in any way limiting the provisions of this Section, the parties hereto agree that this Section shall be interpreted in accordance with the provisions of California Civil Code Section 2778 in effect as of the Effective Date.

6.2 Notwithstanding Section 6.1, and as a separate and distinct obligation of Developer, Developer agrees to indemnify and hold harmless the Indemnified Parties from and against each and every claim, action, proceeding, cost, fee, legal cost, damage, award or liability of any nature arising from alleged damages caused to third parties and alleging that the Indemnified Parties is or are liable therefor as a direct or indirect result of the City's approval of this Agreement or any Development Approvals or Subsequent Development Approvals pursuant to this Agreement, including, without limitation, those obligations described in Section 5.3, Transfer of Certain Retail Uses Prohibited. Developer's duties under this Section are solely subject to and conditioned upon the Indemnified Parties written request to Developer to indemnify the Indemnified Parties. Developer shall deposit the expected costs of defense, as reasonably determined by the City Attorney, with the City within five (5) business days of notice from the City of the claim and shall add to the deposit within five (5) business days from the request of City. Without in any way limiting the provisions of this Section, the parties hereto agree that this Section shall be interpreted in accordance with the provisions of California Civil Code Section 2778 in effect as of the Effective Date.

7.0 CITY'S OBLIGATIONS.

7.1 Scope of Subsequent Review/Confirmation of Compliance Process. Nothing set forth herein shall impair or interfere with the right of City to require the processing of building permits as required by law pursuant to the applicable provisions of the Jurupa Valley Municipal Code and the provisions of City's Fire Codes and ordinances, Health and Safety Codes and ordinances, and Building, Electrical, Mechanical, and similar building codes.

7.2 Property Approvals Independent. All approvals required for the Property which may be or have been granted, and all land use entitlements or approvals generally which have

been issued or will be issued by City with respect to the Property, constitute independent actions and approvals by City. If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, or if this Agreement terminates for any reason, then such invalidity, unenforceability or termination of this Agreement or any part hereof shall not affect the validity or effectiveness of any such Property approvals or other land use approvals and entitlements. In such cases, such approvals and entitlements will remain in effect pursuant to their own terms, provisions, and the Conditions of Approval. It is understood by the Parties to this Agreement that pursuant to existing law, if this Agreement terminates or is held invalid or unenforceable as described above, such approvals and entitlements shall not remain valid for the Term, but shall remain valid for the term(s) of such approvals and entitlements.

7.3 Review for Compliance. City shall review this Agreement at least once during every twelve (12) months following the Effective Date during the Term of this Agreement, in accordance with City's procedures and standards for such review set forth in the Development Agreement Resolution. During such periodic review by City, Developer, upon written request from City, shall be required to demonstrate, and hereby agrees to furnish, evidence of good faith compliance with the terms hereof; provided, however, that Developer will not be required to disclose confidential or trade secret business information for such review. The failure of City to conduct or complete the annual review as provided herein or in accordance with the Development Agreement Act shall not impact the validity of this Agreement. If, at the conclusion of the annual review provided for herein, Developer shall have been found in compliance with this Agreement, City, through the City's Planning Associate, shall, at Developer's written request, issue a Certificate of Compliance to Developer stating that: (1) this Agreement remains in full force and effect; and (2) Developer is in compliance with this Agreement. The Certificate of Compliance shall be in recordable form, and shall contain information necessary to communicate constructive record notice of the finding of compliance. Developer, at its option and sole cost, may record such Certificate of Compliance.

7.4 City Cooperation. City staff shall work cooperatively with Developer to assist in coordinating the expeditious processing and consideration of all necessary permits, entitlements and approvals. To the extent the City or the City's designee is unable to process and consider permits, entitlements and approvals in an expeditious manner, Developer may at Developer's expense fund the hiring of an outside contractor to assist the City or the City's designee in the expeditious processing and consideration of all necessary permits, entitlements and approvals, and City shall contract for those services.

8.0 DEFAULT; REMEDIES; DISPUTE RESOLUTION.

8.1 Notice of Default. In the event of failure by a party substantially to perform any material term or provision of this Agreement, the non-defaulting party shall have those rights and remedies provided herein, provided that such non-defaulting party has first provided to the defaulting party a written notice of default in the manner required by this Section identifying with specificity the nature of the alleged default and the manner in which said default may satisfactorily be cured.

2014-0223904
06/18/2014 01:23P
14 of 100

8.2 Cure of Default. Upon the receipt of the notice of default, the alleged defaulting party shall promptly commence to cure, correct, or remedy the identified default at the earliest reasonable time after receipt of the notice of default and shall complete the cure, correction or remedy of such default not later than ten (10) days after receipt of notice thereof if the breach of this Agreement involves the payment of money, or not later than thirty (30) days after receipt of notice thereof if the breach of this Agreement does not involve the payment of money; provided, however, that if such breach may not reasonably be cured within such thirty (30) day period, then a default shall exist only if the cure of such breach is not commenced within such thirty (30) day period or thereafter is not diligently prosecuted to completion.

8.3 Developer's Remedies. Due to the size, nature, and scope of the Property and its development, it will not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, Developer may be foreclosed from other choices it may have had to utilize the Property and provide for other benefits. Developer has invested significant time and resources and performed extensive planning and processing of the Development of the Property in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate Developer for such efforts. For the above reasons, the City and Developer agree that damages would not be an adequate remedy if the City fails to carry out its obligations under this Agreement and that Developer shall have the right to seek and obtain specific performance as a remedy for any breach of this Agreement. Moreover, the City would not have consented to this Agreement if it were to be subject to damages for breach of this Agreement. Therefore, Developer specifically agrees that it has no authority under this Agreement or otherwise to seek monetary damages against the City for any breach of this Agreement by the City, and agrees not to seek monetary damages against the City for breach of this Agreement.

8.4 City Remedies. In the event of an uncured default by Developer of the terms of this Agreement, City, at its option, may institute legal action in law or in equity to cure, correct, or remedy such default, enjoin any threatened or attempted violation, or enforce the terms of this Agreement by specific performance as its sole and exclusive remedy. Furthermore, City, in addition to or as an alternative to exercising the remedies set forth in this Section 9.4, in the event of a material default by Developer, may give notice of its intent to terminate or modify this Agreement pursuant to the Development Agreement Resolution and/or the Development Agreement Act, in which event the matter shall be scheduled for consideration and review by the City Council in the manner set forth in the Development Agreement Resolution or the Development Agreement Act.

9.0 MORTGAGEE PROTECTION; CERTAIN RIGHTS TO CURE.

9.1 Encumbrances on the Property. This Agreement shall not prevent or limit Developer from encumbering the Property or any portion thereof or any improvements thereon with any mortgage, deed of trust, sale and leaseback arrangement, or any other form of conveyance ("Mortgage") in which the Property, or a portion thereof or interest therein, is pledged as security, and contracted for in good faith and fair value in order to secure financing with respect to the construction, development, use or operation of the Property.

9.2 Mortgagee Protection. This Agreement shall be superior and senior to the lien of any Mortgage. Notwithstanding the foregoing, no breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value, and any acquisition or acceptance of title or any right or interest in or with respect to the Property or any portion thereof by a holder of a beneficial interest under a Mortgage, or any successor or assignee to said holder ("Mortgagee"), whether pursuant to foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination or otherwise, shall be subject to all of the terms and conditions of this Agreement.

9.3 Mortgagee Not Obligated. No Mortgagee will have any obligation or duty under this Agreement to perform the obligations of Developer or other affirmative covenants of Developer hereunder, or to guarantee such performance. In addition, the Mortgagee shall have no right to develop or operate the Property without fully complying with the terms of this Agreement, and to the extent that any covenant to be performed by Developer is a condition to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder.

9.4 Notice of Default to Mortgagee; Right of Mortgagee to Cure. City shall, upon written request to City, deliver to each Mortgagee a copy of any notice of default given to Developer under the terms of this Agreement, at the same time such notice of default is provided to Developer. The Mortgagee shall have the right, but not the obligation, to cure, correct, or remedy the default, within sixty (60) days after the receipt of such notice from City for monetary defaults, or within sixty (60) days after Developer's cure period has expired for non-monetary defaults, or, for such defaults that cannot reasonably be cured, corrected, or remedied within such period, the Mortgagee may cure, correct, or remedy the default if the Mortgagee commences to cure, correct, or remedy such default within such sixty (60) day period, and continuously and diligently prosecutes such cure to completion. If the default is of a nature which can only be remedied or cured by such Mortgagee upon obtaining possession of the Property, such Mortgagee shall have the right to seek to obtain possession with diligence and continuity through foreclosure, a receiver or otherwise, and shall be permitted thereafter to remedy or cure the default within such time as is reasonably necessary to cure or remedy said default but in no event more than ninety (90) days after obtaining possession. If any such default cannot, with diligence, be remedied or cured within such thirty (30) day period, then such period shall be extended to permit the Mortgagee to effect a cure or remedy so long as Mortgagee commences said cure or remedy during such ninety (90) day period, and thereafter diligently pursues such cure to completion.

10.0 TRANSFERS OF INTEREST IN PROPERTY OR AGREEMENT. Except as provided in Section 6.1, in the event of a proposed transfer of interest in the Property or in this Agreement by Developer in whole or in part, the covenants and conditions of this Agreement shall be deemed binding upon any transferee upon acquiring the Property. Within ten (10) days of the effective date of the transfer, Developer shall notify the City in writing of the name and address of the transferee and the interests transferred.

2014-0223904
06/18/2014 01:23P
16 of 100

11.0 MISCELLANEOUS.

11.1 Notices. All notices permitted or required hereunder must be in writing and shall be effected by: (i) personal delivery; (ii) first class mail, registered or certified, postage fully prepaid; or (iii) reputable same-day or overnight delivery service that provides a receipt showing date and time of delivery, addressed to the following Parties, or to such other address as any party may from time to time designate in writing in the manner as provided herein:

To City:	City of Jurupa Valley 8304 Limonite Avenue, Suite "M" Jurupa Valley CA 92509 Attn: City Manager
With a copy to:	Richards, Watson & Gershon 355 South Grand Avenue, 40th Floor Los Angeles, CA 90071 Attn: Peter M. Thorson, Esq.
To Developer:	Space Center Mira Loma, Inc. 3401 Etiwanda Ave.-Leasing Offic Jurupa Valley, CA 91752 Attn: Mr. Graham Tingler
With a copy to:	Rutan & Tucker, LLP 611 Anton Boulevard, Suite 1400 Costa Mesa, California 92626-1998 Attn: Hans Van Ligten, Esq.

Any written notice, demand or communication shall be deemed received immediately if personally delivered or delivered by delivery service, and shall be deemed received on the third day from the date it is postmarked if delivered by registered or certified mail.

11.2 Force Majeure. In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or failures to perform are due to the elements, fire, earthquakes or other acts of God, strikes, labor disputes, lockouts, acts of the public enemy, riots, insurrections, or governmental restrictions imposed or mandated by other governmental entities. City and Developer may also extend times of performance under this Agreement in writing. Notwithstanding the foregoing, Developer is not entitled pursuant to this Section 11.2 to an extension of time to perform because of past, present, or future difficulty in obtaining suitable construction financing or permanent financing for the Development, or because of economic or market conditions.

11.3 Binding Effect. This Agreement, and all of the terms and conditions hereof, shall be binding upon and inure to the benefit of the Parties, any subsequent Developer of all or any portion of the Property or the Property, and their respective assigns, heirs or successors in

2014-0223904
06/18/2014 01:23P
17 of 100

interest, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Property.

11.4 Independent Entity. The Parties acknowledge that, in entering into and performing this Agreement, each of Developer and City is acting as an independent entity and not as an agent of the other in any respect.

11.5 Agreement Not to Benefit Third Parties. This Agreement is made for the sole benefit of the Parties, and no other person shall be deemed to have any privity of contract under this Agreement nor any right to rely on this Agreement to any extent for any purpose whatsoever, nor have any right of action of any kind on this Agreement nor be deemed to be a third party beneficiary under this Agreement.

11.6 Covenants. The provisions of this Agreement shall constitute mutual covenants which shall run with the land comprising the Property for the benefit thereof, and the burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto for the term of this Agreement.

11.7 Nonliability of City Officers and Employees. No official, officer, employee, agent or representative of City, acting in his/her official capacity, shall be personally liable to Developer, or any successor or assign, for any loss, costs, damage, claim, liability, or judgment, arising out of or connection with this Agreement, or for any act or omission on the part of City.

11.8 Covenant Against Discrimination. Developer and City covenant and agree, for themselves and their respective successors and assigns, that there shall be no discrimination against, or segregation of, any person or group or persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry, or any other impermissible classification, in the performance of this Agreement. Developer shall comply with the Americans with Disabilities Act of 1990, as amended (42 U.S.C. Sections 12101, et seq.).

11.9 Amendment of Agreement. This Agreement may be amended from time to time by mutual consent of the Parties in accordance with the provisions of the Development Agreement Resolution and California Government Code Sections 65867 and 65868.

11.10 No Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought and referring expressly to this Section 11.10. No delay or omission by either party in exercising any right or power accruing upon non-compliance or failure to perform by the other party under any of the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof, except as expressly provided herein. No waiver by either party of any of the covenants or conditions to be performed by the other party shall be construed or deemed a waiver of any succeeding breach or nonperformance of the same or other covenants and conditions hereof.

11.11 Severability. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect, to the extent that the

invalidity or unenforceability does not impair the application of this Agreement as intended by the Parties.

11.12 Cooperation in Carrying Out Agreement. Each party shall take such actions and execute and deliver to the other all such further instruments and documents as may be reasonably necessary to carry out this Agreement in order to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder.

11.13 Estoppel Certificate. Any party hereunder may, at any time, deliver written notice to any other party requesting such party to certify in writing that, to the best knowledge of the certifying party: (i) this Agreement is in full force and effect and a binding obligation of the parties; (ii) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments; and (iii) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, describing the nature and amount of any such defaults. A party receiving a request hereunder shall execute and return such certificate within ten (10) days following approval of the proposed estoppel certificate by the City Attorney, which approval shall not be unreasonably withheld or delayed. The City Manager or his or her designee is authorized to sign and deliver an estoppel certificate on behalf of City. City acknowledges that transferees, successors and assigns, and Mortgagees may rely upon an estoppel certificate hereunder. The party requesting the Estoppel Certificate shall pay the reasonable costs of staff time and attorney fees to research and prepare the Estoppel Certificate.

11.14 Construction. This terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction that might otherwise apply. As used in this Agreement, and as the context may require, the singular includes the plural and vice versa, and the masculine gender includes the feminine and vice versa.

11.15 Recordation. This Agreement shall be recorded by City with the County Recorder of Riverside County within the period required by California Government Code Section 65868.5. Amendments approved by the Parties, and any cancellation or termination of this Agreement, shall be similarly recorded.

11.16 Captions and References. The captions of the sections of this Agreement are solely for convenience of reference, and shall be disregarded in the construction and interpretation of this Agreement. Reference herein to a section or exhibit are the sections and exhibits of this Agreement.

11.17 Time. Time is of the essence in the performance of this Agreement and for each and every term and condition hereof as to which time is an element.

11.18 Recitals & Exhibits Incorporated; Entire Agreement. The Recitals to this Agreement and all of the exhibits attached to this Agreement are, by this reference, incorporated into this Agreement and made a part hereof. This Agreement, including all exhibits attached hereto, constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement, and this Agreement supersedes all previous negotiations, discussions and

2014-0223904
06/18/2014 01:23P
19 of 100

agreements between the Parties, and no parole evidence of any prior or other agreement shall be permitted to contradict or vary the terms hereof.

11.19 Schedule and Exhibits. Exhibits A – F are identified as follows:

Schedule 1 Ownership List

A Legal Descriptions of Properties

B Site Map

C List of Permitted Uses

D List of Development Fees

E List of Land Use Regulations

F. List of Legal Entities Defined as "Developer"

11.20 Counterpart Signature Pages. For convenience the Parties may execute and acknowledge this Agreement in counterparts and when the separate signature pages are attached hereto, shall constitute one and the same complete Agreement.

11.21 Authority to Execute. Developer warrants and represents that: (i) it is duly organized and existing; (ii) it is duly authorized to execute and deliver this Agreement; (iii) by so executing this Agreement, Developer is formally bound to the provisions of this Agreement; (iv) Developer's entering into and performance of its obligations set forth in this Agreement do not violate any provision of any other agreement to which Developer is bound; and (v) there is no existing or threatened litigation or legal proceeding of which Developer is aware which could prevent Developer from entering into or performing its obligations set forth in this Agreement.

11.22 Governing Law; Litigation Matters. The laws of the State of California shall govern the interpretation and enforcement of this Agreement without regard to conflicts of law principles. Any action at law or in equity brought by any party hereto for the purpose of enforcing, construing, or interpreting the validity of this Agreement or any provision hereof shall be brought in the Superior Court of the State of California in and for the County of Riverside, or such other appropriate court in said county, and the Parties hereto waive all provisions of law providing for the filing, removal, or change of venue to any other court. Service of process on City shall be made in accordance with California law. Service of process on Developer shall be made in any manner permitted by California law and shall be effective whether served inside or outside of California. In the event of any action between the Parties hereto seeking enforcement of any of the terms of this Agreement or otherwise arising out of this Agreement, the prevailing party in such litigation shall be awarded, in addition to such relief to which such party is entitled, its reasonable attorney's fees, expert witness fees, and litigation costs and expenses.

11.23 No Brokers. Each of City and Developer represents to the other party that it has not engaged the services of any finder or broker and that it is not liable for any real estate commissions, broker's fees, or finder's fees which may accrue by means of this Agreement, and

agrees to hold harmless the other party from such commissions or fees as are alleged to be due from the party making such representations.

[INTENTIONALLY LEFT BLANK; SIGNATURES ON NEXT PAGE]

2014-0223904
06/18/2014 01:23P
21 of 100

IN WITNESS WHEREOF, Developer and City have executed this Agreement as of the Reference Date.

"DEVELOPER"

SPACE CENTER MIRA LOMA, INC.,
a Minnesota corporation

By: _____
Graham S. Tingler, Vice-President

"Space Center"

SPACE CENTER MIRA LOMA II, INC.,
a Minnesota corporation

By: _____
Graham S. Tingler, Vice-President

"Space Center II"

SPACE CENTER MIRA LOMA III, INC.,
a Minnesota corporation

By: _____
Graham S. Tingler, Vice-President

"Space Center III"

ABLUO, LLC,
a Minnesota limited liability company

By: _____
Graham S. Tingler, Manager

"Abluo"

CELLA, LLC,
a Minnesota limited liability company

By: _____
Graham S. Tingler, Manager

"Cella"

ERGO, LLC,
a Minnesota limited liability company

By: _____
Graham S. Tingler, Manager

"Ergo"

ROTA, LLC,
a Minnesota limited liability company

By: _____
Graham S. Tingler, Manager

"Rota"

"CITY"

CITY OF JURUPA VALLEY, a California municipal corporation

By: _____
Verne Lauritzen, Mayor

ATTEST:

_____
Victoria Wasko, CMC, City Clerk

APPROVED AS TO FORM:

RICHARDS WATSON & GERSHON

_____
Peter M. Thorson, City Attorney

2014-0223904
06/18/2014 01:23P
23 of 100

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On MAY 16, 2014, before me, MARTHA RAMIREZ, Notary Public, personally appeared GRAHAM S. TINKLER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Martha Ramirez
Notary Public

[SEAL]

MARTHA RAMIREZ
Commission # 1915127
Notary Public - California
Orange County
My Comm. Expires Dec 31, 2014

APPROVAL OF RECORDING AND SUBORDINATION BY LENDER

Allianz Life Insurance Company of North America, a Minnesota corporation, is the Beneficiary under a certain deed of trust executed by Rota, LLC, a Minnesota limited liability company, recorded on July 26, 2001, as Instrument No. 2001-353936 in the Official Records of Riverside County, California and a certain deed of trust executed by Cella, LLC, a Minnesota limited liability company, recorded on November 1, 2000, as Instrument No. 2000-433197 in the Official Records of Riverside County, California, as amended, a certain deed of trust executed by Space Center Mira Loma, Inc., a Minnesota corporation, recorded on March 30, 2006 as Instrument No. 2006-0225666 in the Official Records of Riverside County, California, and a certain deed of trust executed by Space Center Mira Loma, Inc., a Minnesota corporation, recorded on April 20, 2009 as Instrument No. 2009-0192360 in the Official Records of Riverside County, California. By executing this Approval of Recording and Subordination By Lender, the undersigned agrees that should the undersigned acquire title to all or any portion of the properties secured by the deeds of trust referenced above by foreclosure or any other remedy in or relating to the deeds of trust, the undersigned will acquire title subject to the provisions of the Space Center Development Agreement which shall remain in full force and effect.

Dated: May 8, 2014

ALLIANZ LIFE INSURANCE COMPANY OF NORTH AMERICA, a Minnesota corporation

By: _____
Name: PAUL D. WOLTERS
Its: ASSISTANT TREASURER

By: _____
Name: ERIC J. BERGWALL
Its: ASSISTANT TREASURER

2014-0223904
06/18/2014 01:23P
25 of 100

STATE OF New York)
) ss.
COUNTY OF New York)

On May 8, 2014, before me, Jacqueline Butler, Notary Public, personally appeared Eric Berryhill and Paul Watters, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Notary Public

[SEAL]

JACQUELINE DENISE BUTLER
Notary Public - State of New York
No. 01BU6290882
Qualified in Westchester County
My Commission Expires October 15, 2017

2014-0223904
06/18/2014 01:23P
26 of 100

APPROVAL OF RECORDING AND SUBORDINATION BY LENDER

The Prudential Insurance Company of America, a New Jersey corporation, is the Beneficiary under a certain deed of trust executed by Abluo, LLC, a Minnesota limited liability company, recorded on December 11, 2012, as Instrument No. 2012-0602399 in the Official Records of Riverside County, California. By executing this Approval of Recording and Subordination By Lender, the undersigned agrees that should the undersigned acquire title to all or any portion of the property securing its deed of trust by foreclosure or any other remedy in or relating to the deed of trust, the undersigned will acquire title subject to the provisions of the Space Center Development Agreement which shall remain in full force and effect.

Dated: May 2, 2014

The Prudential Insurance Company of America, a New Jersey corporation

By: CSEskridge
Name: Cheryl Eskridge
Its: Second Vice President

ETF

2014-0223904
06/18/2014 01:23P
27 of 100

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6869859.2 a04/29/14

STATE OF TX)
) ss.
COUNTY OF Dallas)

On May 2, 2014, before me, Emily J. Hodges, Notary Public, personally appeared Cheryl T. Eskridge, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Notary Public

[SEAL]

EMILY J
MY COMM
Nov

EMILY J. HODGES
MY COMMISSION EXPIRES
November 8, 2015

2014-0223904
06/18/2014 01:23P
28 of 100

APPROVAL OF RECORDING AND SUBORDINATION BY LENDER

Woodmen of the World Life Insurance Society and/or Omaha Woodmen Life Insurance Society, is the Beneficiary under a certain deed of trust executed by Ergo, LLC, a Minnesota limited liability company, recorded on December 11, 2009, as Instrument No. 0639200 in the Official Records of Riverside County, California. By executing this Approval of Recording and Subordination By Lender, the undersigned agrees that should the undersigned acquire title to all or any portion of the properties secured by the deed of trust referenced above by foreclosure or any other remedy in or relating to the deed of trust, the undersigned will acquire title subject to the provisions of the Space Center Development Agreement which shall remain in full force and effect.

Dated: May 1, 2014

Woodmen of the World Life Insurance Society
and/or Omaha Woodmen Life Insurance Society

By: _____
Shawn Bengtson,
Vice President – Investment

By: _____
Dean R. Holdsworth, Director – Mortgage & Real Estate Investment

2014-0223904
06/18/2014 01:23P
29 of 100

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On May 1, 2014, before me, Mary Ann Venditte, Notary Public, personally appeared Shawn Bengtson, Vice President – Investment and Dean R. Holdsworth, Director – Mortgage & Real Estate Investment, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nebraska that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Mary Ann Venditte
Notary Public

GENERAL NOTARY - State of Nebraska
MARY ANN VENDITTE
My Comm. Exp. August 13, 2017
SEAL

2014-0223904
06/18/2014 01:23P
30 of 100

EXHIBIT A

LEGAL DESCRIPTIONS OF PROPERTIES

EXHIBIT "A"
LEGAL DESCRIPTION

APN 156150069

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel B, as described by Lot Line Adjustment 5393, recorded June 16, 2011, as Instrument No. 2011- 0266774, Official Records of Riverside County, California.

The above described Parcel contains 105.59 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

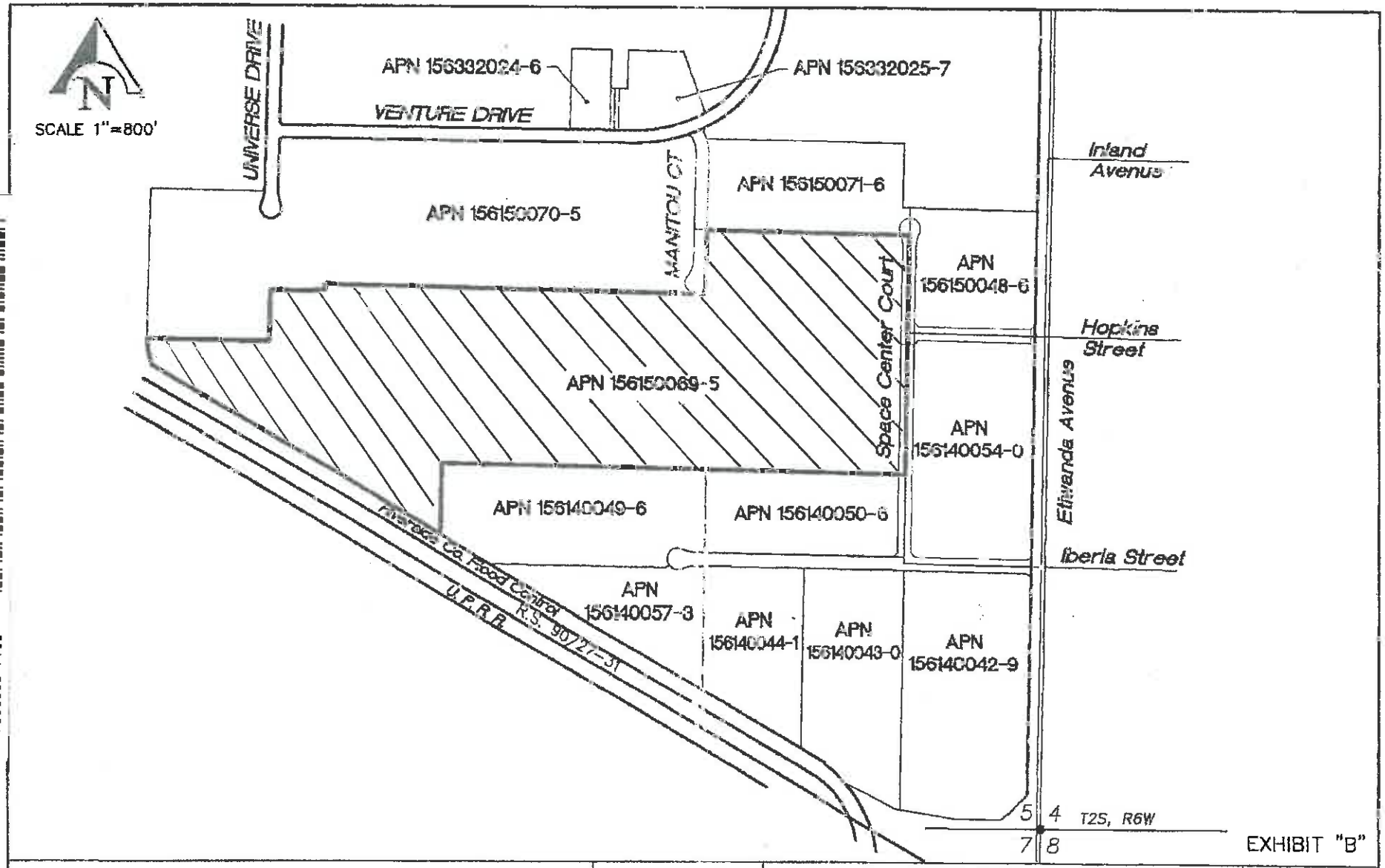

EXHIBIT "B"

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY
MASTER SITE PLAN
APN 156150069-5

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223904
06/18/2014 01:23P
33 of 100

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561400050

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel 6, as shown on Parcel Map 29394 on file in Book 196 of Parcel Maps at Pages 56 thru 60, inclusive, Records of Riverside County, California.

Excepting therefrom that certain portion as described by Easement for Private Street and Utility Purposes recorded October 16, 2001, as Instrument No. 2001-502049, Official Records of Riverside County, California.

The above described Parcel contains 11.88 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

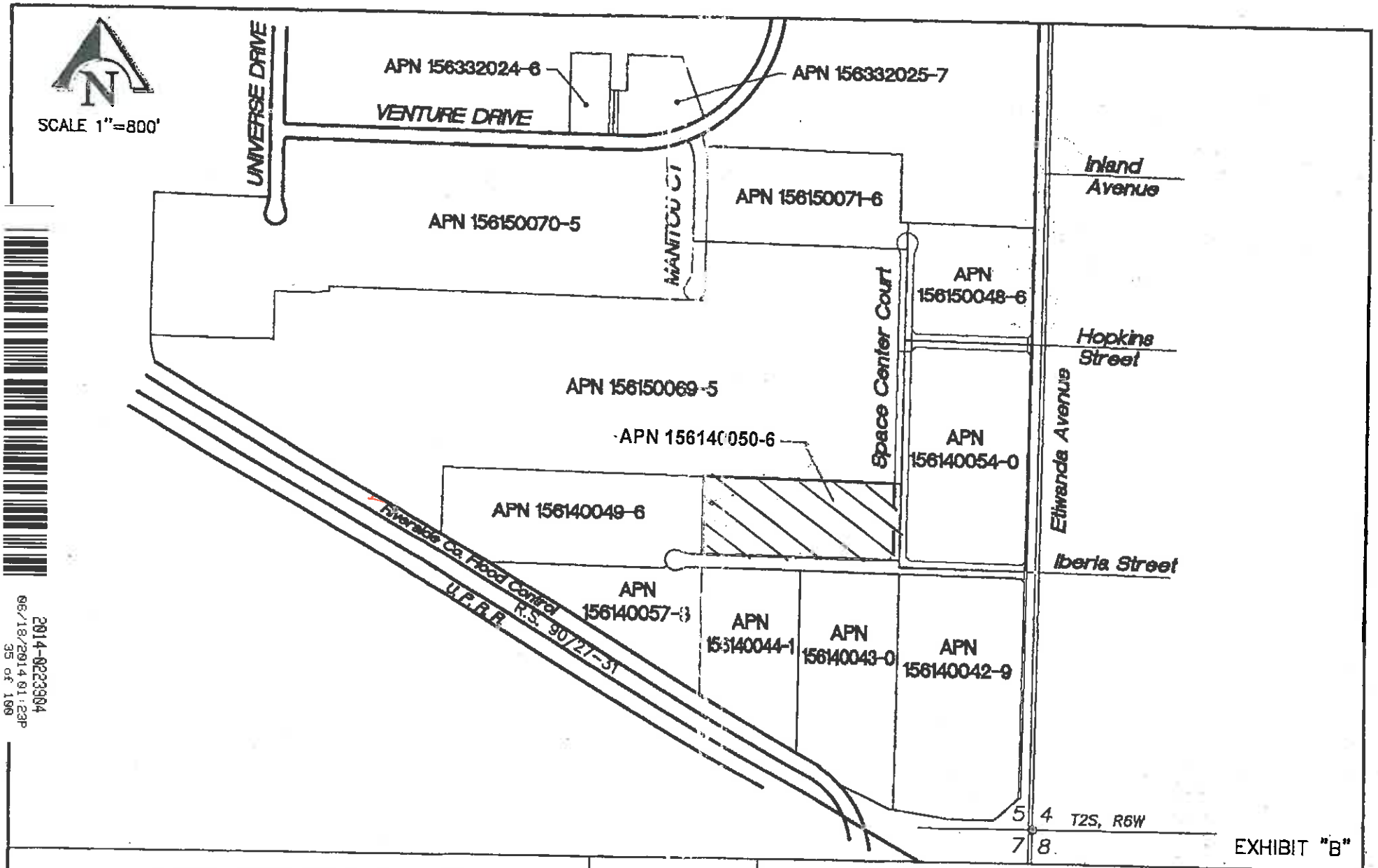

EXHIBIT "B"

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156140050-6

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223904
06/18/2014 01:23P
35 of 100

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561400054

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel F, as described by Lot Line Adjustment 3936, recorded September 18, 1997, as Instrument No. 1997-340385, Official Records of Riverside County, California.

The above described Parcel contains 21.42 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

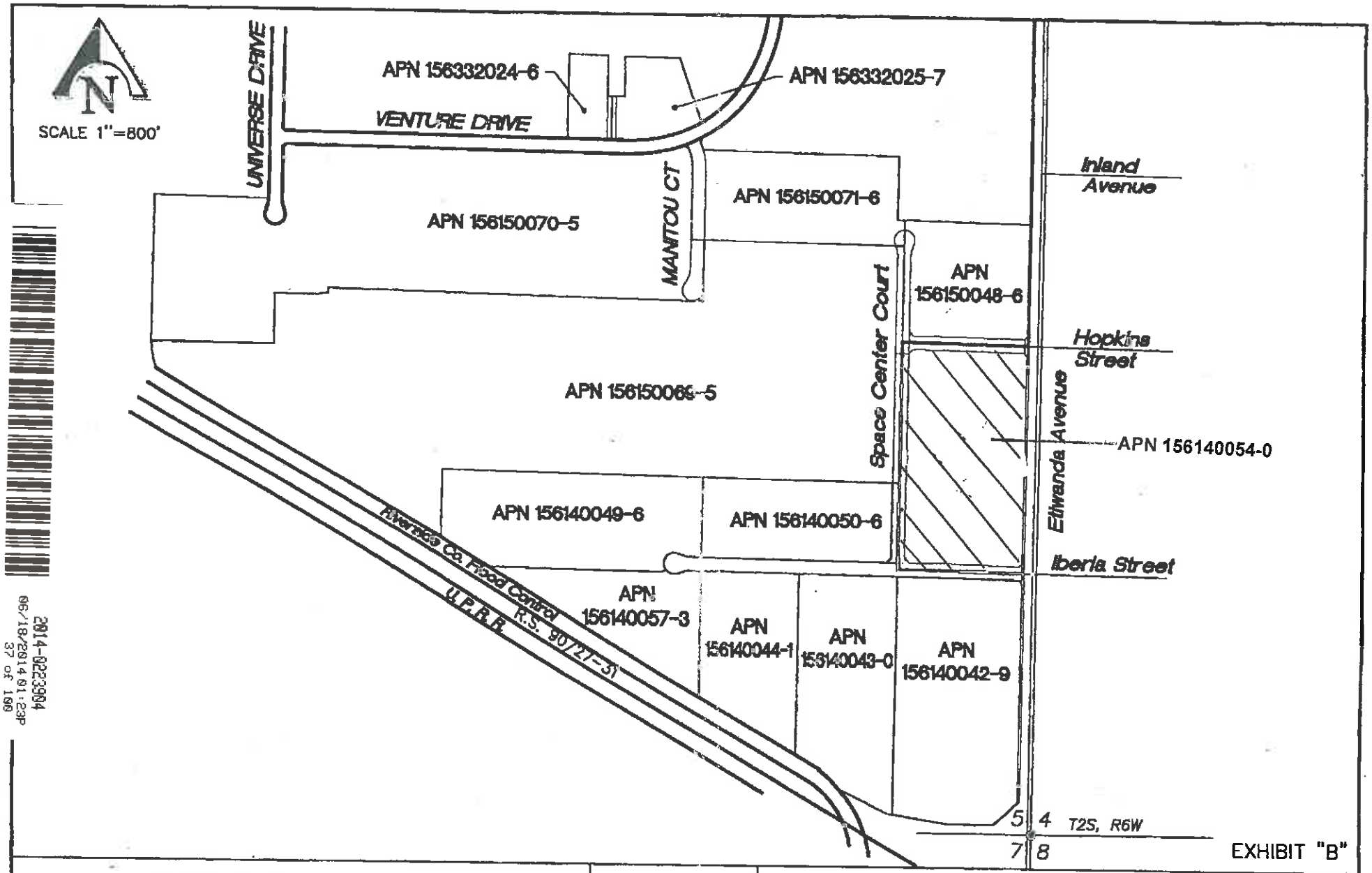

EXHIBIT "B"

2014-0223904
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37 of 190

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156140054-0

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561500048

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel C, as described by Lot Line Adjustment 3885, recorded November 19, 1996 as instrument No. 441981, Official Records of Riverside County, California.

The above described Parcel contains 12.25 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

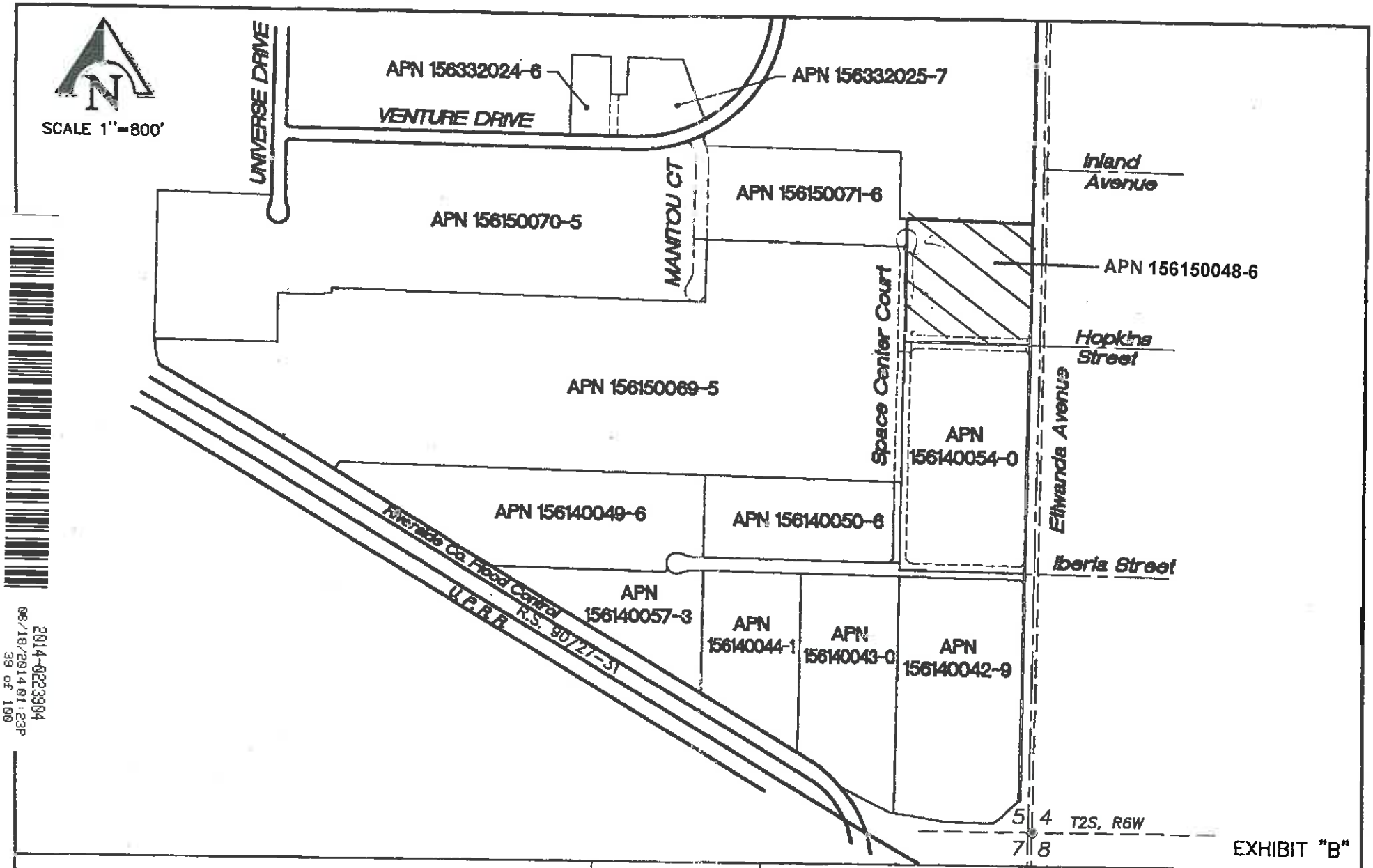

EXHIBIT "B"

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156150048-6

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223984
06/18/2014 01:23P
39 of 100

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561400049

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel B, as described by Lot Line Adjustment 4296, recorded May 02, 2001, as Instrument No. 2001-189194, Official Records of Riverside County, California.

The above described Parcel contains 20.16 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in
Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

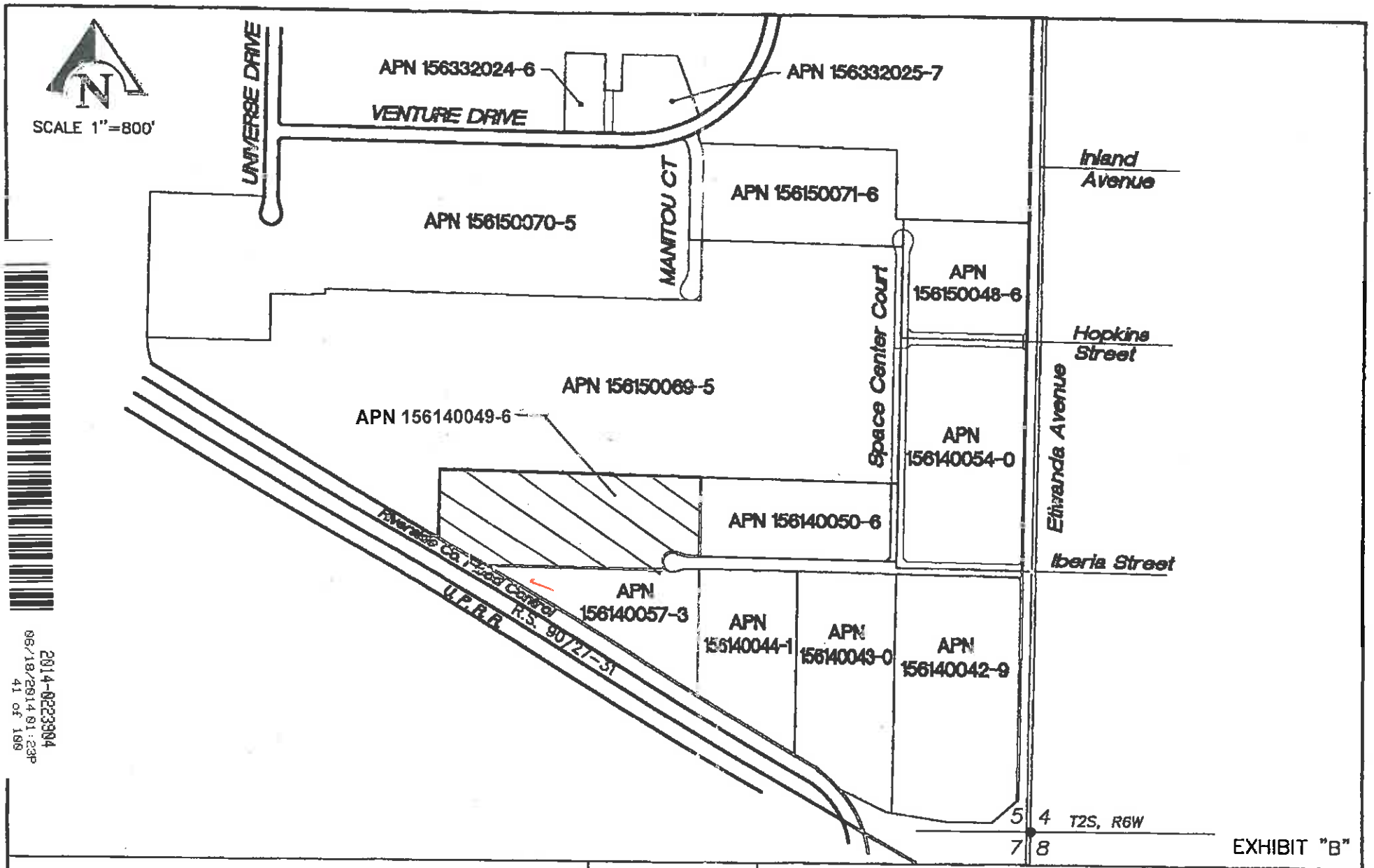

EXHIBIT "B"

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41 of 100

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
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e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156140049-6

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

EXHIBIT "A"
LEGAL DESCRIPTION

APN 156150070

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel A, as described by Lot Line Adjustment 5393, recorded June 16, 2011, as Instrument No. 2011- 0268774, Official Records of Riverside County, California.

The above described Parcel contains 62.81 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 / Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

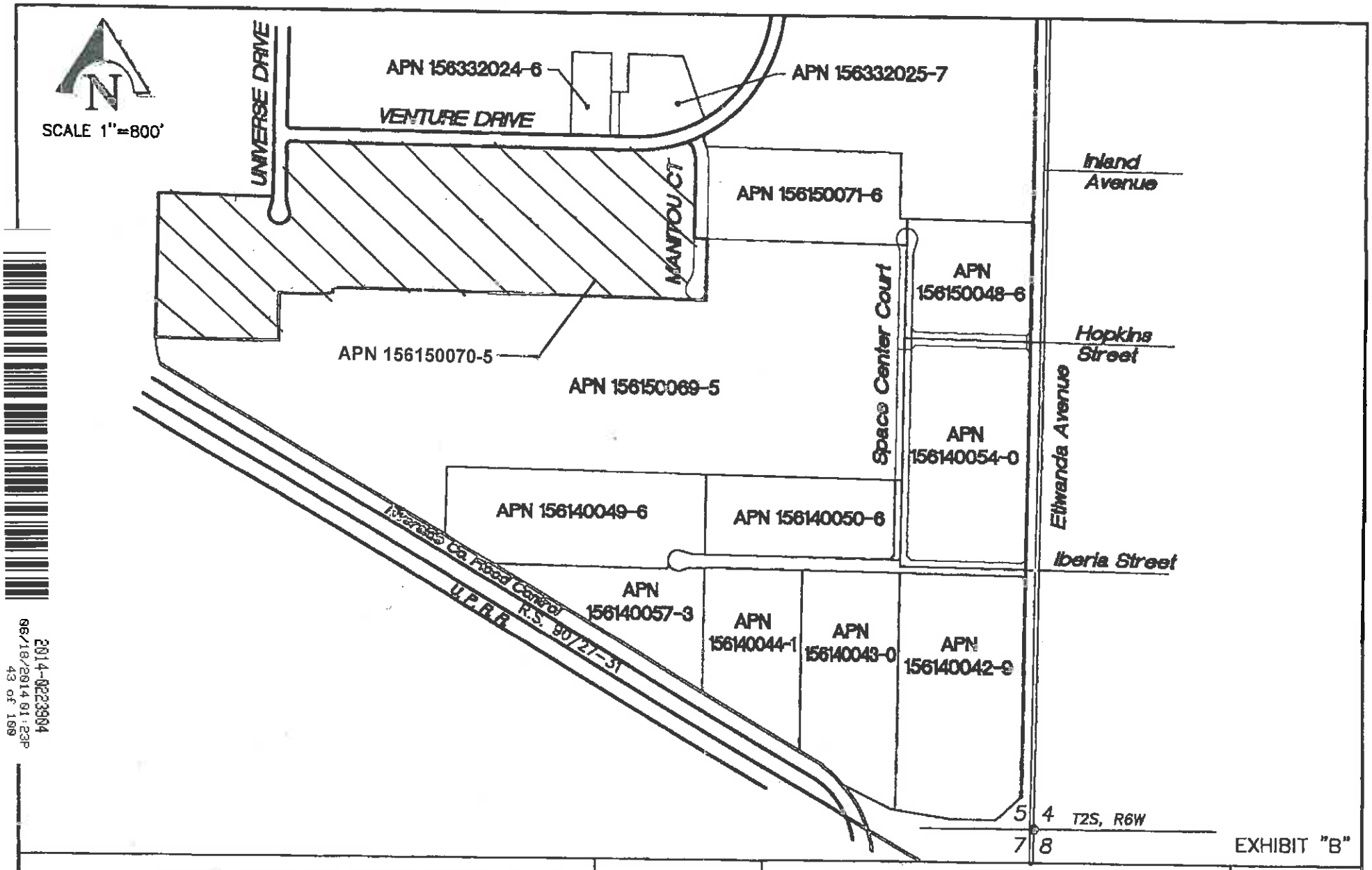


EXHIBIT "B"

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156150070-5

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223904
06/18/2014 01:23P
43 of 109

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561500071

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel C, as described by Lot Line Adjustment 3936, recorded September 18, 1997, as Instrument No. 1997-340385, Official Records of Riverside County, California.

The above described Parcel contains 14.50 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 — Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

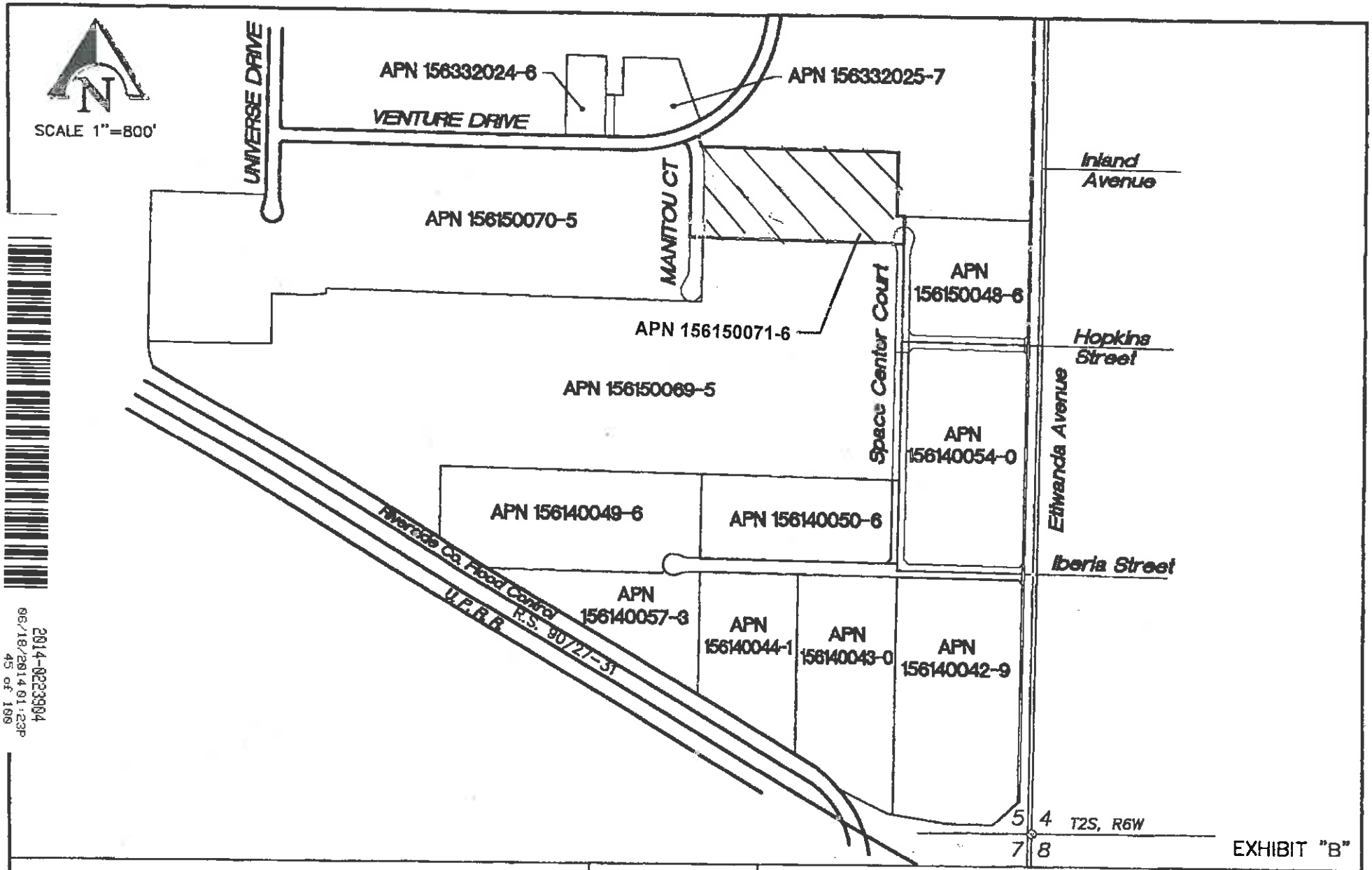


EXHIBIT "B"

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156150071-6

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223904
06/18/2014 01:23P
45 of 100

EXHIBIT "A"
LEGAL DESCRIPTION

APN 156332024

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel 1, as shown on Parcel Map 34049 on file in Book 229 of Parcel Maps at Pages 88 thru 89, inclusive, Records of Riverside County, California.

The above described Parcel contains 2.68 acres, more or less.

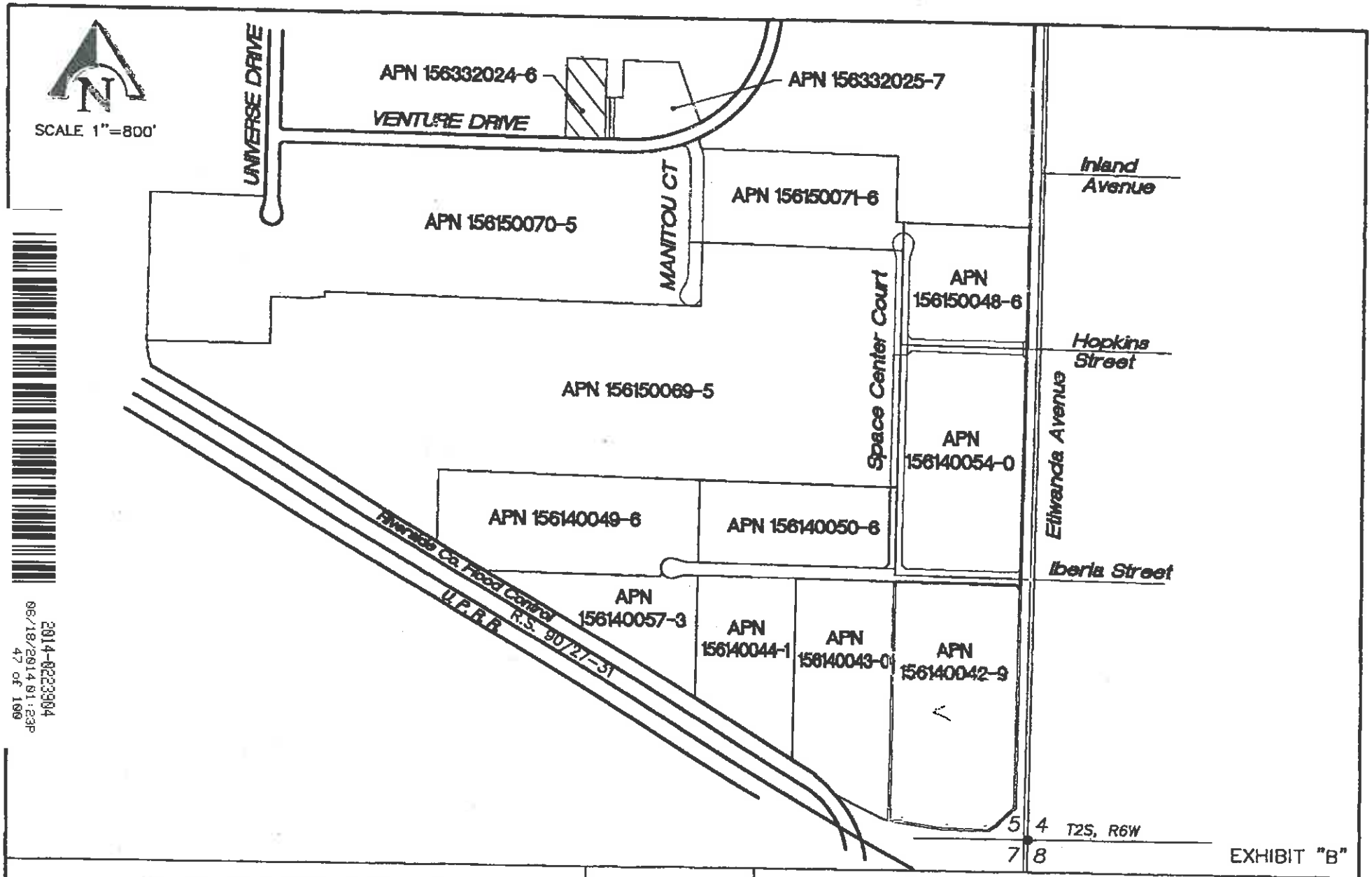
See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA



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P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156140042-9

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223904
06/18/2014 01:23P
47 of 109

EXHIBIT "A"
LEGAL DESCRIPTION

APN 156332025

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel 2, as shown on Parcel Map 34049 on file in Book 229 of Parcel Maps at Pages 88 thru 89, inclusive, Records of Riverside County, California.

The above described Parcel contains 4.50 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

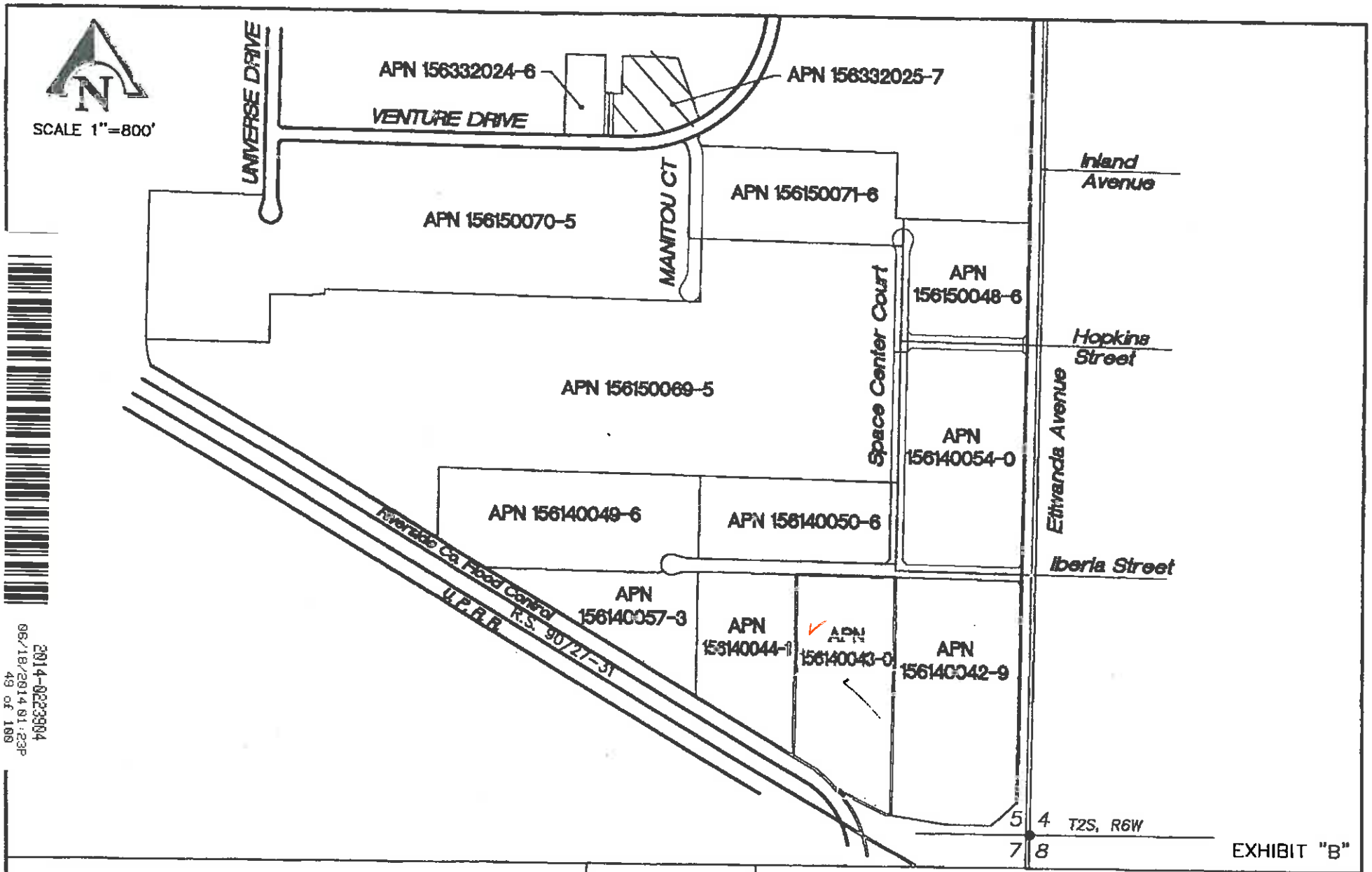

EXHIBIT "B"

2014-0223904
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49 of 100

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156140043-0

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561400042

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel 1, as shown on Parcel Map 29394 on file in Book 196 of Parcel Maps at Pages 56 thru 60, inclusive, Records of Riverside County, California.

The above described Parcel contains 24.42 acres, more or less.

See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA

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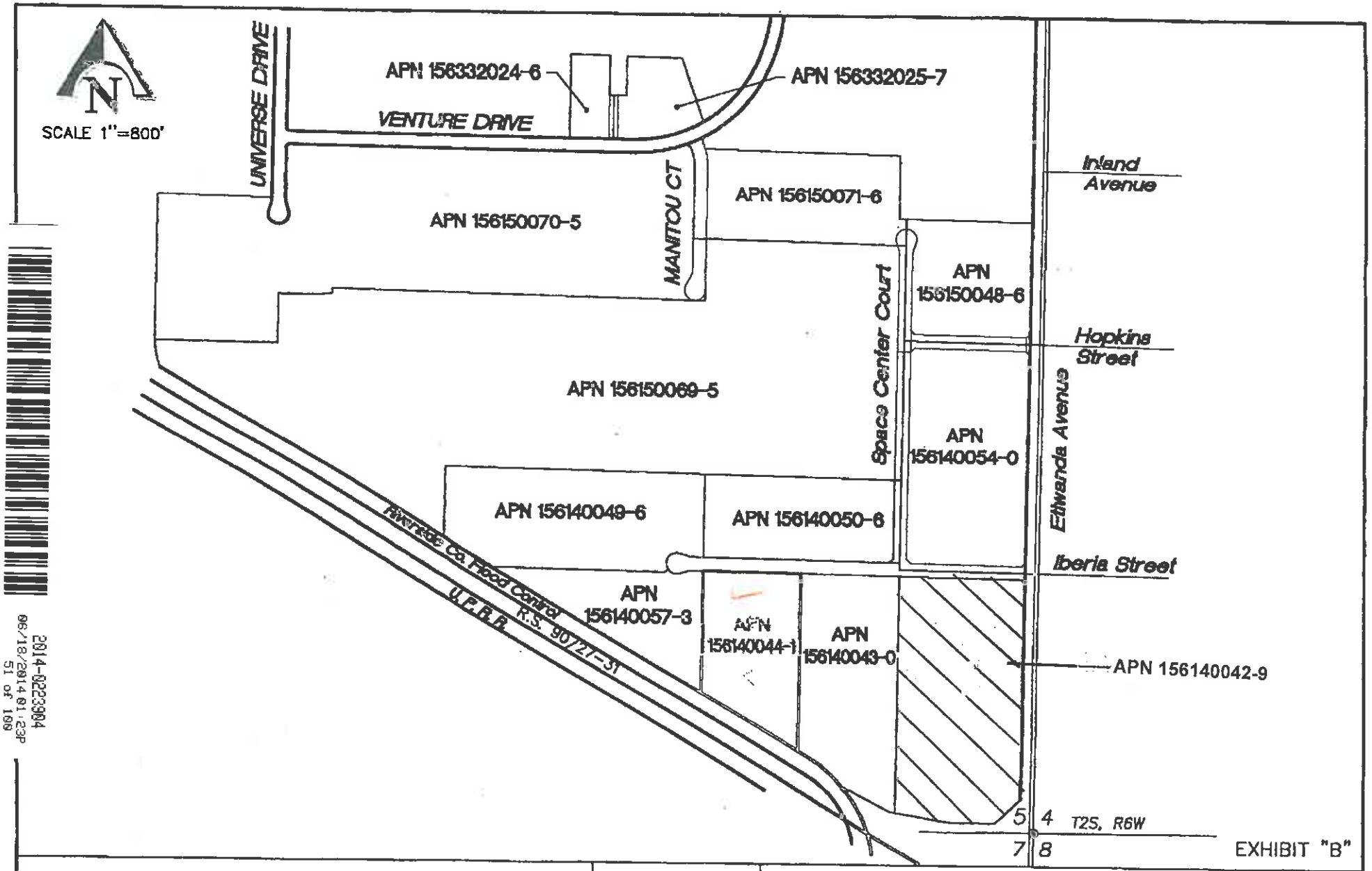
58 of 100



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4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY
MASTER SITE PLAN
APN 156140044-1

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223904
06/18/2014 01:23P
51 of 109

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561400043

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel 2, as shown on Parcel Map 29394 on file in Book 196 of Parcel Maps at Pages 56 thru 60, inclusive, Records of Riverside County, California.

The above described Parcel contains 16.72 acres, more or less.

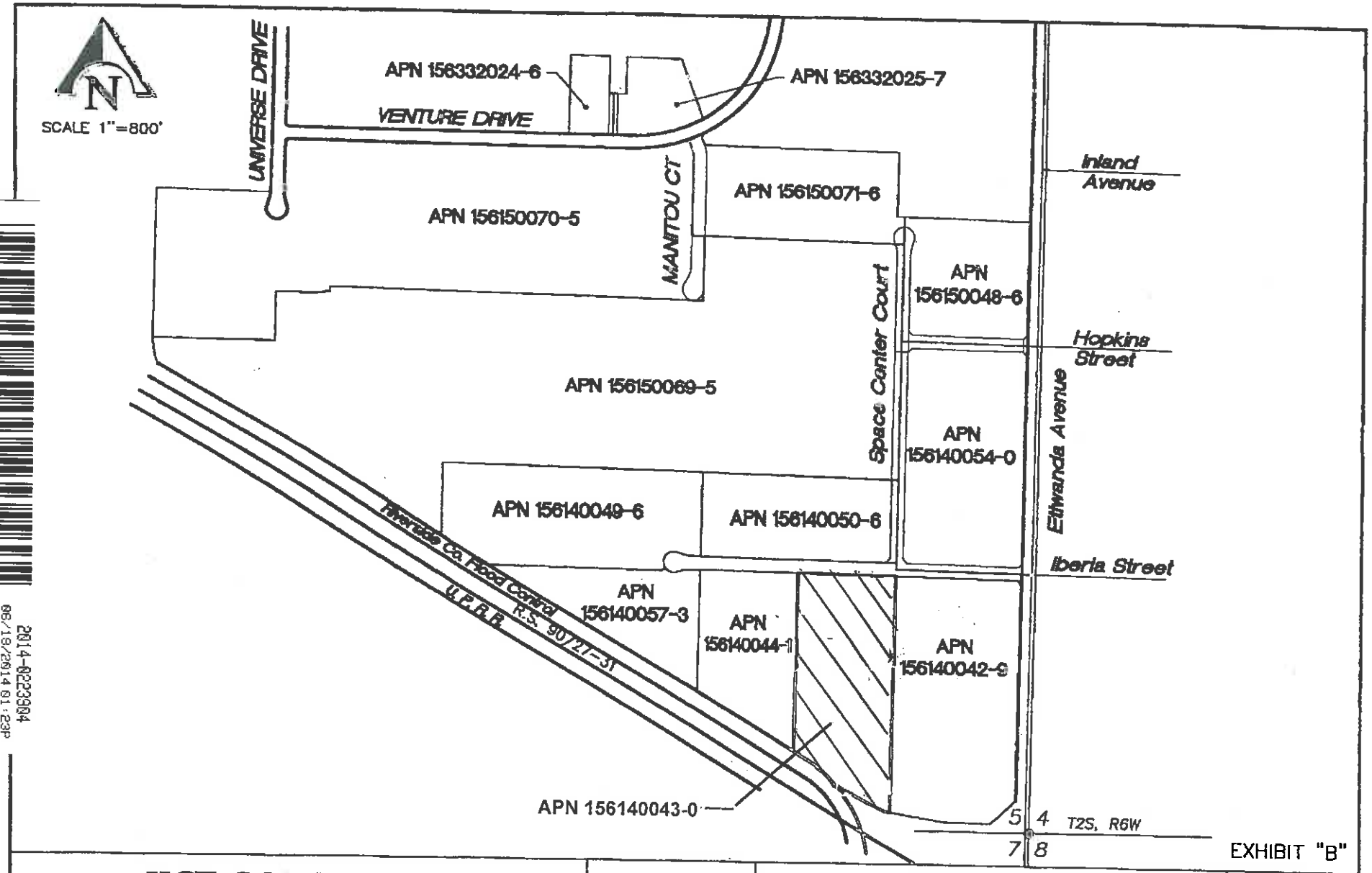
See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in
Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA



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e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156140043-0

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223964
06/18/2014 01:23P
53 of 109

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561400044

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel 3, as shown on Parcel Map 29394 on file in Book 196 of Parcel Maps at Pages 56 thru 60, inclusive, Records of Riverside County, California.

The above described Parcel contains 12.00 acres, more or less.

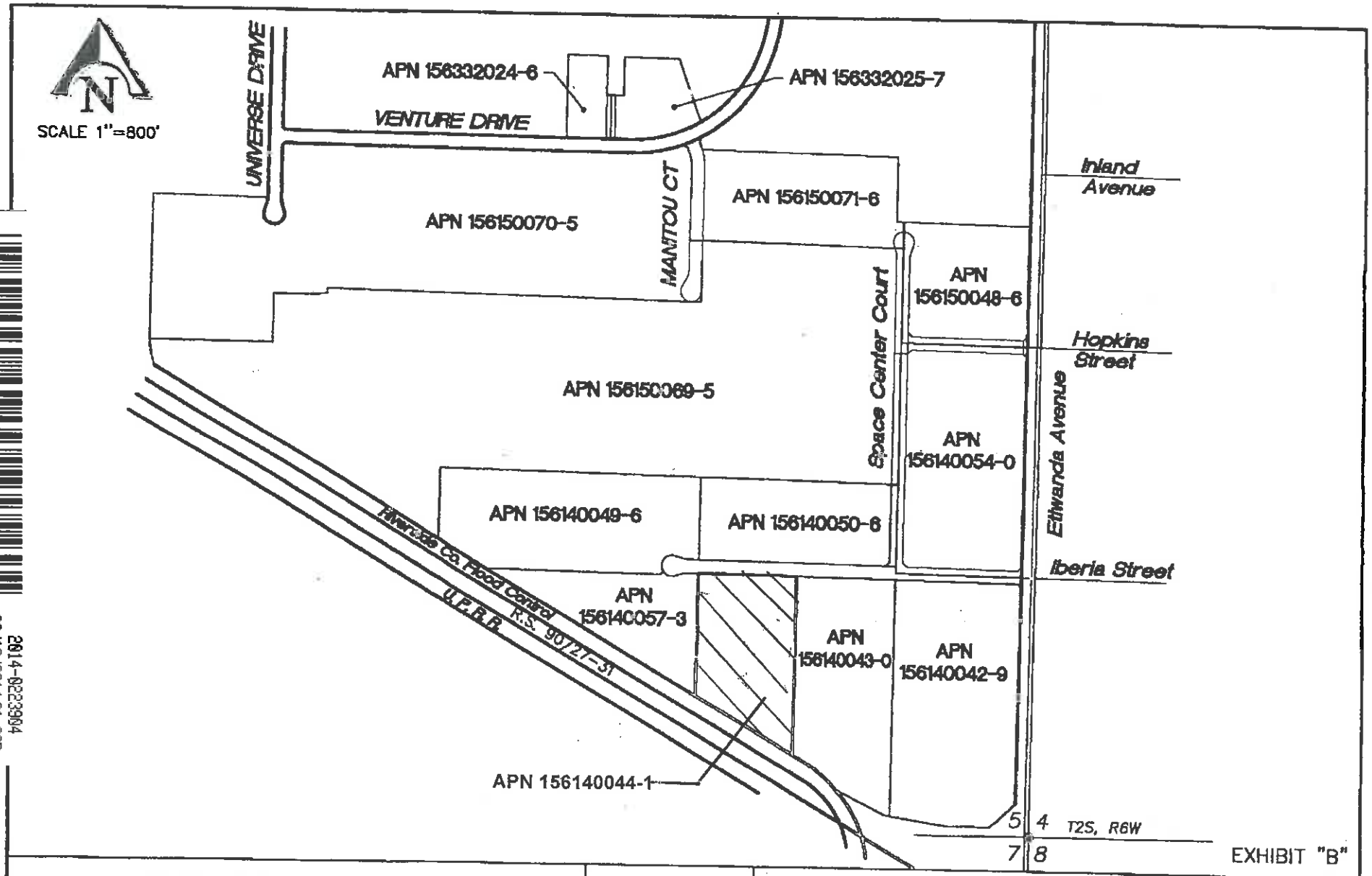
See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 — Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA



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P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY

MASTER SITE PLAN
APN 156140044-1

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

2014-0223904
06/18/2014 01:23P
55 of 109

EXHIBIT "A"
LEGAL DESCRIPTION

APN 1561400057

That portion of Section 5, Township 2 South, Range 6 West, San Bernardino Meridian, County of Riverside, State of California, more particularly described as follows:

Parcel 4, as shown on Parcel Map 29394 on file in Book 196 of Parcel Maps at Pages 56 thru 60, inclusive, Records of Riverside County, California.

Excepting therefrom that certain parcel as described by Deed recorded January 16, 2007, as Instrument No. 2007-0031882, Official Records of Riverside County, California.

The above described Parcel contains 10.10 acres, more or less.

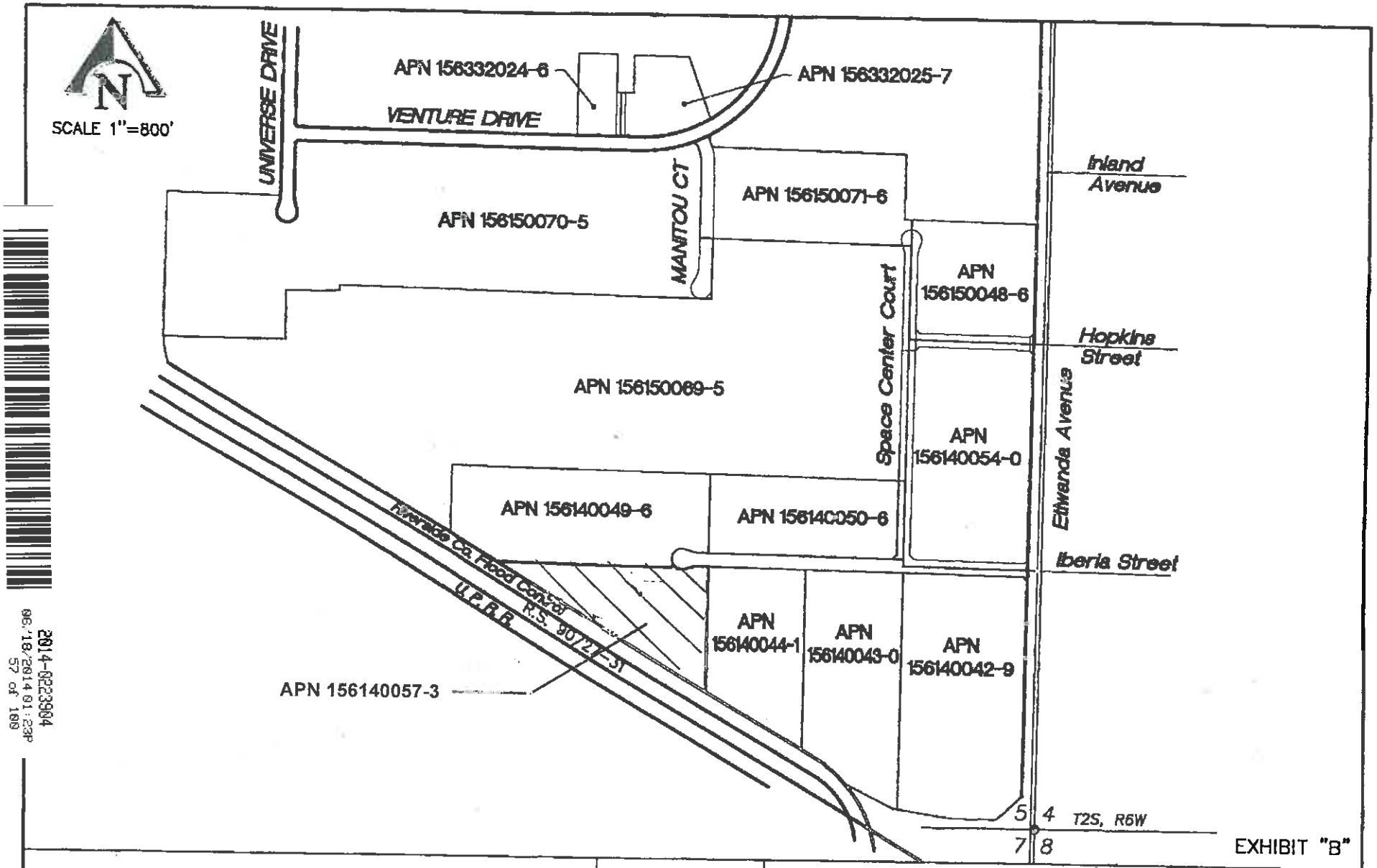
See "Exhibit B" attached hereto and made a part hereof, by this reference.

This description was prepared by me or under my direction in Conformance with the requirements of the Land Surveyors Act

09/18/13

Paul A. Perea, L.S. 6199 Date
License Expires 03/31/14

PROFESSIONAL LAND SURVEYOR
PAUL A. PEREA
LS 6199
03/31/14
STATE OF CALIFORNIA



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Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

CITY OF JURUPA VALLEY
MASTER SITE PLAN
APN 156140057-3

1 OF 2 SHEETS

CLIENT: SPACE CENTER

W.O.: 1009

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57 of 169

EXHIBIT B

SITE MAP

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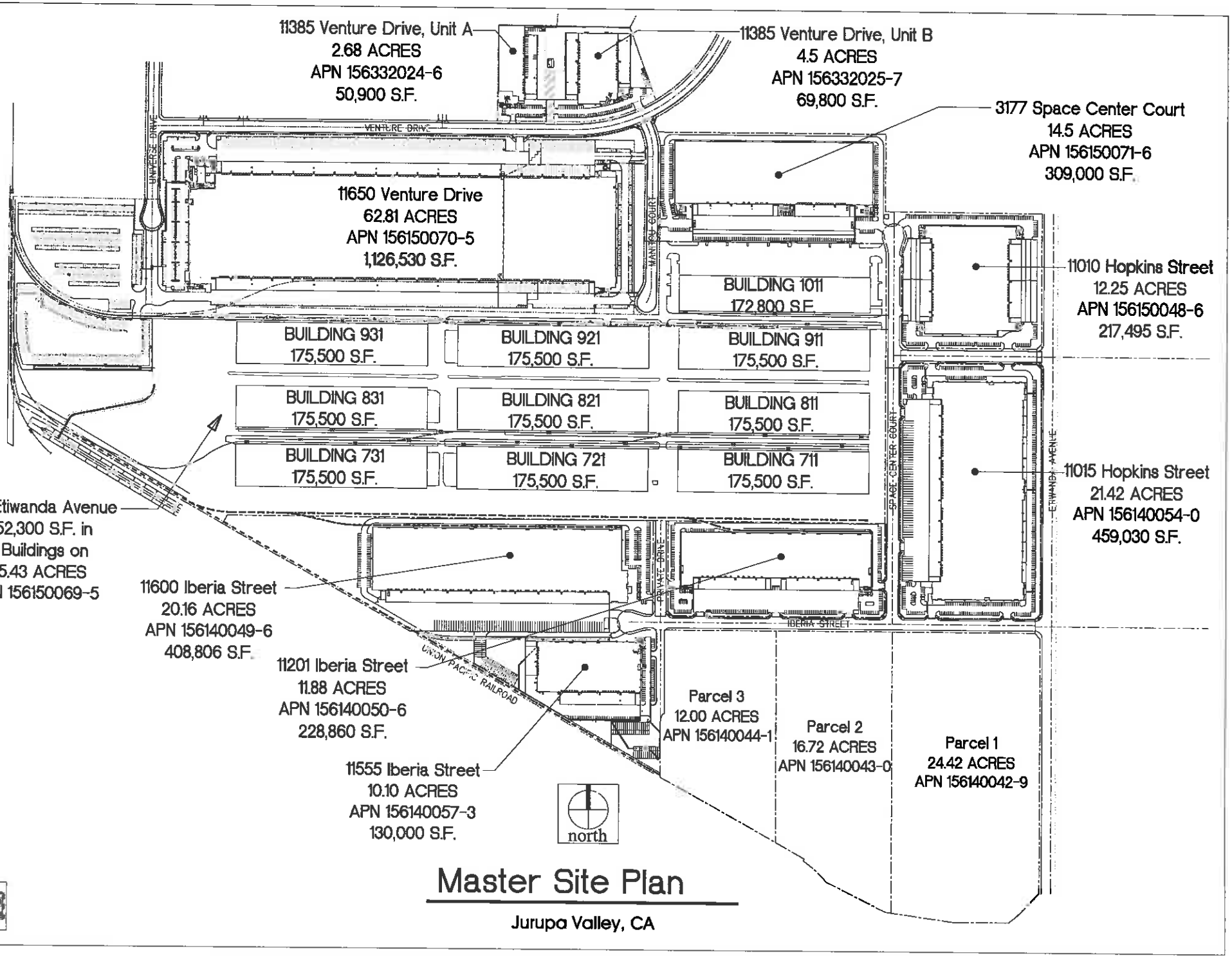
06/18/2014 01:23P
58 of 109



Master Site Plan

Jurupa Valley, CA

EXHIBIT C

LIST OF PERMITTED USES

2014-0223904
06/18/2014 01:23P
60 of 100

ARTICLE XIa

Exhibit "C"

M-M ZONE (MANUFACTURING - MEDIUM)

SECTION 11.25. INTENT. It is the intent of the Board of Supervisors in amending this article to:

(1) promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base;

(2) provide the necessary improvements to support industrial growth;

(3) insure the new industry is compatible with uses on adjacent lands, and

(4) protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

SECTION 11.26. USES PERMITTED.

a. Agricultural uses of the soils for crops including the grazing of not more than two mature farm animals per acre and their immature offspring.

b. The following uses are permitted provided a plot plan is approved pursuant to the provisions of Section 18.30 of this ordinance.

(1) The following industrial and manufacturing areas:

a) Food Products:

1. Meat and poultry products, including meat packing but not including slaughtering.

2. Dairy products, not including dairies.

3. Canning and preserving fruits and vegetables.

4. Grain and bakery products.

5. Sugar and confectionery products.

6. Beverages.

7. Ice.

8. Wineries, distilleries and breweries.

b) Textile Products:

1. Cotton, wool, and synthetic weaving and finishing mills.

2. Wearing apparel and accessory products.

3. Knitting mills.

2014-0223904
06/18/2014 01:23P
61 of 100

4. Floor covering mills.

5. Yarn and thread mills.

c) Lumber and Wood Products:

1. Saw and planing mills.

2. Manufacture of containers and crates.

3. Fabricated wood buildings and structures.

4. Lumber yards.

5. Manufacture of furniture and fixtures including cabinets, partitions and similar items.

6. Fabrication of manufactured housing and mobilehomes.

7. Paper shredding.

d) Paper Products:

1. Paper and paperboard mills.

2. Manufacture of containers and boxes.

3. Paper shredding.

4. (Deleted)

5. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.

6. Binding of books and other publications.

e) Chemicals and related products:

1. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.

2. Manufacture of drugs and pharmaceuticals.

3. Soaps, cleaners, and toiletries.

4. Manufacture of agricultural chemicals, not including pesticides and fertilizers.

f) Rubber, Plastic and Synthetic Products:

2014-0223304
06/18/2014 01:23P
62 of 100

1. Manufacture of tires and tubes.

2. Fabrication of rubber, plastic, and synthetic products.

g) Leather Products:

1. Tanning and finishing of leather.

2. Manufacture of handbags, luggage, footwear, and other personal leather goods.

h) Stone, Clay, Glass, and Concrete Products:

1. Stone cutting and related activities.

2. Pottery and similar items.

3. Glass blowing, pressing and cutting.

4. Glassware products.

5. Manufacture of concrete, gypsum, plaster and mineral products.

i) Metal Products, Fabricated:

1. Manufacture of cans and containers.

2. Cutlery, tableware, hand tools, and hardware.

3. Plumbing and heating items.

4. Wrought iron fabrication.

5. Manufacture and assembly of fencing.

6. Machine, welding, and blacksmith shops.

7. Metal stamps and forged metal products.

8. Fabrication of metal buildings.

9. Manufacture of ordnance and firearms, not including explosives.

10. Jewelry.

j) Machinery:

2014-0223904
06/18/2014 01:23P
63 of 100

1. Engines, turbines, and parts.

2. Farm, garden, construction, and industrial machinery.

3. Office and computing machines.

4. Refrigeration and heating equipment.

5. Equipment sales, rental, and storage.

k) Electrical Equipment:

1. Electrical and electronic apparatus and components.

2. Appliances.

3. Lighting and wiring.

4. Radio, television, and communications equipment.

5. Musical and recording equipment.

l) Transportation and Related Industries:

1. Vehicles, aircraft, and boats and parts manufacture.

2. Railroad equipment.

3. Motorcycles, bicycles, and parts manufacture.

4. Travel trailers and recreational vehicles manufacture.

5. Draying, freighting, and trucking operations.

6. Railroad yards and stations.

7. Vehicle storage and impoundment.

8. Trailer and boat storage.

m) Engineering and Scientific Instruments:

1. Measuring device, watches, clocks, and related items.

2. Optical goods.

2014-0223904
06/18/2014 01:23P
64 of 100

3. Medical instruments, supplies, and equipment and photography equipment.

n) Industrial Uses:

1. Laboratories and research centers.

2. Cotton ginning.

3. Public utility substations and storage yards.

4. Heliports.

~~5. Building movers storage yard.~~

~~6. Animal training.~~

7. Mini warehouses.

8. Warehousing and distribution.

9. Communications and microwave installations.

10. Cold storage plant.

11. (Deleted)

12. (Deleted)

13. Breweries, distilleries, and wineries.

~~14. Natural gas, above ground storage.~~

15. Contractor storage yards.

o) Deleted.

Amended Effective:
10-21-99 (Ord. 348.3888)

(2) The following service and commercial uses:

a) Banks and financial institutions.

b) Blueprint and duplicating services.

c) Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.

2014-0223904
06/18/2014 01:23P
85 of 100

d) Laboratories, film, medical, research, or testing.

e) Office equipment sales and service.

f) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.

g) Parking lots and parking structures.

h) Restaurants and other eating establishments.

i) Vehicle and motorcycle repair shops.

~~j) Barber and beauty shops.~~

k) Body and fender shops, and spray painting.

l) Building materials sales yard.

m) Day care centers.

n) Health and exercise centers.

o) Hardware and home improvement centers.

p) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; 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 90 days in any calendar year; caretaker's quarters and office, in lieu of any other one-family dwelling, located on the same parcel as a permitted industrial use.

~~q) One-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.~~

r) Nurseries and garden supply.

s) Care and truck washes.

t) Truck and trailer sales and rental.

~~u) Feed and grain sales.~~

v) Signs, on-site advertising.

~~w) Mobilehome sales lots.~~

x) Recycling collection facilities.

~~y) Churches, temples and other places of religious worship.~~

2014-0223904
06/18/2014 01:23P
66 of 100

Amended Effective:
10-21-99 (Ord. 348.3888)

c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:

~~(1) Auto wrecking and junk yards.~~

(2) Abattoirs.

(3) Cemeteries, crematories and mausoleums.

(4) Paper storage and recycling, not within a building.

~~(5) Cotton ginning.~~

(6) Acid and abrasives manufacturing.

(7) Fertilizer production, and processing organic or inorganic.

~~(8) Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.~~

(9) Paints and varnishes manufacturing and incidental storage.

~~(10) Concrete batch plants and asphalt plants.~~

(11) Disposal service operations.

~~(12) Drive-in theaters.~~

~~(13) Airports.~~

~~(14) Dump sites.~~

(15) Recycling of wood, metal, and construction wastes.

~~(16) Sand blasting.~~

(17) Gas, steam, and oil drilling operations.

~~(18) Sewerage treatment plants.~~

~~(19) Swap-meets.~~

~~(20) Smelting metal and foundries.~~

(21) Recycling processing facilities.

2014-0223904
06/18/2014 01:23P
67 of 100

d. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to County Ordinance No. 555.

~~e. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.~~

~~f. Sex oriented businesses, subject to the provisions of County Ordinance No. 743. The uses listed in Subsections a., b. and c. do not include sex oriented businesses.~~

Amended Effective:
03-01-94 (Ord. 348.3584)

g. Any use that is not specifically listed in Subsections b. and c. may be considered a permitted or conditionally permitted use provided that the Planning 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.

Amended Effective:
07-16-85 (Ord. 348.2496)
04-04-87 (Ord. 348.2669)
06-30-88 (Ord. 348.2856)
05-04-89 (Ord. 348.3023)
06-20-89 (Ord. 348.3043)
07-11-89 (Ord. 348.3047)
03-01-94 (Ord. 348.3584)

2014-0223904
06/18/2014 01:23P
68 of 100

EXHBITI D

LIST OF DEVELOPMENT FEES

2014-0223904
06/18/2014 01:23P
69 of 100

ORDINANCE NO. 659
(AS AMENDED THROUGH 659.9)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE, AMENDING ORDINANCE NO. 659 ESTABLISHING A DEVELOPMENT IMPACT FEE PROGRAM

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. TITLE. This ordinance shall hereafter be known as the Year 2001 Development Impact Fee ("DIF") Ordinance and Section 4.60 of the Riverside County Code will read in its entirety as follows:

Section 2. FINDINGS. The Board of Supervisors, having reviewed and considered the report entitled: "Final Report County of Riverside Comprehensive Mitigation Fee Review" and the Public Facilities Needs List finds and determines that:

a. In order to effectively implement the Riverside County Comprehensive General Plan, manage new residential, commercial, and industrial development, and address impacts caused by such development, certain Facilities must be constructed or acquired and open space, wildlife, and their habitats must be preserved.

b. In order for the County to construct or acquire the needed Facilities and preserve open space, wildlife, and their habitats, it is necessary to require that all new development bear its fair share cost of providing the Facilities, open, space and habitat reasonably needed to serve that development.

c. Development Impact Fees (Fees) are hereby created for that purpose.

d. As indicated in the Report, the Fees set forth herein do not reflect the entire cost of the Facilities, open space and habitat needed in order to effectively meet the needs created by new development. Additional revenues will be required from other sources. The Board finds that the benefit to each development project is greater than the amount of the Fees to be paid by that project.

e. Payment of the Fees does not necessarily mitigate to a level of insignificance all impacts from new development. Whether impacts associated with a particular development project have been mitigated to a level of insignificance will be determined by the County on a case-by-case basis. If the County determines that payment of the Fees, coupled with other feasible mitigation measures, does not mitigate impacts to a level of insignificance, an Environmental Impact Report will be required for the development project in question.

f. The Public Facilities, Fire Facilities, Regional Park, Community Park/Center, Regional Multipurpose Trails, and Library Book Components of the Report and Public Facilities Needs List includes data compiled from information provided by various County departments and the Riverside County Regional

2014-0223904
06/18/2014 01:23P
70 of 100

Park and Open Space District; based on the anticipated needs of the County due to future development during the next ten (10) years.

g. The Transportation and Flood Control Components of the Report and Public Facilities Needs List includes data compiled from information provided by various County departments and the Riverside County Regional Flood Control and Water Conservation District based on the anticipated needs of the County due to future development during the next twenty (20) years.

h. The Fees collected pursuant to this ordinance shall be used toward the construction and acquisition of Facilities identified in the Needs List and the acquisition of open space and habitat. The need for the Facilities is related to new residential, commercial, and industrial development because such new development will bring additional people and other uses into the County thus creating an increased demand for the Facilities.

i. The cost estimates set forth in the Report and the Public Facilities Needs List are reasonable cost estimates for the Facilities, open space, and habitat; and that portion of the Fees expected to be generated by new development will not exceed the total fair share of these costs.

j. Failure to mitigate growth impacts on Facilities within the County will place residents in a condition perilous to their health, safety and welfare.

k. There is a reasonable relationship between the use of the Fees and the type of development projects on which the Fees are imposed because the Fees will be used to construct the Facilities and acquire open space and habitat, and the Facilities, open space, and habitat are necessary for the health and welfare of the residential, commercial, and industrial users of the development projects on which the Fees will be levied.

l. There is a reasonable relationship between the need for the Facilities and the type of development project on which the Fees are imposed because it will be necessary for the residential, commercial, and industrial users of the development projects to have access to the Facilities in order to use, inhabit, and have access to the development projects. New development will benefit from the Facilities and the burden of such new development will be mitigated in part by the payment of the Fees.

m. There is a reasonable relationship between the need to acquire open space and habitat within that portion of the County not subject to the provisions of Ordinance No. 810 and the type of development project on which the Fees are imposed because in order to ensure the continued viability of sensitive, rare, endangered, and threatened species of wildlife, vegetation, and their habitats it is necessary to acquire and preserve open space and habitat to address development related impacts.

2014-0223904
06/18/2014 01:23P
71 of 100

n. The cost estimates set forth in the Report and the Public Facilities Needs List are reasonable cost estimates for constructing the Facilities and acquiring open space and habitat, and that portion of the Fees expected to be generated by new development will not exceed the total fair share of these costs.

o. Even though second units on existing single family lots may also contribute to the need for certain of the Facilities, the Board refrains from imposing Fees on such development at this time, and in this regard finds that second units: (1) provide a cost-effective means of serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas; (2) provide relatively affordable housing for low and moderate income households without public subsidy; and (3) provide a means for purchasers of new or existing homes to meet payments on high interest loans.

p. This Ordinance is for the purpose of promoting public health, safety, comfort, and welfare and adopts means which are appropriate to attaining those ends.

Section 3. AUTHORITY. This ordinance is established under the authority of Article 11, Section 7 of the California Constitution and Title 7, Division 1, Chapter 5 of the Government Code, beginning with Section 66000, which provides that a local agency may establish fees for the purpose of defraying all or a portion of the cost of public facilities related to development projects.

Section 4. PURPOSE. This ordinance serves the following purposes:

a. It establishes and sets forth policies, regulations, and Fees relating to the funding and installation of the Facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

b. It establishes the authorized uses of the Fees collected.

Section 5. ADMINISTRATIVE RESPONSIBILITY. The County Executive Officer shall be responsible for the administration of this ordinance. Detailed administrative procedures concerning the implementation of this ordinance shall be established and set forth in a resolution adopted by the Board of Supervisors.

Section 6. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

a. **AREA PLAN OR AREA PLANS.** The areas set forth in Section 7 of this ordinance.

b. **BOARD OF SUPERVISORS or BOARD.** The Board of Supervisors of the County of Riverside.

2014-0223304
06/18/2014 01:23P
72 of 100

c. **CERTIFICATE OF OCCUPANCY.** "Certificate of Occupancy" shall mean a certificate of occupancy as defined by Ordinance No. 457 or state law.

d. **CREDIT.** A credit allowed pursuant to Section 14 hereof which may be applied against the Fees.

e. **COMMERCIAL ZONES.** "Commercial Zones" means, for purposes of this ordinance, property which at the time of issuance of a building permit is within one of the following Ordinance No. 348 zoning classifications: R-1, R-R, R-R-O, R-1-A, R-A, R-2, R-2-A, R-3, R-3-A, R-T, R-T-R, R-4, R-5, R-6, C-1/C-P, C-T, C-P-S, C-R, C-O, R-V-C, C-V, W-2, R-D, N-A, W-2-M, W-1, or SP with one of the aforementioned zones used as the base zone.

f. **COUNTY.** The County of Riverside.

g. **DEVELOPMENT AGREEMENT.** An agreement entered into between the County and an owner of real property pursuant to Section 65864 et seq. of the Government Code that includes provisions requiring the payment of a Public Facilities and Services Mitigation Fee.

h. **DEVELOPMENT IMPACT FEES or DIF or FEES.** The Fees imposed pursuant to the provisions of Ordinance No. 659.6.

i. **DEVELOPMENT PROJECT OR PROJECT.** Any project undertaken for the purpose of development including the issuance of a permit for construction pursuant to Ordinance No. 457.

j. **DIF PROGRAM.** "DIF Program" means the process of collecting and expending Development Impact Fees.

k. **FACILITIES.** "Facilities" shall mean the public facilities financed, the habitat and open space land preserves, and the regional parkland and recreational trails acquired by the DIF Program and shall include all of the facilities set forth in the Public Facilities Needs List and any subsequently approved revision thereof.

l. **FINAL INSPECTION.** "Final Inspection" shall mean a final inspection as defined by Ordinance No 457

m. **GROSS ACREAGE.** "Gross Acreage" means the total property area as shown on a land division map of record, or described through a recorded legal description of the property. This area shall be bounded by road right of way and property lines.

n. **INDUSTRIAL ZONES.** "Industrial Zones" means, for purposes of this ordinance, property which at the time of issuance of a building permit is within one of the following Ordinance No. 348 zoning classifications: I-P, M-

2014-0223904
06/18/2014 01:23P
73 of 100

S-C, M-M, M-H, M-R, M-R-A, A-1, A-P, A-2, A-D, W-E, or SP with one of the aforementioned zones used as the base zone.

o. **INTENSIVE USE AREA.** "Intensive Use Area" means, for purposes of Surface Mining Operations, the roadways, parking areas, building areas, recycling operations, materials stock pile areas (area of calculation of fee for stock piles not to exceed 2 acres), maintenance and refueling buildings, scales and scale house, block plant buildings and material testing buildings. DIF fees shall not be assessed on the area designated as the "Mineral Extraction Area" within the surface mining operation.

p. **MINERAL EXTRACTION AREA.** "Mineral Extraction Area" is defined as the quarry/mineral extraction area, settling/situation ponds, mining setbacks/buffer areas, mining roads within the quarry/mineral extraction area, conveyers, topsoil stockpiles set aside for reclamation purposes, reclamation test re-vegetation areas, waste fines stockpiles in the quarry/mineral extraction area to be utilized in the reclamation, and other similar types of operations not specifically listed above, as determined applicable by County staff.

q. **MULTI-FAMILY RESIDENTIAL OR MFR.** "Multi-Family Residential" or "MFR" means attached residential dwellings that are not classified as Single Family Residential units. This category includes apartment houses, boarding, rooming and lodging houses, congregate care residential facilities, and individual spaces within mobile homes parks and recreational vehicle parks. All other residential units shall be classified either as Single Family Residential units or Senior Citizen's Residential units.

r. **ORDINANCE NO. 810.** "Ordinance No. 810 means Ordinance No. 810 of the County of Riverside adopted on March 13, 2001 Establishing An Interim Open Space Mitigation Fee.

s. **PROJECT AREA.** "Project Area" means the area, measured in acres, from the adjacent road right of way line to the limits of project improvements. Project Area shall include all project improvements and areas of intensive use on applicant's Gross Acreage, including all areas depicted on the applicant's exhibit, as submitted to the County of Riverside Planning Department. Except as otherwise provided herein, the Project Area is the acres upon which the development will be assessed DIF Fees.

t. **PUBLIC FACILITIES NEEDS LIST.** The list entitled Riverside County Public Facilities Needs List Through the Year 2010, which list is on file with the Clerk of the Board.

u. **SENIOR CITIZEN'S UNITS.** "Senior Citizen's Units" mean residential units in developments that are legally restricted to occupancy by senior citizens pursuant to applicable federal and state law.

v. **SIGNAL PRIORITY LIST.** Means that working document which is maintained by the Transportation and Land Management Agency to assist

2014-0223904
06/18/2014 01:23P
74 of 100

in the determination of locations for signalization. The Signal Priority List is a dynamic listing of locations that have been determined to have met Traffic Signal Warrants, which locations are prioritized based on traffic volume and collision theory.

w. **SINGLE FAMILY RESIDENTIAL or SFR.** "Single Family Residential" or SFR" means a detached residential dwelling unit, an attached dwelling unit that is located on a separate lot (i.e. a duplex), any residential unit meeting the statutory definition of a condominium contained in the California Civil Code, Section 1351, and for which a condominium plan has been recorded pursuant to California Civil Code, Section 1352, and any building or portion thereof used by one (1) family and containing but one (1) kitchen.

x. **REPORT.** Means the "Final Report County of Riverside Comprehensive Mitigation Fee Review"

y. **RESIDENTIAL UNIT.** A building or portion thereof used by one (1) family and containing but one (1) kitchen, which unit is designed or occupied for residential purposes, including single-family and multiple family dwellings, but not including hotels and motels.

z. **REVENUE or REVENUES.** Any funds received by the County pursuant to the provisions of this ordinance for the purpose of defraying all or a portion of the cost of the facilities set forth in the Public Facilities Needs Report, purchasing regional parkland, and preserving habitat and open space.

aa. **TRAFFIC SIGNAL WARRANTS.** "Traffic Signal Warrants" means those criteria described in the State of California Department of Transportation Traffic Manual and the U.S. Department of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices. Inasmuch as those criteria for the installation of traffic signals are nationally accepted, those warrants, and any subsequent revisions are hereby adopted as the County of Riverside Traffic Signal Warrants.

Section 7. DEVELOPMENT IMPACT FEE. In order to assist in providing Revenue to acquire or construct the Facilities, purchase regional parkland, and preserve habitat and open space, Development Impact Fees shall be paid for each residential unit, development project, or a portion thereof to be constructed. Four categories of Fees are defined which are: Single Family Residential ("SFR"), Multi-Family Residential ("MFR"), Commercial, and Industrial. For each of these categories, the amount of the DIF will vary depending upon the location of the property upon which the development unit or a portion thereof will be constructed. Within each Area Plan, the following DIF amounts shall be paid for each Development Project within each Area Plan:

a. **DIF AMOUNTS.** The DIF amounts below shall be paid for each Development Project within each Area Plan commencing November 11, 2006.

2014-0223904
06/18/2014 01:23P
75 of 100

	Area Plan	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
1	Jurupa	$4,613	$3,842	$24,517	$12,552	$6,600
2	Coachella - Western	$6,481	$5,211	$33,026	$16,475	$8,347
3	Highgrove / Northside / University City	$3,628	$3,064	$20,850	$10,637	$4,195
4	Reche Canyon / Badlands	$3,628	$3,064	$20,850	$10,637	$4,195
5	Eastvale	$4,057	$3,413	$21,579	$11,017	$5,249
6	Temescal Canyon	$4,416	$3,700	$22,652	$11,578	$5,743
7	Woodcrest / Lake Matthews	$5,142	$4,262	$26,316	$13,492	$7,427
8	March Air Force Base	$3,598	$3,039	$20,737	$10,577	$4,862
9	Desert Center / CV Desert	$4,575	$3,855	$25,931	$12,769	$5,086
10	Upper San Jacinto Valley	$4,395	$3,810	$22,522	$12,166	$6,422
11	REMAP	$3,598	$3,039	$20,737	$10,577	$4,862
12	Lakeview / Nuevo	$3,847	$3,236	$21,665	$11,062	$5,289
13	Mead Valley / Good Hope	$6,265	$5,187	$29,143	$15,078	$8,851
14	Palo Verde Valley	$7,098	$5,658	$35,076	$17,548	$9,292
15	Greater Elsinore	$4,221	$3,536	$22,810	$11,661	$5,816
16	Highway 74 / 79	$3,598	$3,039	$20,737	$10,577	$4,862
17	Sun City / Menifee Valley	$5,185	$4,293	$26,644	$13,664	$7,578
18	Coachella - Eastern	$7,280	$5,815	$34,873	$17,440	$9,197
19	Southwest Area Plan (SWAP)	$3,637	$3,071	$20,884	$10,654	$4,930
20	San Gorgonio Pass	$4,956	$4,238	$25,866	$14,001	$7,805

2014-0223904
06/18/2014 01:23P
76 of 100

Section 8. FEE COMPONENTS. The Development Impact Fees within each Area Plan shall be comprised of the components set forth in Section 8.a and Section 8.b.

a. **FEE COMPONENTS .** The DIF amounts within each Area Plan commencing November 11, 2006, shall be comprised of the following components:

Area Plan 1	Jurupa	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$1,001	$791	$3,726	$1,946	$1,713
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$60	$50	$253	$111	$33
	Total	$4,613	$3,842	$24,517	$12,552	$6,600

Area Plan 2	Coachella – Western	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,535	$1,284	$6,694	$2,789	$283
b	Fire Facilities	$1,053	$882	$7,307	$3,039	$304
c	Transportation – Roads, Bridges, Major Improvements	$1,879	$1,336	$6,992	$3,653	$3,214
d	Transportation – Signals	$420	$378	$6,971	$4,878	$4,293

2014-0223904
06/18/2014 01:23P
77 of 100

e	Conservation and Land Bank	$298	$249	$1,197	$498	$50
f	Regional Parks	$526	$440	$2,114	$879	$88
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$342	$286	$1,375	$572	$57
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$87	$70	$376	$167	$58
	Total	$6,481	$5,211	$33,026	$16,475	$8,347

Area Plan 3	Highgrove / Northside / University City	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$30	$24	$112	$59	$52
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$46	$39	$200	$83	$9
	Total	$3,628	$3,064	$20,850	$10,637	$4,915

Area Plan		Single Family Residential	Multi-Family Residential	Commercial	Industrial	Surface Mining

2014-0223904
06/18/2014 01:23P
78 of 100

4	Reche Canyon / Badlands	($ per dwelling unit)	($ per dwelling unit)	($ per acre)	($ per acre)	($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$30	$24	$112	$59	$52
d	Transportation – Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$46	$39	$200	$83	$9
	Total	$3,628	$3,064	$20,850	$10,637	$4,915

Area Plan 5	Eastvale	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$223	$176	$830	$433	$381
d	Transportation – Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$230	$192	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53

2014-0223904
06/18/2014 01:23P
79 of 100

i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$52	$44	$211	$89	$14
	Total	$4,057	$3,413	$21,579	$11,017	$5,249

Area Plan 6	Temescal Canyon	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$507	$401	$1,888	$986	$868
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$299	$250	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$58	$48	$226	$97	$21
	Total	$4,416	$3,700	$22,652	$11,578	$5,743

Area Plan 7	Woodcrest / Lake Matthews	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$1,477	$1,167	$5,499	$2,873	$2,528

2014-0223904
06/18/2014 01:23P
80 of 100

d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$45	$38	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$68	$56	$279	$124	$45
	Total	$5,142	$4,262	$26,316	$13,492	$7,427

Area Plan 8	**March Air Force Base**	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$0	$0	$0	$0	$0
d	Transportation – Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$46	$38	$199	$82	$8
	Total	$3,598	$3,039	$20,737	$10,577	$4,862

2014-0223904
06/18/2014 01:23P
81 of 100

Area Plan 9	Desert Center / CV Desert	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,535	$1,284	$6,694	$2,789	$283
b	Fire Facilities	$1,053	$882	$7,307	$3,039	$304
c	Transportation – Roads, Bridges, Major Improvements	$0	$0	$0	$0	$0
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$298	$249	$1,197	$498	$50
f	Regional Parks	$526	$440	$2,114	$879	$88
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$342	$286	$1,375	$572	$57
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$60	$50	$273	$114	$11
	Total	$4,575	$3,855	$25,931	$12,769	$5,086

Area Plan 10	Upper San Jacinto Valley	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$125	$99	$467	$244	$215
d	Transportation – Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0

2014-0223904
06/18/2014 01:23P
82 of 100

h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$661	$661	$1,322	$1,322	$1,322
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$57	$49	$225	$105	$31
	Total	$4,395	$3,810	$22,552	$12,166	$6,422

Area Plan 11	REMAP	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$0	$0	$0	$0	$0
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$46	$38	$199	$82	$8
	Total	$3,598	$3,039	$20,737	$10,577	$4,862

Area Plan 12	Lakeview / Nuevo	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203

2014-0223904
06/18/2014 01:23P
83 of 100

c	Transportation – Roads, Bridges, Major Improvements	$246	$194	$915	$478	$421
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$49	$41	$212	$89	$14
	Total	$3,847	$3,236	$21,665	$11,062	$5,289

Area Plan 13	**Mead Valley / Good Hope**	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$2,165	$1,710	$8,058	$4,209	$3,704
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$350	$293	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$114	$114	$227	$227	$227
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$84	$69	$320	$147	$66

2014-0223904
06/18/2014 01:23P
84 of 100

	Total	$6,265	$5,187	$29,143	$15,078	$8,851

Area Plan 14	Palo Verde Valley	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,535	$1,284	$6,694	$2,789	$283
b	Fire Facilities	$1,053	$882	$7,307	$3,039	$304
c	Transportation – Roads, Bridges, Major Improvements	$2,422	$1,722	$9,016	$4,710	$4,145
d	Transportation – Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$298	$249	$1,197	$498	$50
f	Regional Parks	$526	$440	$2,114	$879	$88
g	Community Centers/Parks	$66	$55	$0	$0	$0
h	Regional Multipurpose Trails	$342	$286	$1,375	$572	$57
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$96	$76	$402	$183	$72
	Total	$7,099	$5,658	$35,076	$17,548	$9,292

Area Plan 15	Greater Elsinore	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$549	$434	$2,044	$1,068	$940
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94

2014-0223904
06/18/2014 01:23P
85 of 100

g	Community Centers/Parks	$65	$55	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$55	$46	$228	$98	$22
	Total	$4,221	$3,536	$22,810	$11,661	$5,816

Area Plan 16	Highway 74 / 79	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$0	$0	$0	$0	$0
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$46	$38	$199	$82	$8
	Total	$3,598	$3,039	$20,737	$10,577	$4,862

Area Plan 17	Sun City / Menifee Valley	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211

2014-0223904
06/18/2014 01:23P
86 of 100

b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$1,564	$1,236	$5,823	$3,042	$2,677
d	Transportation – Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$69	$56	$284	$127	$47
	Total	$5,185	$4,293	$26,645	$13,664	$7,578

Area Plan 18	Coachella - Eastern	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,535	$1,284	$6,694	$2,789	$283
b	Fire Facilities	$1,053	$882	$7,307	$3,039	$304
c	Transportation – Roads, Bridges, Major Improvements	$2,368	$1,683	$8,813	$4,604	$4,051
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$298	$249	$1,197	$498	$50
f	Regional Parks	$526	$440	$2,114	$879	$88
g	Community Centers/Parks	$298	$249	$0	$0	$0
h	Regional Multipurpose Trails	$342	$286	$1,375	$572	$57
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0

2014-0223904
06/18/2014 01:23P
87 of 100

k	Fee Program Administration	$99	$78	$402	$181	$71
	Total	$7,280	$5,815	$34,873	$17,440	$9,197

Area Plan 19	Southwest Area Plan (SWAP)	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$39	$31	$145	$76	$67
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$46	$39	$201	$83	$9
	Total	$3,637	$3,071	$20,884	$10,654	$4,930

Area Plan 20	San Gorgonio Pass	Single Family Residential ($ per dwelling unit)	Multi-Family Residential ($ per dwelling unit)	Commercial ($ per acre)	Industrial ($ per acre)	Surface Mining ($ per acre)
a	Public Facilities	$1,265	$1,070	$5,828	$2,442	$244
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, Major Improvements	$757	$598	$2,820	$1,473	$1,296
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293

2014-0223904
06/18/2014 01:23P
88 of 100

e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers/Parks	$0	$0	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$524	$524	$1,571	$1,571	$1,571
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$65	$56	$272	$132	$51
	Total	$4,956	$4,238	$25,866	$14,001	$7,805

Section 9. AREA PLAN BOUNDARIES. The boundaries of each Area Plan are as set forth in that document entitled Riverside County DIF Program Area Plan Maps -- Year 2000, which is on file with the Clerk of the Board.

Section 10. IMPOSITION OF FEES. Notwithstanding any provision of Riverside County Ordinance No. 457 to the contrary, no building permit shall be issued for any Development Project except upon the condition that the Development Impact Fees required by this ordinance are paid.

Section 11. SUPERSESSION OF OTHER FEES. The Fees established by this ordinance shall supersede and replace those fees previously established and applicable under Riverside County Ordinance No. 659 or Riverside County Ordinance No.748 and shall apply to the issuance of any development permit or entitlement made on and after the date that this ordinance takes effect.

Section 12. PAYMENT OF FEES. Fees will be paid as follows:

a. The DIF shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. However this section shall not be construed to prevent payment of the Fees prior to issuance of an occupancy permit or final inspection. The Fees may be paid at the time application is made for a building permit.

b. DIFs shall be assessed one time per lot or parcel except in cases of changes in land use. Fees for changes in land use shall be reduced by the amount of any previously paid fees for that property, and no refunds will be provided for changes in land use to a lower fee category. It shall be the responsibility of the applicant to provide documentation of any previously paid Fees.

   DIFs for Commercial and Industrial Development Projects shall be paid in its entirety for the Project Area and shall not be prorated.

2014-0223904
06/18/2014 01:23P
89 of 100

c. The DIF required to be paid shall be the Fee amounts in effect at the time of payment.

d. There shall be no deferment of the Fees beyond final inspection or issuance of certificate(s) of occupancy.

e. Notwithstanding any other written requirements to the contrary, the DIF shall be paid whether or not the Development Project is subject to Riverside County conditions of approval imposing the requirement to pay the DIF.

f. If all or part of the Development Project is sold prior to payment of the DIF, the property shall continue to be subject to the requirement for payment of the DIF as provided herein.

g. For Development Projects which the County of Riverside does not require a final inspection or issue a certificate of occupancy, the DIF shall be paid prior to any use or occupancy.

Section 13. ACREAGE-BASED FEES. Development Impact Fees for commercial or industrial projects are based on units of developed acreage and shall be computed on the basis of the Project Area in accordance with the following:

a. The Project Area shall be determined or verified by county staff based upon the applicant's development plot plan as submitted to the Planning Department.

b. If the difference between the net acreage, as exhibited on the plot plan, and the Project Area is less than one-quarter acre, the fees shall be charged on the full gross acreage.

c. The applicant may elect, at his or her own expense, to have the Project Area evaluated, dimensioned, and certified by a registered civil engineer or a licensed land surveyor. The engineer or land surveyor shall prepare a wet-stamped letter of certification of the Project Area dimensions and a plot plan exhibit that clearly delineates the Project Area. Upon receipt of the letter of certification and plot plan exhibit, the Fees will be established based upon the certified Project Area.

d. Areas of legally restricted construction, such as Federal Emergency Management Agency designated floodways, open space lots, and areas dedicated to a public entity for public use within Project Areas shall be excluded for the purpose of computing acreage-based Fees

Section 14. FEE ADJUSTMENT. The Board of Supervisors may periodically review and cause an adjustment to be made to the Development Impact Fees. By amendment to this ordinance, the Fees may be increased or decreased to reflect changes in actual and estimated costs of the facilities, including, but not limited to, debt service, lease payments, and construction costs. The adjustment in the Fees may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this ordinance, as

2014-0223904
06/18/2014 01:23P
90 of 100

well as the availability or lack thereof of other funds with which to construct the facilities. Any adjustment in the Fees will be prospective only and will become effective as of the date any such amendment is effective.

Section 15. TEMPORARY REDUCTION OF FEES. Pursuant to the fee adjustment authority set forth in Section 14. of this ordinance and notwithstanding Section 7. or any other provision of this ordinance, the DIF amounts in effect on the effective date of Ordinance No. 659.9 shall be temporarily reduced by fifty percent (50%) for the period commencing on September 9, 2010 and ending on September 9, 2011.

a. Application. The temporary fee reduction described in this section shall not apply to or affect fees owed under any development agreement or other contractual arrangement in effect on or before the effective date of Ordinance No. 659.9. If reduced fees are paid at the time application is made for a building permit and either the application or the building permit issued on the application expires, subsequent building permit applications on the same parcel shall be subject to the full DIF amount, unless the temporary fee reduction is still in effect at the time of the subsequent application.

b. Effect. No provision of this section shall entitle any person who has already paid Development Impact Fees to receive a refund, credit or reimbursement of such payment. This ordinance does not create any new Development Impact Fees or increase the amount of any existing Development Impact Fees. This ordinance only effects a temporary change in the County's existing Development Impact Fees.

c. Expiration. As of September 9, 2011, this section is repealed without further action by the Board of Supervisors, unless the Board of Supervisors repeals or modifies this section prior to that date. The repeal of this section shall not affect the validity of actions taken or Development Impact Fees paid under the authority of this section.

Section 16. REDUCTION FOR SENIOR CITIZEN'S RESIDENTIAL UNITS. The Fees required pursuant to Section 7 of this ordinance shall be reduced by 33.3 percent of the applicable SFR Fee Amount for Senior Citizen's Residential Units. No reductions will be applied to the MFR Rates,

Section 17. MIGRANT FARMWORKER HOUSING FACILITY. Development Projects that are Migrant Farmworker Housing Facilities as defined in Section 17021.6 of the Health and Safety Code shall pay the applicable SFR Fees unless otherwise provided for by a Development Agreement.

Section 18. CREDITS. If an owner or developer of real property dedicates land or constructs facilities identified in the Public Facilities Needs List, the County may grant the owner or developer a Credit in one or more of the Fee Components described in this ordinance against the Development Impact Fees required. No Credit shall be granted for the cost of improvements not defined herein as "Facilities." An owner or developer may request a Credit from the Transportation and Land Management Agency at the time of development approval. A Credit granted at the time of development approval shall be

2014-0223904
06/18/2014 01:23P
91 of 100

included as a condition of that approval. After development approval, but before the issuance of a building permit, an owner or developer may request a Credit from the Executive Office. If the Transportation and Land Management Agency or the Executive Office determines that a Credit is appropriate, the owner or developer shall enter into a Credit Agreement which shall be approved by the Board of Supervisors. The Credit amount shall be initially calculated by estimating the fair market value of the land dedicated or by estimating the cost of constructing Facilities. The County shall subsequently review and determine the actual value of the land dedicated and the actual construction costs allowable. Any Credit granted shall not exceed the allocated cost for the Facilities. Any Credit granted shall be given in stated dollar amounts only.

Section 19. EXEMPTIONS. The following types of construction shall be exempt from the provisions of this ordinance:

a. Reconstruction of a residential unit or commercial or industrial building damaged or destroyed by fire or other natural causes;

b. Rehabilitation or remodeling of an existing residential, commercial, or industrial building and additions to an existing residential unit or commercial or industrial building.

c. The location or installation of a mobile home, without a permanent foundation, on any site. The Fees required under this ordinance shall not be applicable to a site preparation permit or an installation permit for a mobile home without a permanent foundation. No site preparation permit or installation permit for a mobile home with a permanent foundation shall be issued after January 22, 1989, except upon the condition that the Development Impact Fees required by this ordinance be paid; provided however, in those instances where a site preparation permit or an installation permit has been previously issued for a site and the Development Impact Fees have been paid, the Fees required under this ordinance shall not be applicable to a site preparation permit or an installation permit for a mobile home with a permanent foundation. Further, in those instances where an installation permit was issued prior to January 22, 1989 for a mobile home without a permanent foundation and a site preparation permit or installation permit is subsequently requested for the construction of a permanent foundation for said existing mobile home, the Fees required under this ordinance shall not be applicable to the permit subsequently issued for the construction of said permanent foundation.

d. Residential Units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code. "Publicly subsidized projects," as the term is used herein, shall not include any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board.

e. Detached Second Units pursuant to Section 18.28a of Riverside County Ordinance No. 348 and Attached Second Units pursuant to Section 18.28b of Ordinance No. 348.

2014-0223904
06/18/2014 01:23P
92 of 100

f. Construction of an SFR unit upon property wherein a mobile home, installed pursuant to an installation permit, was previously located prior to January 22, 1989.

g. Construction of a Residential Unit replacing a Residential Unit which has been acquired by the Metropolitan Water District for purposes of constructing its Diamond Valley Lake.

Section 20. FEE ADMINISTRATION. All Fees received pursuant to this ordinance shall be deposited, invested, accounted for, and expended in accordance with Section 66006 of the Government Code and all other applicable provisions of law.

Section 21. ADMINISTRATIVE COSTS. The costs for administering the provisions of this Ordinance shall be recovered annually using revenues from the DIF Program Administration Fund subject to approval of the Executive Office.

Section 22. VALIDITY. This ordinance and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby. If any part, sentence, paragraph, section or clause of this ordinance, or its application to any person or entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section or clause of this ordinance, or person or entity; and shall not affect or impair any of the remaining provisions, parts, sentences, paragraphs, sections or clauses of this ordinance, or its application to other persons or entities. The Board of Supervisors hereby declares that this ordinance would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section or clause of this ordinance not been included herein; or had such person or entity been expressly exempted from the application of this ordinance.

Section 23. EFFECTIVE DATE. This ordinance shall take effect 30 days after the date of its adoption.

Adopted:
659 Item 9.4 of 07/05/88 (Eff: 09/02/88)

Amended:
659.1 Item 3.41 of 11/22/88 (Eff: 01/01/89)
659.2 Item 3.16 of 06/06/89 (Eff: 07/05/89)
659.3 Item 3.5 of 07/18/89 (Eff: 07/18/89)
659.4 Item 3.2 of 11/24/92 (Eff: 12/23/92)
659.5 Item 3.1b of 08/06/96 (Eff: 09/04/96)
659.6 Item 3.4 of 09/11/01 (Eff: 11/10/01)
659.7 Item 3.5 of 09/12/06 (Eff: 11/12/06)
659.8 Item 3.110 of 07/21/09 (Eff: 08/20/209)
659.9 Item 3.64 of 08/10/10 (Eff: 09/09/10)

2014-0223904
06/18/2014 01:23P
93 of 100

City of Jurupa Valley
Fee Schedule

Development Impact Fee Schedule (Effective 2010)

Area Plan 1- Jurupa (See Map)

	SFR per unit	MFR per unit	Com per acre	Ind per acre	Surface Mining per acre
Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
Fire Facilities	$705	$590	$4,879	$2,035	$203
Transportation- Roads, Bridges	$1,001	$791	$3,726	$1,946	$1,713
Transportation- Signals	$420	$378	$6,971	$4,878	$4,293
Conservation/Land Bank	$0	$0	$0	$0	$0
Regional Parks	$563	$472	$2,259	$942	$94
Community Centers/Parks	$0	$0	$0	$0	$0
Regional Trails	$316	$264	$1,266	$528	$53
Flood Control	$0	$0	$0	$0	$0
Library Books	$341	$286	$0	$0	$0
Fee Progam Administration	$60	$50	$253	$111	$33

Area Plan 5- Eastvale (See Map)

SFR per unit	MFR per unit	Com per acre	Ind per acre	Surface Mining per acre
$1,207	$1,011	$5,163	$2,112	$211
$705	$590	$4,879	$2,035	$203
$223	$176	$830	$433	$381
$420	$378	$6,971	$4,878	$4,293
$0	$0	$0	$0	$0
$563	$472	$2,259	$942	$94
$230	$192	$0	$0	$0
$316	$264	$1,266	$528	$53
$0	$0	$0	$0	$0
$341	$286	$0	$0	$0
$52	$44	$211	$89	$14

Note- For Senior Single Family- fees are reduced by 33%

TUMF Fee Schedule (Effective 2009)

$8,873	per single family residential unit
$6,231	per multi-family residential unit
$1.73	per square foot of an industrial project
$10.49	per square foot of a retail commercial project
$4.19	per square foot of a service commercial project
$2.19	per square foot of a service Class A and B Office

WRC MSHCP Fee Schedule (Effective FY 11/12)

$1,938	per residential unit- density less than 8.0 dwelling units per acre
$1,241	per residential unit- density between 8.0 and 14.0 dwelling units per acre
$1,008	per residential unit- density greater than 14.0 dwelling units per acre
$6,597	Commercial- per acre
$6,597	Industrial- per acre

Mira Loma RBBD (Effective 2006) (See Map)

TYPE	ZONE A	ZONE B	ZONE D	ZONE E	
Residential	$1,667	$884	$2,681	$1,644	All fees per residential unit
Multi-Family*	$417	$612	$1,857	$1,139	All fees per residential unit
Commercial***	**$5,000	$2,652	$9,117	$5,591	All fees per acre
Industrial/Manufacturing	**$5,000	$2,652	$9,117	$5,591	All fees per acre

Note:
(*) Multi-Family is defined as 12 or more du/ac that meet the definition of Ord. 348, Sect. 21.30.
(**) Zone "A" based on gross acres. All other zones based on net acres.
(***) Acreage subject to credit must be determined by Transportation for each non-residential Building Permit

2014-0223904
06/18/2014 01:23P
94 of 100

EXHIBIT E

LIST OF LAND USE REGULATIONS

1. Land use regulations of the County of Riverside, including Riverside County Ordinance Nos. 460, Subdivisions, and 348, Zoning Ordinance, adopted pursuant to Ordinance No. 2011-10:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 1.35, COUNTY ORDINANCES ADOPTED, TO THE JURUPA VALLEY MUNICIPAL CODE ADOPTING ALL ORDINANCES AND RESOLUTIONS OF THE COUNTY OF RIVERSIDE (INCLUDING LAND USE ORDINANCES AND RESOLUTIONS) TO REMAIN IN FULL FORCE AND EFFECT AS CITY ORDINANCES UNTIL SUPERSEDED BY CITY ORDINANCES

2. ORDINANCE NO. 2012-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING CHAPTER 11.10, NOISE REGULATIONS, TO THE JURUPA V ALLEY MUNICIPAL CODE

3. ORDINANCE NO. 2012-02:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING SECTION 9.10.010, SITE DEVELOPMENT PERMIT TERMINOLOGY, AND CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, TO TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348 BY CHANGING REFERENCES OF PLOT PLAN TO SITE DEVELOPMENT PERMIT

4. ORDINANCE NO. 2012-03:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING SECTION 9.10.020, DETACHED ACCESSORY BUILDINGS, AND CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, TO TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348 BY ELIMINATING THE REQUIREMENT FOR A PUBLIC HEARING FOR ACCESSORY BUILDING APPROVALS UNLESS A MAJOR SIGNIFICANT IMPACT IS IDENTIFIED

5. ORDINANCE NO. 2012-05:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 4.10 TO THE JURUPA VALLEY MUNICIPAL CODE REQUIRING FORECLOSED RESIDENTIAL PROPERTY REGISTRATION AND INSPECTION TO ADDRESS MAINTENANCE AND SECURITY ISSUES WITH SUCH PROPERTIES AND SUPERSEDING RIVERSIDE COUNTY ORDINANCE NO. 881

6. ORDINANCE NO. 2012-07:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING CHAPTER 6.10 TO THE JURUPA VALLEY MUNICIPAL CODE ESTABLISHING STORM WATER URBAN RUNOFF MANAGEMENT AND DISCHARGE CONTROLS

7. ORDINANCE NO. 2012-10:

AN ORDINANCE OF THE CITY OF JURUPA V ALLEY ADDING A NEW SECTION 9.10.030, CONDITIONAL USE PERMIT REQUIREMENT FOR HEAVY INDUSTRIAL USES, AND SECTION 9.10.040, CONDITIONAL USE PERMIT HEARING BODY DEFINED, TO TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERCEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348

8. ORDINANCE NO. 2012-12

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA ADDING A NEW CHAPTER 9.20, DONATION COLLECTION CONTAINERS, TO TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348

9. ORDINANCE NO. 2013-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 9.10.050, FOUNDATION COMPONENT CHANGES, TO CHAPTER 9.10, AMENDMENTS, TO THE COUNTY ZONING ORDINANCE, IN TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEYMUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348

10. ORDINANCE NO. 2013-03:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 9.10.070, PRIVATE LANDOWNER GENERAL PLAN AMENDMENTS, AND AMENDING SECTION 9.10.050, FOUNDATION COMPONENT CHANGES, IN CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, IN TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348

11. ORDINANCE NO. 2013-04:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 9.10.060, PLANNING COMMISSION PERMIT DECISIONS AND CITY COUNCIL APPEAL PROCEDURES, TO CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, IN TITLE 9, PLANNING AND

ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348

12. General Plan of the County of Riverside as adopted by the City of Jurupa Valley through Ordinance No. 2011-10, entitled "AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 1.35, COUNTY ORDINANCES ADOPTED, TO THE JURUPA VALLEY MUNICIPAL CODE ADOPTING ALL ORDINANCES AND RESOLUTIONS OF THE COUNTY OF RIVERSIDE (INCLUDING LAND USE ORDINANCES AND RESOLUTIONS) TO REMAIN IN FULL FORCE AND EFFECT AS CITY ORDINANCES UNTIL SUPERSEDED BY CITY ORDINANCES"

13. The "Mira Loma Warehouse Policy Area" adopted as part of the County of Riverside General Plan and adopted as the City's Interim General Plan

EXHIBIT F

LIST OF LEGAL ENTITIES DEFINED AS "DEVELOPER"

Space Center Mira Loma, Inc.

Space Center Mira Loma II, Inc.

Space Center Mira Loma III, Inc.

Abluo, LLC

Cella, LLC

Ergo, LLC

Rota, LLC

SPACE CENTER MIRA LOMA PROJECT
OWNERSHIP SCHEDULE

SPACE CENTER ENTITY	PARCEL #	PARCEL DESCRIPTION
Space Center Mira Loma, Inc.	156150069-5	3401 Etiwanda Avenue, Jurupa Valley, 1,752,300 SF in 10 Bldgs. on 105.43 Acres
Space Center Mira Loma, Inc.	156140057-3	11555 Iberia Street, Jurupa Valley - 130,000 SF Bldg. on 10.10 Acres
Ergo, LLC	156140050-6	11201 Iberia Street, Jurupa Valley - 228,860 SF Bldg. on 11.88 Acres
Abluo, LLC	156140054-0	11015 Hopkins Street, Jurupa Valley - 459,030 SF Bldg. on 21.42 Acres
Space Center Mira Loma II, Inc.	156150048-6	11010 Hopkins Street, Jurupa Valley 217,495 SF Bldg. on 12.25 Acres
Rota, LLC	156140049-6	11600 Iberia Street, Jurupa Valley - 408,806 SF Bldg. on 20.16 Acres
Cella, LLC	156150070-5	11650 Venture Drive, Jurupa Valley - 1,126,530 SF Bldg. on 62.81 Acres
Space Center Mira Loma III, Inc.	156150071-6	3177 Space Center Court, Jurupa Valley, 309,000 SF Bldg. on 14.5 Acres
Space Center Mira Loma, Inc.	156332024-6	11385 Venture Dr., Unit A, Jurupa Valley - 50,900 SF Bldg. on 2.68 Acres
Space Center Mira Loma, Inc.	156332025-7	11385 Venture Dr., Unit B, Jurupa Valley, 69,800 SF Bldg. on 4.5 Acres
Space Center Mira Loma, Inc.	156140042-9	Parcel 1 - 3401 Etiwanda Avenue, Jurupa Valley, 24.42 Acres - Unimproved Land
Space Center Mira Loma, Inc.	156140043-0	Parcel 2, 3401 Etiwanda Avenue, Jurupa Valley, 16.72 Acres - Unimproved Land
Space Center Mira Loma, Inc.	156140044-1	Parcel 3, 3401 Etiwanda Avenue, Jurupa Valley, 12 Acres - Unimproved Land

2014-0223904
06/18/2014 01:23P
99 of 100

"Exhibit F"

2014-0223904
06/18/2014 01:23P
100 of 100

LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

1. Riverside County Flood Control R.S. 90/27-31 U.P.R.R.
2. PROFESSIONAL LAND SURVEYOR – STATE OF CALIFORNIA
3. Riverside County Flood Control R.S. 90/27-31 U.P.R.R.
4. APN 15614-0043-0
5. Riverside County Flood Control R.S. 90/27-31 U.P.R.R.
6. APN 156140044-1
7. APN 156140042-9

Date: 6/18/14

Signature: Victoria Wasko

Print Name: Victoria Wasko

ATTACHMENT NO. 5

Community Development Director's Action:
Referral of Project to Planning Commission

City of Jurupa Valley

Lorena Barajas Mayor, Chris Barajas Mayor Pro Tem,
Leslie Altamirano, Council Member, Brian Berkson, Council Member, Guillermo Silva, Council Member

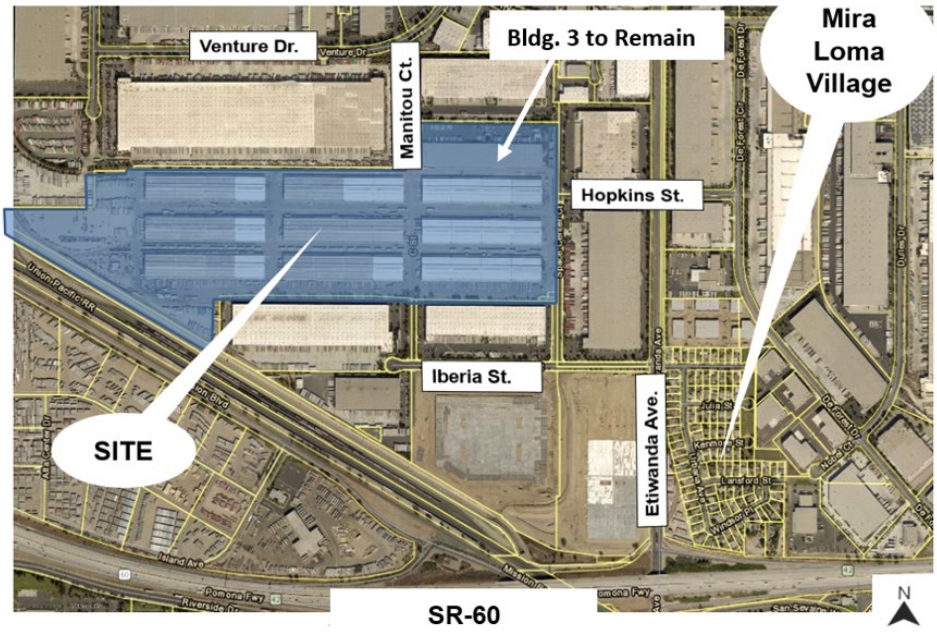
COMMUNITY DEVELOPMENT DIRECTOR'S ACTION

TYPE OF ACTION	**REFER CASE TO THE PLANNING COMMISSION**
DIRECTOR'S DECISION DATE	**NOVEMBER 18, 2021**
CASE(S)	**MASTER APPLICATION (MA) NO. 20004: SITE DEVELOPMENT PERMIT (SDP) NO. 20004 AND TENTATIVE PARCEL MAP (TPM) NO. 37872**
APPLICANT	**BRE SPACE CENTER MIRA LOMA LLC**
PROJECT ADDRESS	**3401 SPACE CENTER COURT (APN: 156-150-069): GENERALLY LOCATED EAST OF ETIWANDA AVENUE, NORTH OF IBERIA STREET, EAST OF SPACE CENTER COURT AND SOUTH OF VENTURE DRIVE**
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	**ENVIRONMENTAL IMPACT REPORT**

PROJECT DESCRIPTION

The proposed project includes the construction of two industrial speculative buildings totaling 1,939,312 square feet and retention of a 172,800 square foot industrial building on an approximately 105.58-acre project site. The project also includes a parcel map to create three individual parcels for each building.

PROJECT LOCATION



8930 Limonite Ave., Jurupa Valley, CA 92509-5183
Phone: (951) 332-6464, FAX (951) 332-6995
www.jurupavalley.org

The Project consists of the following improvements within the 105.58-acre site:

1. Demolition of nine (9) existing redwood buildings totaling 1,579,500 square feet.
2. Redevelopment of the Project site with two new industrial speculative buildings ("Building 1" and "Building 2") totaling 1,939,312 square feet. No proposed use at this time.
    - Building "1" is a 1,379,287 square foot logistics building; and
    - Building "2" is a 560,025 square foot logistics building.

    There is an increase of 359,812 square-feet.
3. Building "3", totaling 172,800 square feet, would remain on the site with no proposed changes, and would be integrated into the overall site. There is an existing warehouse distributor in Building 3.

ANALYSIS

Background

Consent Judgment. In 2011, Community Action and Environmental Justice (CCAEJ) filed a lawsuit against the County of Riverside and the developers after the County approved 6 industrial projects (near the Mira Loma Village) and certified the Environmental Impact Report (EIR). After incorporation, the project sites were then in the City's jurisdiction and the City was named a party of the lawsuit. In 2013, all the parties agreed to a Consent Judgment (Case No. RIC1112063). Although the Space Center project is not part of the Consent Judgment, the project is located near Mira Loma Village. The Mira Loma Village is a residential community located on the south east corner of Iberia Street and Etiwanda Avenue and the proposed project is located on the west side of Space Center Court, approximately 1,350 feet from Mira Loma Village. This project is not subject to the Consent Judgment, Mira Loma Village is within the vicinity.

Space Center Development Agreement.

On November 7, 2013, the City has entered into a Development Agreement (DOC #2014-0223904) with Space Center Mira Loma, Inc., which applies, to approximately 318 acres of existing industrial land in the Mira Loma area.

The Development Agreement provides a long term vested right to develop or redevelop industrial buildings on the 318 acres (including the 105.58-acre project site) and provide community benefits to the City. All of the land within 318 acres is currently developed. Within the 105.58-acre site, the Applicant proposes to redevelop the property and subdivide the land as noted above under MA20004.

The agreement includes obligations for both the City and Space Center Mira Loma, Inc. Below is a summary of obligations for both City and Space Center Mira Loma, Inc.

Space Center's Obligations

- Space Center's Obligations
- Pay Community Benefit Contribution (CBC) fees (City can use it for any purpose that benefits the community). For this project, the applicant must pay a one-time CBC of $190,875.
- If the future use (business) is a sales tax generating use, as defined in the DA, there is no requirement for additional CBC. subject to minimum $5,000,000.00 per year in taxable sales. If jobs generating uses (if no sales tax), then subject to additional CBC fee of $95,437.50. If neither sales tax nor job generation applies, then subject to additional CBC fee of $190,875.

- Comply with M-M (Manufacturing-Medium) zone that were in effect in 2013 with changes as shown in the DA.
- Payment of Development Impact Fees (DIF), including acquiring open space areas for wildlife and habitat preservation, estimated at $1,189,678.56 (excludes the already developed 10.81 gross acres on proposed Parcel 3 with existing Building 3).
- Meet State requirements for compliance with the California Environmental Quality Act (CEQA) by adopting an Environmental Impact Report (EIR) with project Mitigation and Monitoring Reporting Program (MMRP) which include mitigation measures that the City determines: 1) are feasible and practical to implement, 2) are feasible and practical for the City to monitor and enforce, 3) are legal for the City to impose, 4) have an essential nexus to the Project's impacts, and 5) would result in a benefit to the physical environment.
- Meet City requirements for compliance with Environmental Justice (EJ) Element by minimizing and mitigating any potential impacts to address environmental justice through a set of comprehensive mitigation measures and project conditions to satisfy the goals, objectives and policies within the EJ Element. Mitigation measures include, but are not limited to:
- Conditions to mitigate traffic impacts such as added street signage to enforce 8-ton truck limit and no right turn signs at Hopkins Street and Etiwanda Avenue.
- Conditions for intersection improvements and in-lieu fees for construction of public improvements
- Condition on lease agreements to restrict trucks from turning right and going south on Etiwanda Avenue to SR-60 freeway.
- Conditions for filtering trees (such as Afghan Pines), tree size and spacing to promote cleaner air.

City's Obligations

- Allow warehouse and industrial uses listed as Exhibit "C" in the Development Agreement
- Apply the land use regulations adopted and effective on or before December 7, 2013 that govern the development and the use of the property
- Apply California Environmental Quality Act (CEQA)
- Administer Environmental Justice (EJ) Element

The proposed Project is consistent with the General Plan and the zoning ordinance in effect at the time on or before December 7, 2013 in accordance with "The Space Center Development Agreement" (DOC#2014-0223904).

The project provides extensive landscaping around the perimeter of the site to provide screening of parking areas and to soften the building elevations. In addition, the Project site is located within the interior of the 318-acre Space Center site. Existing industrial buildings and landscaping provides buffering between the Project site and the Mira Loma Village (located east of Etiwanda Avenue).

DIRECTOR'S ACTION

Due to the interest of this project of the Mira Loma Village, Consent Judgment, and the Development Agreement, the Community Development Director referred this project to the Planning Commission.

Section 9.240.330 (4)(b) gives the Community Development Director authority to refer Site Development Permit applications to the Planning Commission if the proposed use will have a major significant impact on the community. The Application shall be heard by the Planning Commission in accordance with the Municipal Code.

CITY OF JURUPA VALLEY COMMUNITY DEVELOPMENT DEPARTMENT

Joe Perez
Community Development Director

ATTACHMENT NO. 6

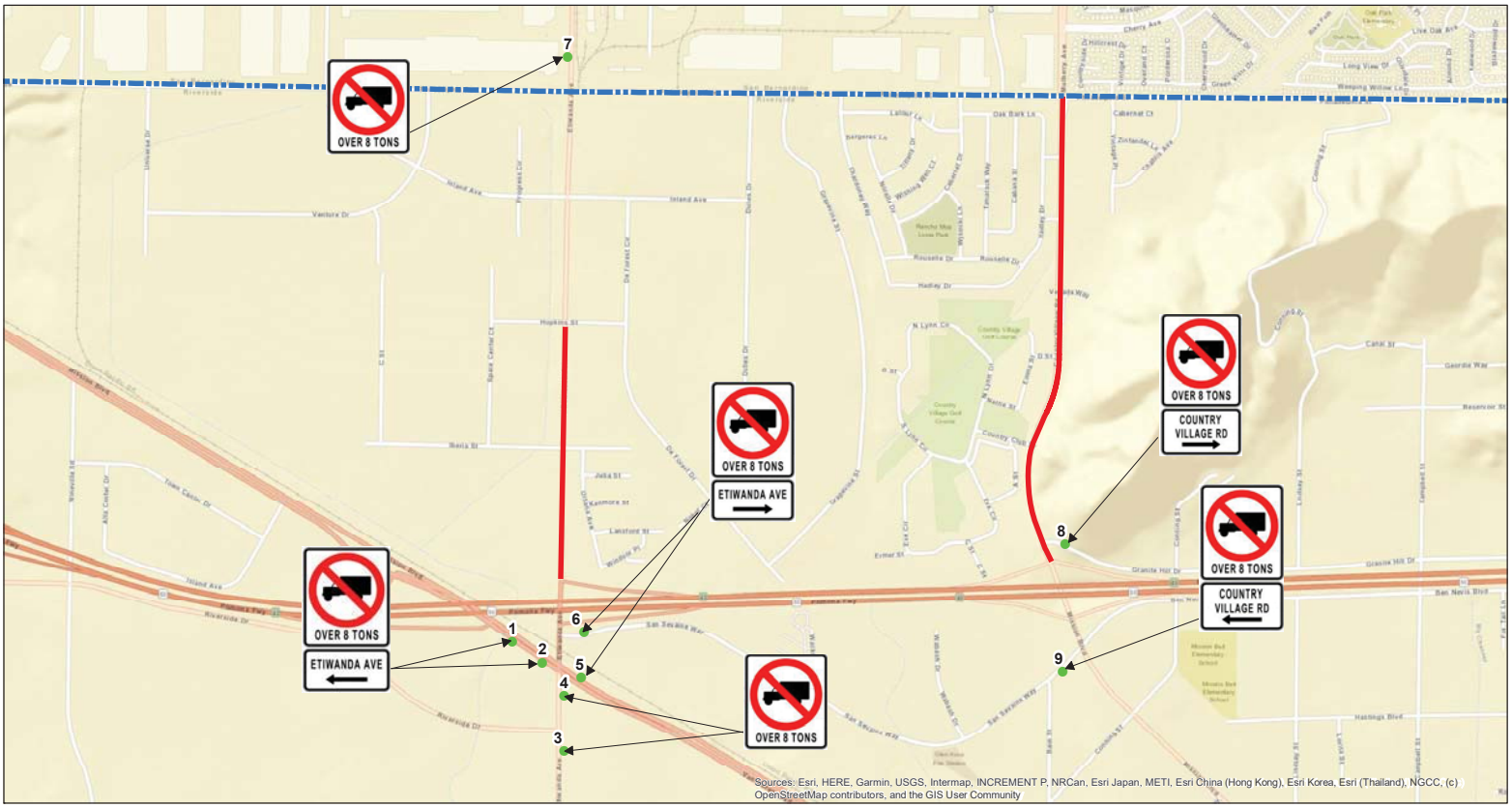
Staff's Response to Planning Commission Feedback

STAFF'S RESPONSE TO PLANNING COMMISSION'S COMMENTS	
COMMISSION'S COMMENTS	**RESPONSE**
<u>Traffic:</u> 1. Requested information on truck traffic enforcement on Etiwanda Avenue	**<u>Traffic:</u>** The County Sheriff's Department has a designated Deputy in charge of traffic enforcement. The Sheriff's Dept. indicates that they do conduct sting operations to reduce truck violations. At the time of this report, we had not yet received from the Sheriff's Dept. their inventory of violations during the past 12 months.
2. Provide truck route map showing truck trips to and from site	The truck route map showing truck trips to and from site is provided as Exhibit 5 within the staff report.
3. Research barriers to prevent trucks from exiting site and turning right on Etiwanda Avenue	The City is conditioning a new traffic signal at the intersection of Venture Dr. and Philadelphia Ave. to direct truck traffic away from Etiwanda Ave. Additionally, conditions have been added which require that the Applicant submit improvement plans to modify the traffic lanes at both intersections of Hopkins St. and Etiwanda Ave. and Iberia St. and Etiwanda Ave.
4. Notify truck drivers to not make right turns on Etiwanda Avenue	A condition has been added that requires a provision to be included in the lease that would require future users to inform drivers to not turn right on Etiwanda from Hopkins or Iberia.
5. Provide EV charging stations	A condition has been added that requires that the Applicant install conduit for future truck charging stations.
<u>Environmental:</u> Requested a copy of AQMD comment letter on the Draft EIR	AQMD comment letter to the Draft EIR is provided within the Final EIR
<u>Jobs:</u> **1.** Provide information on revenue thresholds that trigger Community Benefits Contribution	There are several thresholds listed within the Development Agreement, specifically as follows :

<table>
<tr><td></td><td>
<table>
<tr><th>BENEFIT</th><th>PURPOSE</th><th>AMOUNT</th></tr>
<tr><td>One-time Base Community Benefit Contribution</td><td>Municipal purposes</td><td>$190,875</td></tr>
<tr><td>Additional Community Benefit Contribution: Sales Tax Generating Use</td><td>Municipal purposes</td><td>No additional CBC, subject to minimum $5,000,000 per year in taxable sales</td></tr>
<tr><td>Additional Community Benefit Contribution: Jobs Generating Use</td><td>Municipal purposes</td><td>Additional CBC fee: $95,437.50</td></tr>
<tr><td>Additional Community Benefit Contribution: If neither sales tax or jobs generation</td><td>Municipal purposes</td><td>Additional CBC fee: $190,875</td></tr>
</table>
</td></tr>
<tr><td>2. Criteria for full-time jobs</td><td>The Development Agreement identifies Additional Community Benefit Contribution for Jobs Generating Uses. In consideration of the Community Benefit conferred by Developer's achieving on-site rates of employment higher than would be expected from typical warehouse and logistics facilities (which are permitted on the Property under the Land Use Regulations), Developer shall pay additional CBC at a rate of twenty five cents ($0.25) per Net New Square Foot if the average number of employees per Net New Square Foot for a user is greater than one (1) employee per eleven hundred (1,100) Net New Square Feet. The additional CBC is a one-time payment and shall be payable at the time of issuance of the Certificate of Occupancy.</td></tr>
<tr><td>3. Types of jobs created</td><td>See response under Jobs, item 2 above.</td></tr>
<tr><td>4. Describe industry averages with job automation:
a. Job loss
b. Less cars
c. Efficiency of building</td><td>According to the Applicant, automation levels vary tremendously across facilities and are highly dependent on the specific operational model of the tenant. Levels of automation can range from low-tech conveyors, to more high-tech sortation systems and material handling equipment. Consequently, applying a uniform industry standard may not be particularly useful to help understand its impact on jobs and traffic. It should be noted that high automation does not necessarily lead to job loss or less traffic. In some cases, automation is needed to support regional job growth, while in other cases, impact on jobs and traffic may be different or less pronounced.</td></tr>
</table>

ATTACHMENT NO. 7

City’s 8-ton Truck Limitation Sign Location Map



OVERVIEW MAP

City of Jurupa Valley
Truck Restriction Signs

Legend

- County Line
- Sign Location
- 8-Ton Weight Limit Restriction

Data Source:
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US

0 500 1,000 Feet

1 inch = 1,000 feet

N W E S

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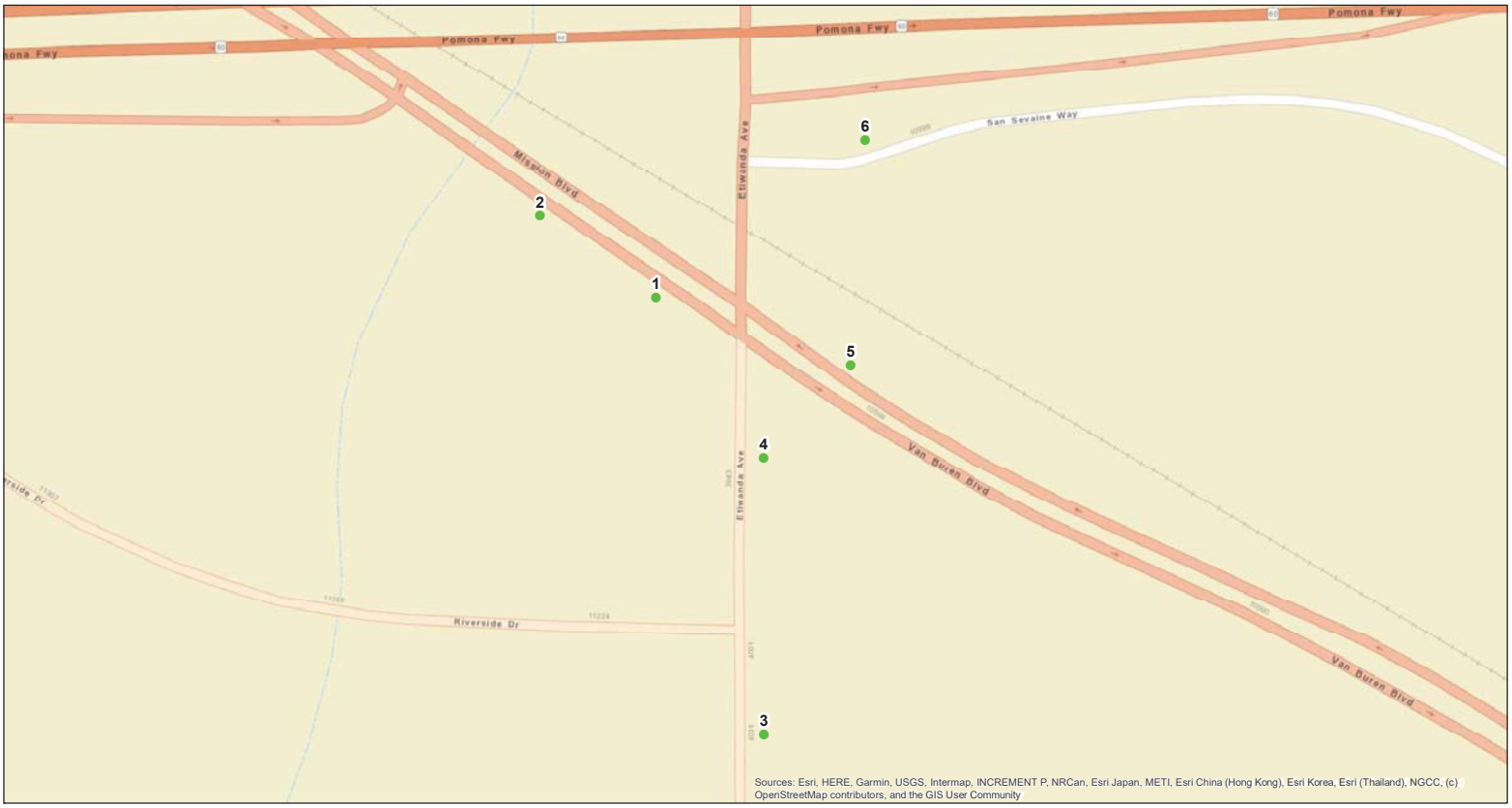

SIGN LOCATIONS

City of Jurupa Valley
Truck Restriction Signs

Legend

- County Line
- Sign Location

Data Source:
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US

0 100 200 Feet

1 inch = 200 feet

N W E S

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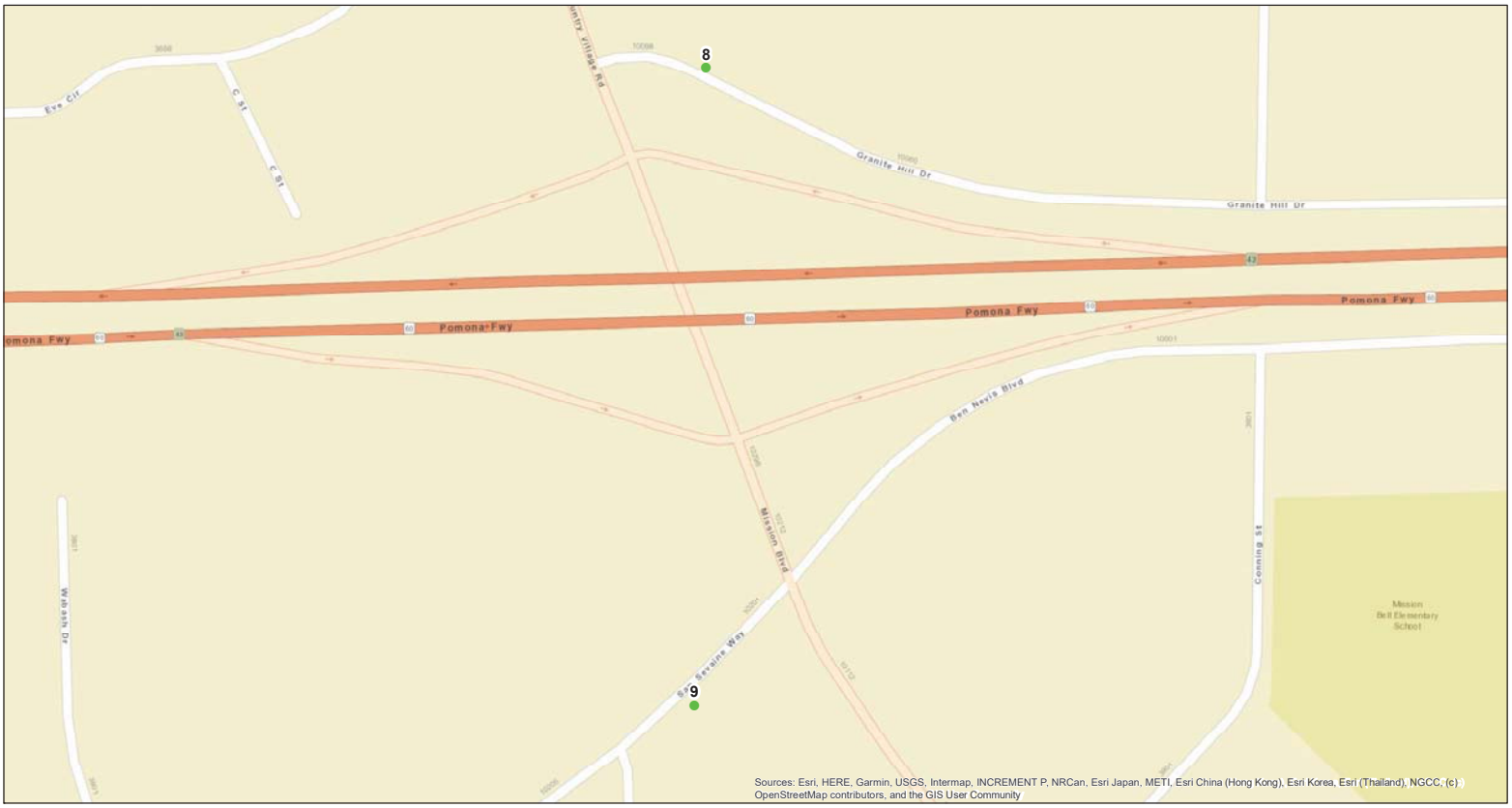

SIGN LOCATIONS

City of Jurupa Valley
Truck Restriction Signs

Legend

- County Line
- Sign Location

Data Source:
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US

0 100 200 Feet

1 inch = 200 feet

N W E S

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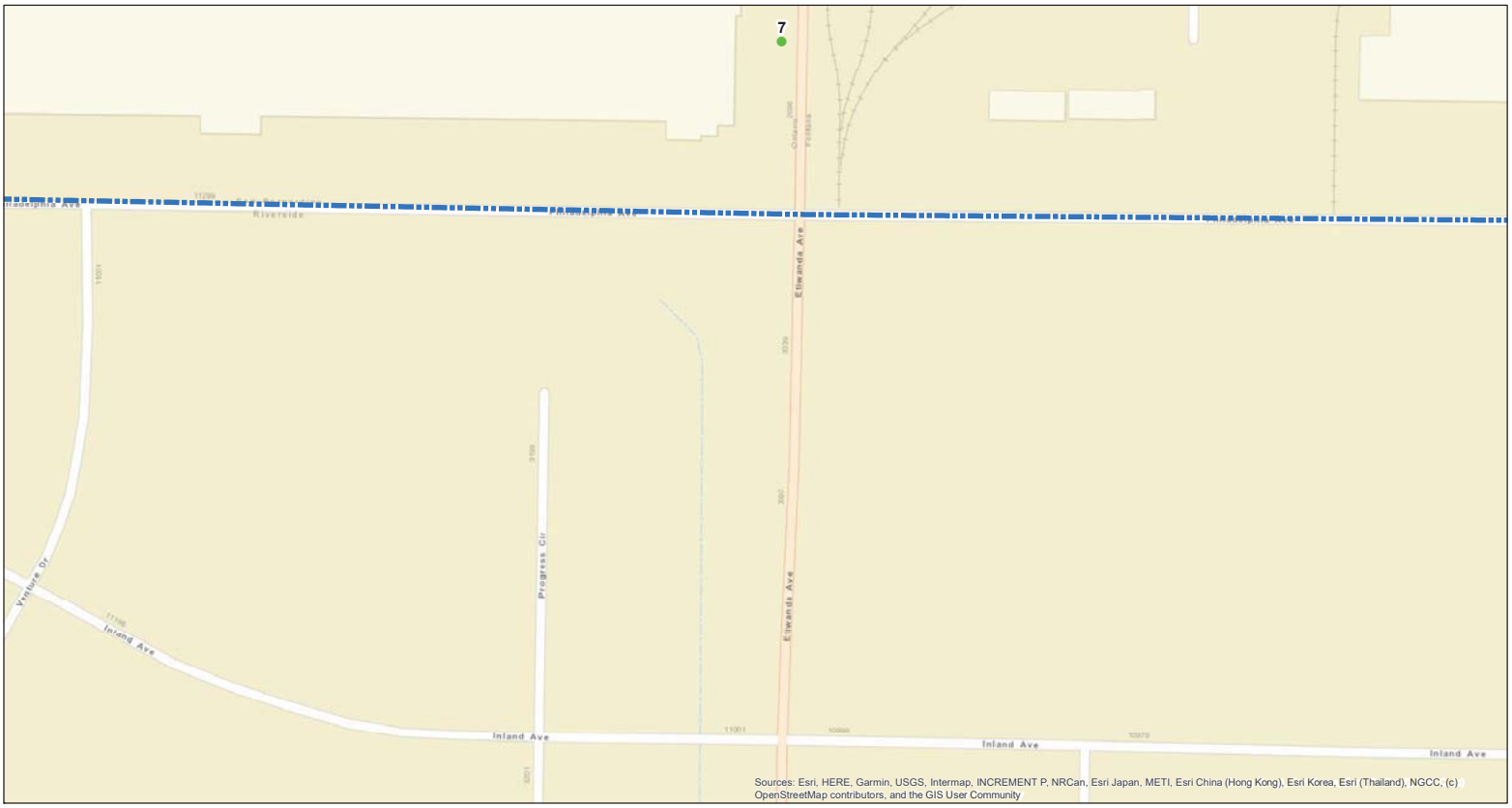


SIGN LOCATIONS

City of Jurupa Valley
Truck Restriction Signs

Legend

- County Line
- Sign Location

Data Source:
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US

0 100 200 Feet

1 inch = 200 feet

N W E S

HRG PLOT: 4:40:17 PM 12/17/2019 BY: dflores FILE: \\HRGCRNAS\Data\10110023.02\Truck Restriction\GIS\MXD\City Signs_REV121719.mxd

ATTACHMENT NO. 8

Environmental Justice Informational Outreach Flyer

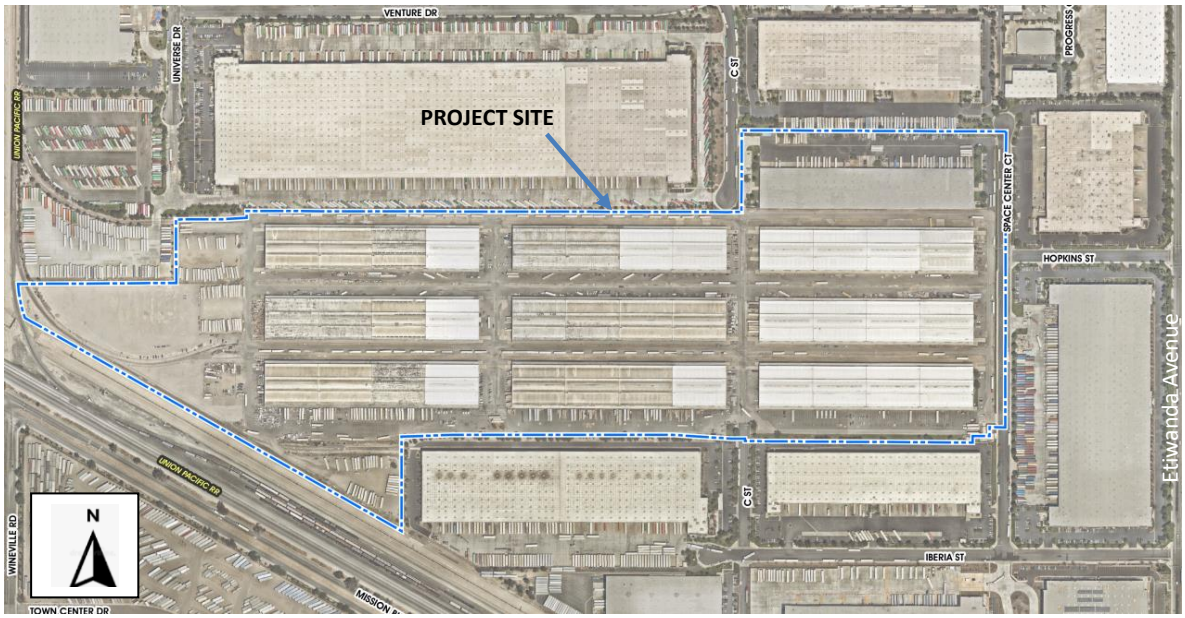
City of Jurupa Valley

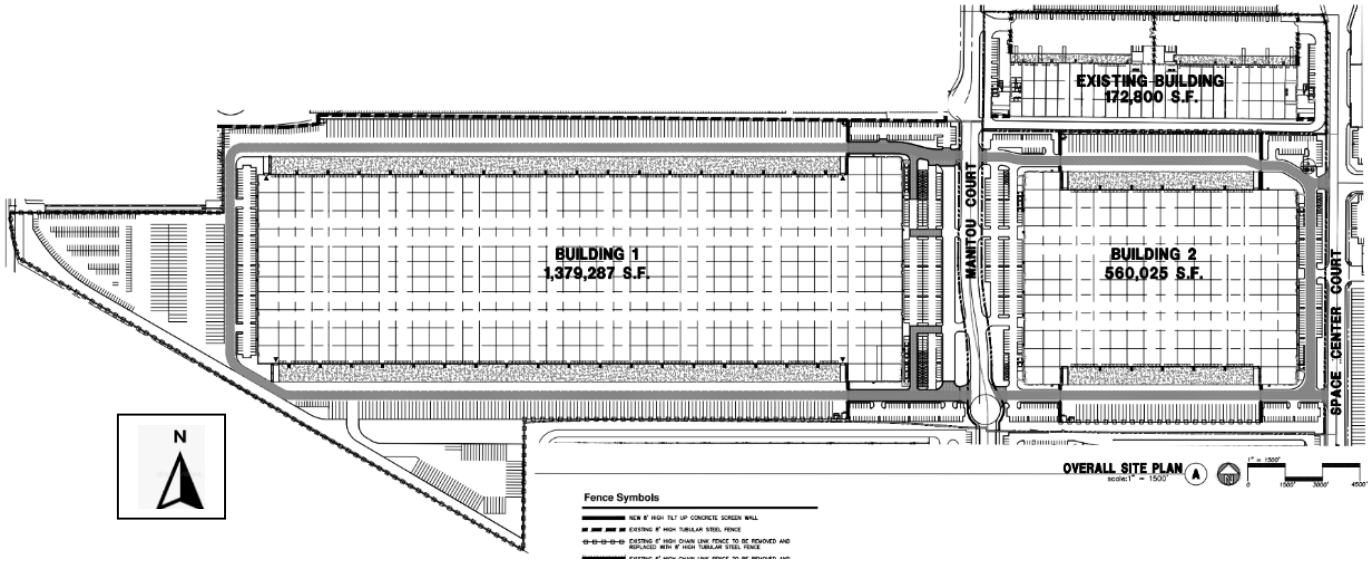
NOTICE OF AN INFORMATION SESSION FOR THE BRE SPACE CENTER MIRA LOMA LOGISTICS PROJECT / CASE NUMBER: MA20004

INTRODUCTION

The City of Jurupa Valley will consider an application for an industrial project that would be built near your neighborhood. The industrial project is proposed to be located on a 105.58-acre project site that is bounded by Space Center Court to the east and existing industrial development to the north, south, and west. The Assessor's Parcel Number (APN) for the Project site is 156-150-069. The interchange of Interstate 15 (I-15) and State Route 60 (SR-60) is located 0.71 miles to the southwest of the Project site.

PROJECT LOCATION AND SITE PLAN





PROJECT DESCRIPTION

The project consists of (1) demolition of nine existing redwood buildings totaling 1,557,562 square feet and (2) redevelopment of Project site with two industrial buildings ("Building 1" and "Building 2") totaling 1,939,312 square feet. Building 1 is a 1,379,287 square foot logistics building and Building 2 is a 560,025 square foot logistics building. There is an increase of 381,750 square-feet. Building 3, totaling 172,800 square feet, would remain on the site (no proposed changes) and be integrated into the overall site. There are no uses proposed at this time. The approved Development Agreement includes a list of permitted industrial uses that can be established in these buildings.

The City will hold an **information session with a Spanish translator** to provide information on the project, answer any questions, and receive public comments. The information session details are as follows:

DATE & TIME OF INFORMATION SESSION: October 19, 2021 at 6:30 PM

LOCATION OF INFORMATION SESSION: Skyview Event Center located at 5257 Wineville Avenue, Jurupa Valley, CA 91752

The City welcomes any comments or questions for this project. If you have any comments or need assistance, please contact Rocio Lopez, Senior Planner (English and Spanish).

City Contact: Rocio Lopez, Senior Planner / **Email:** rlopez@jurupavalley.org

Address: 8930 Limonite Ave., Jurupa Valley 92509 / **Telephone:** 951-332-6464 x212

CITY PROCESS

This project requires a public hearing and decision by the Planning Commission which will be held at a future date. The Planning Commission's decision can be appealed to the City Council. A public notice will be mailed to you to inform you of the Planning Commission hearing date and location in the future.

PROJECT INFORMATION	
CASE NUMBER(S)	**MA20004: SDP No. 20004 & TPM No. 37872**
APPLICANT	BRE Space Center Mira Loma LLC
PROJECT LOCATION(S)	105.58-acre site bounded by Space Center Court to the east and existing industrial development to the north, south, and west. The Assessor's Parcel Number (APN) for the Project site is 156-150-069.
PROJECT	Two industrial logistics buildings totaling 1,939,312 square feet and retention of a 172,800 square foot industrial building with other minor site improvements.
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	The EIR and all documents incorporated by reference are available for viewing at the City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, California 92509. The EIR is also available online for viewing at: https://www.jurupavalley.org/DocumentCenter/Index/68.
ADDRESS WHERE DOCUMENTS MAY BE VIEWED	City Hall at 8930 Limonite Avenue, Jurupa Valley, California 92509
DATE, TIME AND LOCATION OF PUBLIC HEARING	A separate notice shall be mailed out for the public hearing. Public hearing will be located at the Jurupa Valley City Hall, City Council Chamber located at 8930 Limonite Avenue, Jurupa Valley, CA 92509

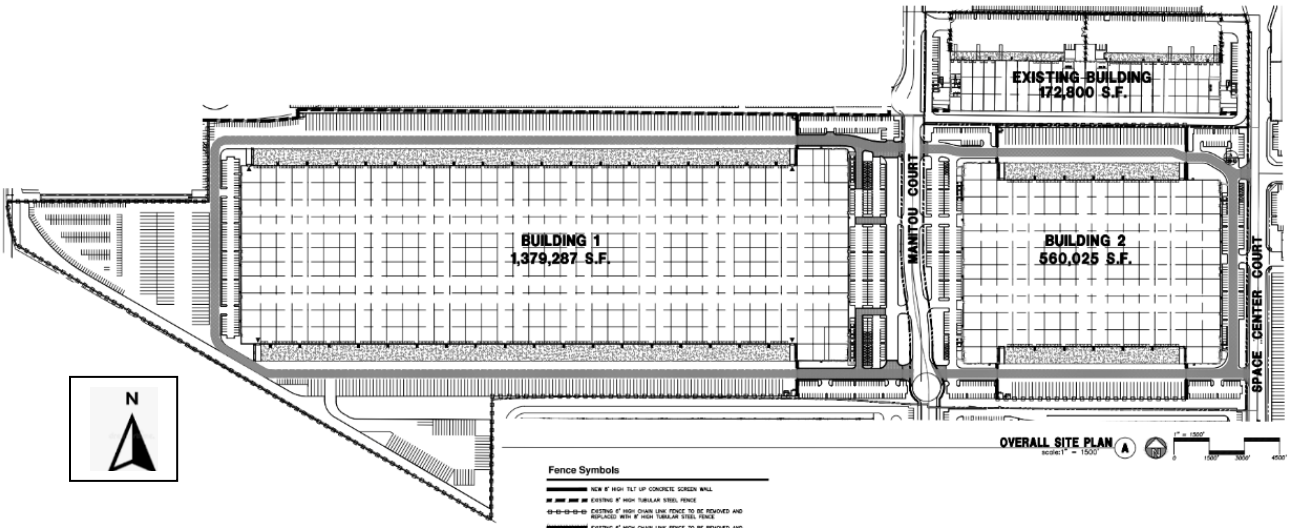
City of Jurupa Valley

AVISO DE SESIÓN INFORMATIVA PARA EL PROYECTO DE LOGÍSTICA MIRA LOMA DEL BRE SPACE CENTER / NÚMERO DE CASO: MA20004

INTRODUCCIÓN

La ciudad de Jurupa Valley considerará una solicitud para un proyecto industrial que se construiría cerca de su vecindario. Se propone que el proyecto industrial se ubique en un sitio del proyecto de 105.58 acres que está delimitado por Space Center Court al este y el desarrollo industrial existente al norte, sur y oeste. El Número de Parcela del Tasador (APN) para el sitio del Proyecto es 156-150-069. El intercambio de la Interestatal 15 (I-15) y la Ruta estatal 60 (SR-60) se encuentra a .71 millas al suroeste del sitio del Proyecto.

UBICACIÓN DEL PROYECTO Y EL DIAGRAMA DEL PROYECTO



DESCRIPCIÓN DEL PROYECTO

El proyecto consiste en (1) la demolición de nueve edificios de secuoya existentes por un total de 1,557,562 pies cuadrados y (2) el redesarrollo del sitio del Proyecto con dos edificios industriales ("Edificio 1" y "Edificio 2") por un total de 1,939,312 pies cuadrados. El edificio 1 es un edificio de logística de 1,379,287 pies cuadrados y el edificio 2 es un edificio de logística de 560,025 pies cuadrados. Hay un aumento de 381,750 pies cuadrados. El edificio 3, con un total de 172,800 pies cuadrados, permanecería en el sitio (sin cambios propuestos) y se integraría en el sitio general. No hay usos propuestos en este momento. El Acuerdo de Desarrollo aprobado incluye una lista de usos industriales permitidos que se pueden establecer en estos edificios.

La Ciudad llevará a cabo una sesión informativa **con un traductor en español** para brindar información sobre el proyecto, responder cualquier pregunta y recibir comentarios del público. Los detalles de la sesión de información son los siguientes:

FECHA Y HORA DE LA SESIÓN INFORMATIVA: 19 de Octubre del 2021 a las 6:30 de la tarde
UBICACIÓN DE LA SESIÓN DE INFORMACIÓN: Skyview Event Center ubicado en 5257 Wineville Avenue, Jurupa Valley, CA 91752

La Ciudad agradece cualquier comentario o pregunta sobre este proyecto. Si tiene algún comentario o necesita ayuda, comuníquese con Rocío López (inglés y español).

CONTACTO DE LA CIUDAD: Rocío López, Departamento de Planificación
CORREO ELECTRÓNICO: rlopez@jurupavalley.org
DIRECCIÓN DE LA CIUDAD: 8930 Limonite Avenue, Jurupa Valley 92509
TELÉFONO DE LA CIUDAD: 951-332-6464 x 212

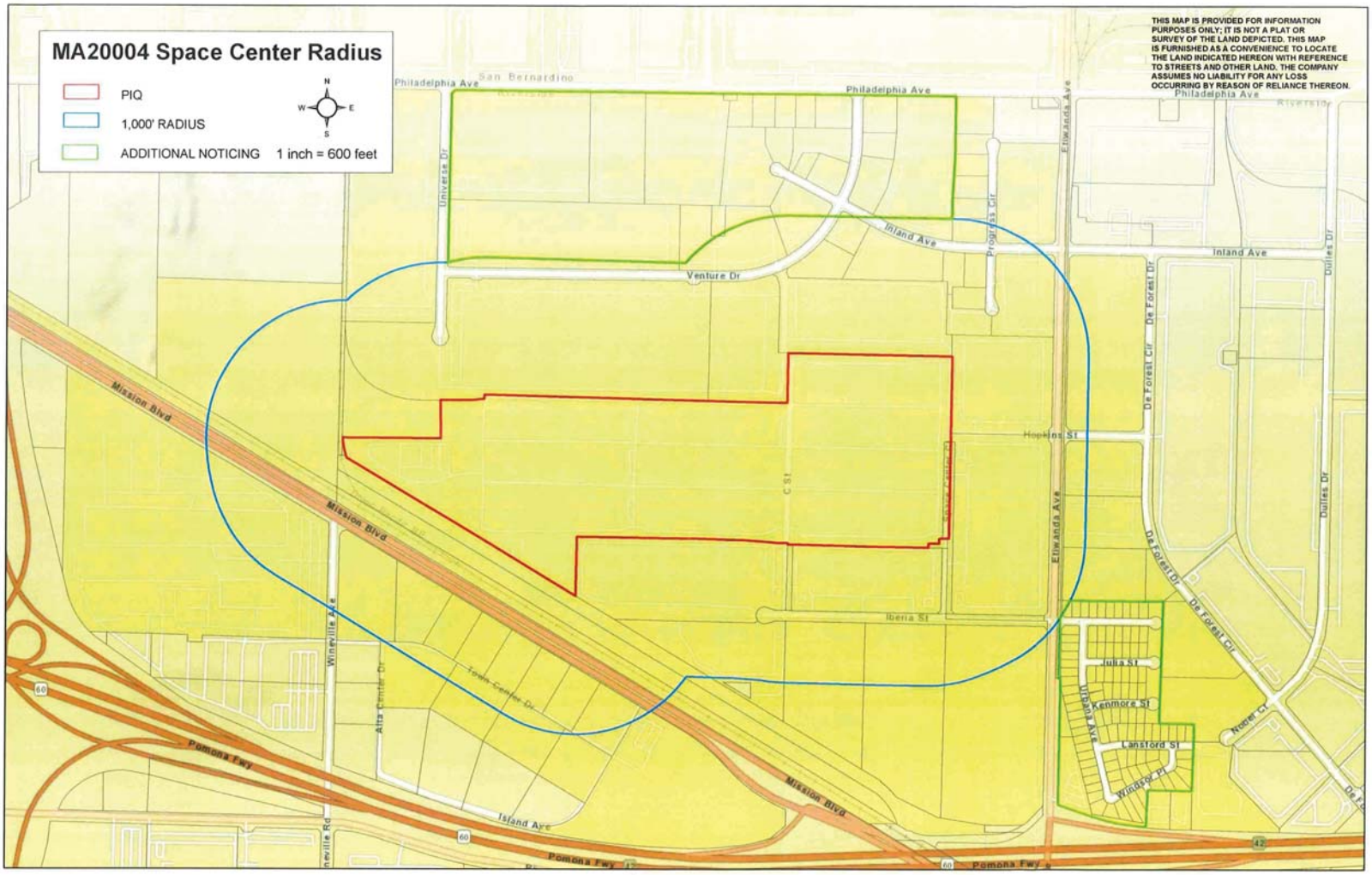
PROCESO DE LA CIUDAD

Este proyecto requiere una audiencia pública y una decisión de la Comisión de Planificación que se llevará a cabo en una fecha futura. La decisión de la Comisión de Planificación se puede apelar al Ayuntamiento. Se le enviará un aviso público para informarle sobre la fecha y el lugar de la audiencia de la Comisión de Planificación en el futuro.

INFORMACIÓN SOBRE EL PROYECTO	
NÚMERO DE CASO (S)	**MA20004: SDP No. 20004 & TPM No. 37872**
SOLICITANTE	BRE Space Center Mira Loma LLC
UBICACIÓN DE PROYECTO(S)	Sitio de 105.58 acres delimitado por Space Center Court al este y desarrollo industrial existente al norte, sur y oeste. El Número de Parcela es 156-150-069.
PROYECTO	Dos edificios de logística industrial con un total de 1,939,312 pies cuadrados y retención de un edificio industrial de 172,800 pies cuadrados con otras mejoras menores en el sitio.
LEY DE CALIDAD AMBIENTAL DE CALIFORNIA (CEQA)	El informe de impacto ambiental (EIR) y todos los documentos incorporados por referencia están disponibles para su visualización en la Ciudad de Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, California 92509. El EIR también está disponible en línea para su visualización en: https://www.jurupavalley.org/DocumentCenter/Index/68.
DIRECCIÓN DONDE LOS DOCUMENTOS PUEDEN SER VISTOS	Ciudad de Jurupa Valley localizada en 8930 Limonite Avenue, Jurupa Valley, California 92509
FECHA, HORA Y LUGAR DE LA AUDIENCIA	Se enviará un aviso por separado para la audiencia pública. La audiencia pública se ubicará en el Ayuntamiento de la Ciudad de Jurupa Valley, Cámara del Consejo de la ciudad ubicado en 8930 Limonite Avenue, Jurupa Valley, CA 92509

ATTACHMENT NO. 9

1,000 Foot Radius Map with Extended Areas


MA20004 Space Center Radius
PIQ
1,000' RADIUS
ADDITIONAL NOTICING
1 inch = 600 feet
N
W
E
S
THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY; IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.
Philadelphia Ave
San Bernardino
Riverside
Universe Dr
Venture Dr
Inland Ave
Progress Cir
Etiwanda Ave
De Forest Dr
De Forest Cir
Dulles Dr
Hopkins St
C St
Iberia St
Mission Blvd
Winevillo Ave
Alta Centre Dr
Tech Center Dr
Pomona Fwy
Island Ave
Julia St
Kenmore St
Lansford St
Windsor Pl
Noel Cir
60
42

ATTACHMENT NO. 10

SANS53 Letter

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE

(SAN-53)

DATE:	11/2/2021	PARCELS/LOTS:	
TRACT/PARCEL MAP #:	37871	ZONING:	M-M
APN:	156-150-069	MAP SCHEDULE:	

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 HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 7/28/2021 .

☐ 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 7/28/2021 .

☐ 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: _____

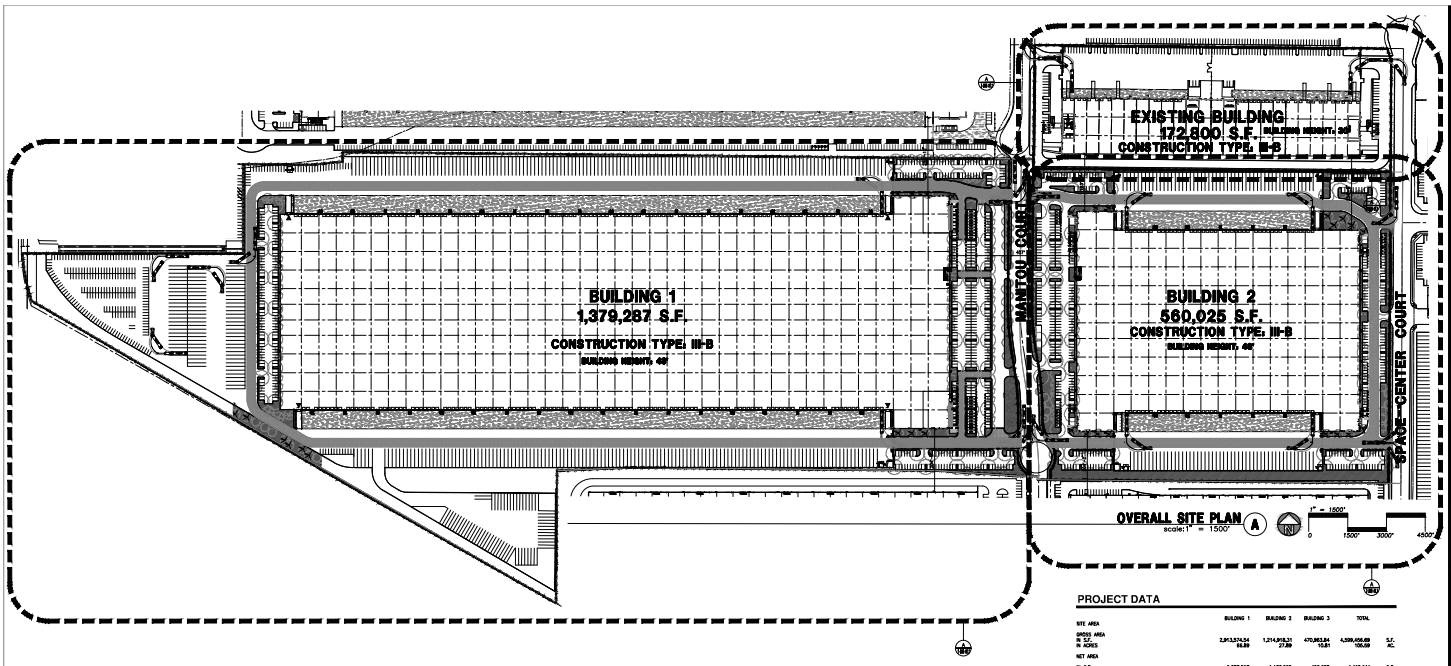
ENVIRONMENTAL HEALTH SPECIALIST

Received by: sent electronically to terry@kctconsultants.com

ATTACHMENT NO. 11

PROJECT PLANS

a. Architectural Set
b. Tentative Parcel Map
c. Concept Landscape Plan
d. Colored Elevations



PROJECT DATA

	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL	
SITE AREA					
GROSS AREA					
IN S.F.	2,913,574.54	1,214,918.51	470,963.64	4,599,456.69	S.F.
IN ACRES	66.89	27.89	10.81	105.59	AC.
NET AREA					
IN S.F.	2,977,997	1,132,005	400,096	4,460,611	S.F.
IN ACRES	68.1	26.0	10.5	102.5	AC.
BUILDING AREA					
OFFICE	20,000	20,000	7,938	47,938	S.F.
WAREHOUSE	1,359,287	640,025	164,862	2,064,174	S.F.
TOTAL	1,379,287	660,025	172,800	2,112,112	S.F.
COVERAGE	47.6%	47.6%	47.6%	47.6%	47.3%
AUTO PARKING REQUIRED					
OFFICE: 1 PER 250	80	80	32	192	STALLS
WAREHOUSE: 1 PER 2,000 S.F.	680	321	82	1,083	STALLS
TOTAL	760	401	113	1,275	STALLS
AUTO PARKING PROVIDED					
STANDARD 9' x 19'	638	331	119	1,088	STALLS
ACCESSIBLE 9' x 19'	14	3	4	21	STALLS
VAN ACCESSIBLE 12' x 19'	1	1	2	4	STALLS
EV ACCESSIBLE 12' x 19'	1	1		2	STALLS
EV STANDARD 9' x 19'	1	1		2	STALLS
EV STANDARD 9' x 19'	44	23		67	STALLS
TOTAL CLEAN AIR VEHICLE 9' x 19'	61	26		87	STALLS
TOTAL	761	400	125	1,286	STALLS
TRAILER PARKING PROVIDED					
TRAILER 12' x 60'	364	100		464	STALLS
TRAILER 10' x 55'	62			62	STALLS
TOTAL	426	100		526	STALLS
BIKE PARKING REQUIRED					
SHORT TERM – 3% OF TOTAL AUTO STALL	39	20	7	66	BIKES
LONG TERM – 3% OF TOTAL AUTO STALL	39	20	7	66	BIKES
BIKE PARKING PROVIDED					
SHORT TERM	40	20	7	67	BIKES
LONG TERM	40	20	7	67	BIKES
LOADING SPACES REQUIRED					
UP TO 1000,000 S.F. – 4 SPACES	4	4	4	12	SPACES
PLUS 1 ADDITIONAL 100,000 – 6 PLUS 1	15	7	3	25	SPACES
TOTAL	19	11	7	37	SPACES
LOADING SPACES PROVIDED					
10'W x 30'L x 14'H + 8' FOR FIRE ACCESS	19	11	7	37	SPACES
MAXIMUM BUILDING HEIGHT ALLOWED					
HEIGHT – 50', UP TO 75' IF APPROVED PER SECTION 19.34 ORDINANCE NO. 348					
ZONING ORDINANCE FOR CITY					
ZONING DESIGNATION – MANUFACTURING – MEDIUM (M-M)					
LAND USE – LI LIGHT INDUSTRIAL					
MAXIMUM FLOOR RATIO					
FAR – 0.25 – 0.60					
SETBACKS:					
FRONT – 25'					
SIDE – NONE					
REAR – NONE					
ADJTNG RESIDENTIAL – 25'					
LANDSCAPE REQUIREMENT					
PERCENTAGE	100	100	100	100	
AREA	297,798	113,202	40,009	446,991	S.F.
LANDSCAPE PROVIDED					
PERCENTAGE	10.15	10.85	13.55	10.65	
LANDSCAPE AREA	213,884	124,063	56,153	426,100	S.F.
UNDERGRADED PARKING	77,418			47,418	S.F.
TOTAL	291,302	124,063	56,153	474,198	S.F.

PROJECT REPRESENTATIVES

OWNER/APPLICANT:
LINK INDUSTRIAL PROPERTIES, INC.
3401 ELDWANDA AVENUE, LEASING OFFICE
JURUPA VALLEY, CA 91752
PHONE: (951) 685-5221

REPRESENTATIVE:
HPA, INC.
18831 BARDEEN AVENUE, SUITE #100
IRVINE, CA 92612
CONTACT: JAIME CRUZ
PHONE: (949) 862-2110
FAX: (949) 863-0851

LAND OWNER:
LINC INDUSTRIAL PROPERTIES
3401 ELDWANDA AVE.
JURUPA VALLEY, CA 91752
CONTACT: TOM CRUIKSHANK
PHONE: (909) 223-9035

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT
3924 RIVERSIDE DRIVE
RIVERSIDE, CA 92504
PHONE: (951) 360-2757

GAS
JURUPA COMMUNITY SERVICES DISTRICT
4581 HOWARD STREET
RIVERSIDE, CA 92507
PHONE: (951) 335-7674

TELEPHONE:
VERIZON
3273 ADAMS, ROOM 130
RIVERSIDE, CA 92504
PHONE: (951) 481-2355

CIVIL ENGINEER:
KCT CONSULTANTS, INC.
4344 LATHAM STREET, SUITE 200
RIVERSIDE, CA 92501
CONTACT: TERRY TABOLO
PHONE: (951) 341-8940
FAX: (951) 341-8946

LANDSCAPE ARCHITECT:
HUNTER LANDSCAPE
1000 E. SANTA FE STREET
PLACENTIA, CA 92870
CONTACT: TOM HAYES
PHONE: (714) 986-2400
FAX: (714) 986-2408

SEWER AND WATER:
JURUPA COMMUNITY SERVICES DISTRICT
11201 HARREL STREET
JURUPA VALLEY, CA 91752
PHONE: (951) 685-7434

ELECTRICAL:
SOUTHERN CALIFORNIA EDISON CO.
1351 EAST FRANCIS AVE.
ONTARIO, CA
PHONE: (909) 930-8691

GAS:
SOUTHERN CALIFORNIA GAS CO.
4081 HOWARD
RIVERSIDE, CA 92507
PHONE: (951) 335-7674

CABLE T.V.
CROWN CABLE T.V. INC.

PLANNING

AREA PLAN (RCIP) – JURUPA
GENERAL PLAN – MIRA LOMA WHSE/DIST. CENTER POLICY AREA

CODE DATA

CONSTRUCTION TYPE	II – B
ZONING (EXISTING/PROPOSED)	M – M
OCCUPANCY	B, S-1
ALLOWABLE AREA WITH 60' MIN. YARD ON 4 SIDES AND FULLY SPRINKLED	UNLIMITED

ACCESSOR'S PARCEL

156-150-069-5

NOTES:

1. ALL DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEARS STORM FLOWS WITHOUT PONDING.
2. THIS ENTIRE FACILITY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
3. WAREHOUSE TO HAVE HIGH PILE STORAGE.
4. ALL GATES SHALL BE PROVIDED W/ KNOX-BOXES PER RIVERSIDE COUNTY FIRE DEPARTMENT.
5. THERE ARE NO FLOOD CHANNELS ON THIS SITE.
6. THIS PROJECT IS NOT A SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND DOES NOT FALL WITHIN A SPECIAL STUDIES ZONE.
7. THE IRRIGATION AND LANDSCAPING PLANS WILL BE DEFERRED TO A LATER TIME.
8. THE GRADING AND DRAINAGE INFORMATION IS ATTACHED TO THE SITE PLAN AS A SEPARATE DOCUMENT.
9. THIS PROJECT DOES NOT HAVE FLAMMABLE / COMBUSTIBLE LIQUIDS, WASTE OIL, OR ABOVE GROUND / UNDERGROUND FUEL TANKS.
10. THE PROJECT SITE DOES NOT LIE WITHIN A SPECIFIC PLAN.
11. THE PROJECT SITE LIES WITHIN THE JURUPA COMMUNITY SERVICES DISTRICT.
12. SEWER AND WATER SERVICE EXIST AT PROJECT BOUNDARY.

VICINITY MAP

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hpaarchs.com

Owner:
Link Industrial Properties
LINK
3401 Eldwanda Avenue
Jurupa Valley, CA, 91752

Project:
DISTRIBUTION FACILITY
Manitou Court
jurupa valley, ca

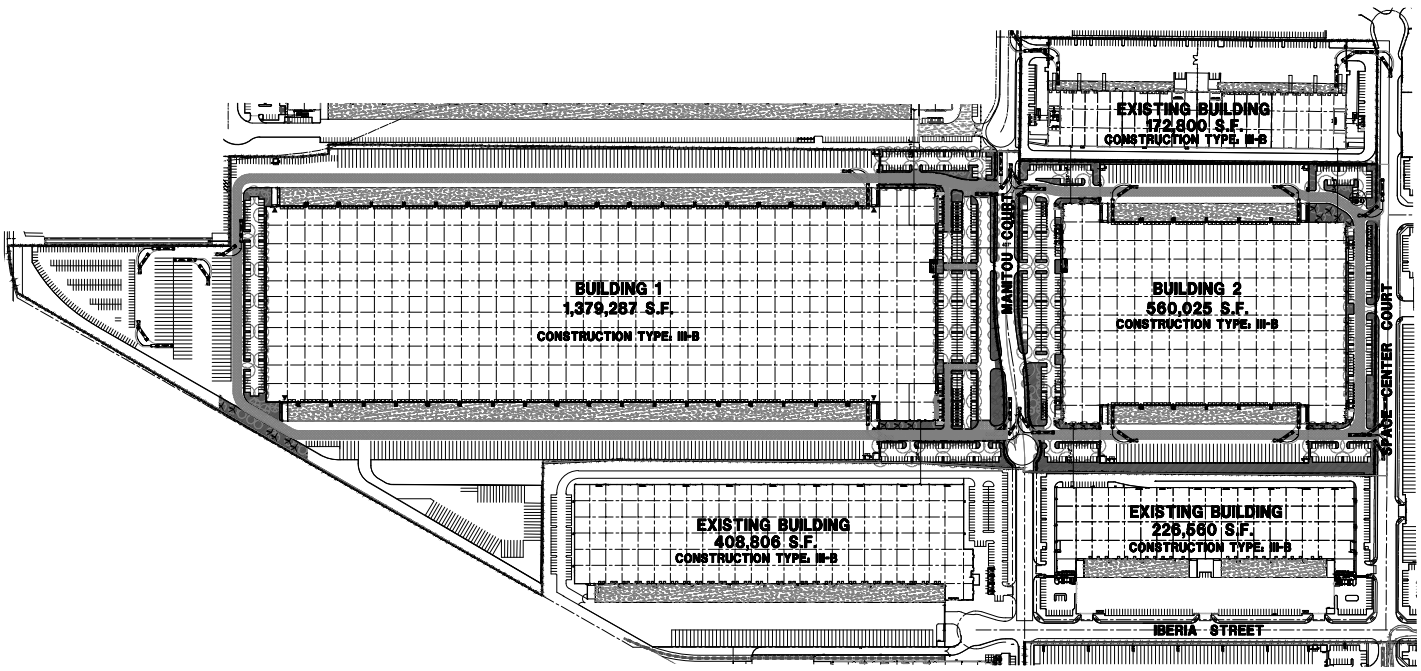
Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

Title: OVERALL SITE PLAN

Project Number: 19456
Drawn by: J.E.C.
Date: 11/16/21
Revision:

Sheet:
DAB-A1.0



VICINITY SITE PLAN (A)
scale:1" = 1500'

1" = 1500'
0 1500' 3000' 4500'

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0651
e-mail: hpa@hparchs.com

Owner:
Link Industrial Properties
LINK
3401 Ellwanda Avenue
Jurupa Valley, CA, 91752

Project:
DISTRIBUTION FACILITY
Manitou Court
jurupa valley, ca

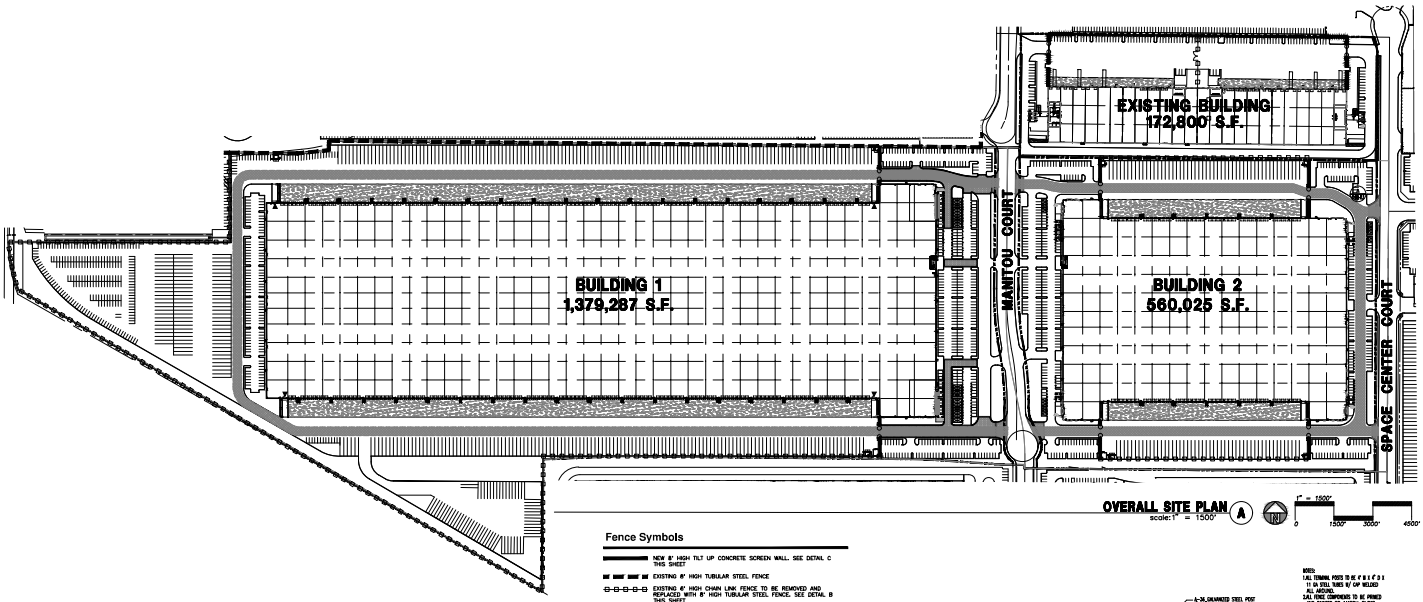
Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

Title: VICINITY PLAN

Project Number:	19456
Drawn by:	J.E.C.
Date:	11/16/21
Revision:	

Sheet:
DAB-A1.0V



OVERALL SITE PLAN (A)
scale: 1" = 1500'

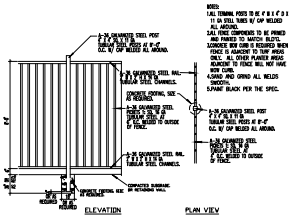
1" = 1500'
0 1500' 3000' 4500'

Fence Symbols

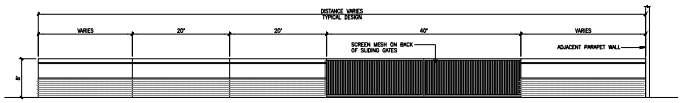
- NEW 8' HIGH TILT UP CONCRETE SCREEN WALL. SEE DETAIL C THIS SHEET
- EXISTING 8' HIGH TUBULAR STEEL FENCE
- EXISTING 6' HIGH CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH 8' HIGH TUBULAR STEEL FENCE. SEE DETAIL B THIS SHEET
- EXISTING 6' HIGH CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH 8' HIGH TILT UP CONCRETE SCREEN WALL. SEE DETAIL C THIS SHEET.
- EXISTING FENCE TO BE DEMOLISHED.
- EXISTING CHAIN LINK TO REMAIN.
- 8' HIGH TUBULAR STEEL SLIDING GATE WITH OPAQUE SCREENING.
- PROPERTY LINE

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 6003 ESSENTIAL GRAY RGB: 219, 217, 213
2. CONCRETE TILT-UP PANEL. COLOR : SW 7636 ORIGINAL WHITE RGB: 224, 221, 192



TUBULAR STEEL FENCE (B)
scale: N.T.S.



SCREEN WALL ELEVATION (TYP) (C)
scale: 1/8" = 1'-0"

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0651
email: hpa@hparchs.com

Owner:
Link Industrial Properties
LINK
3401 Etiwanda Avenue
Jurupa Valley, CA. 91752

Project:
DISTRIBUTION FACILITY
Manitou Court
jurupa valley, ca

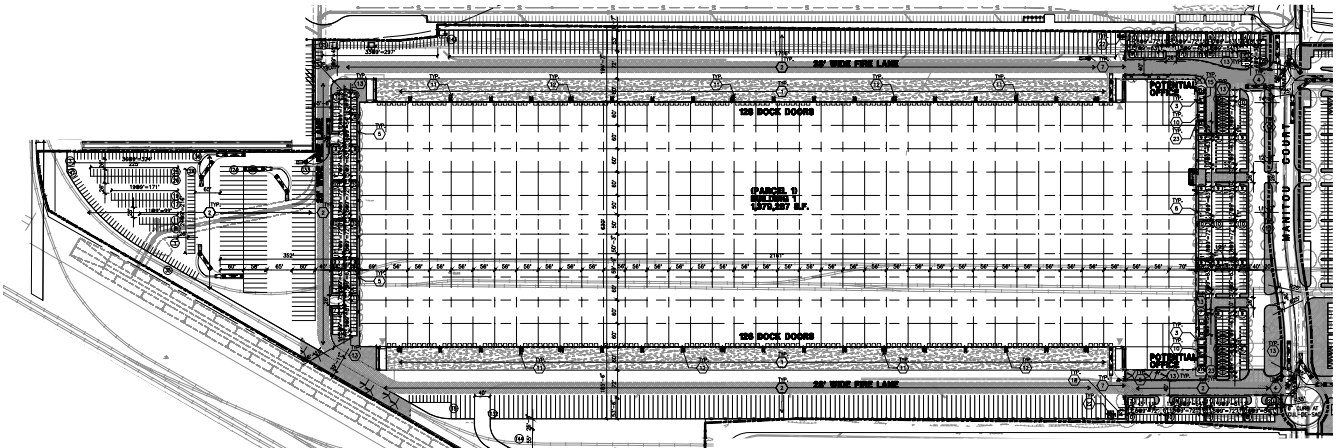
Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

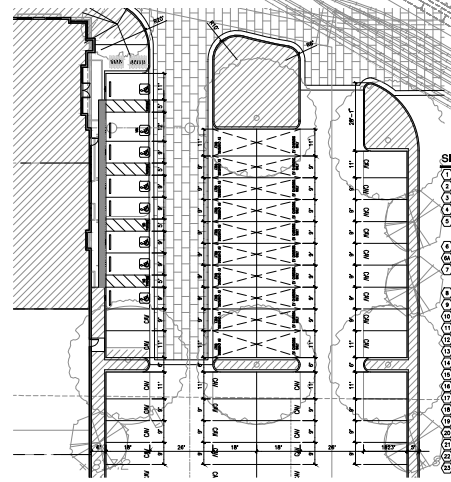
Title: OVERALL FENCE PLAN

Project Number:	19466
Drawn by:	J.E.C.
Date:	11/19/21
Revision:	

Sheet:
DAB-A1.1



OVERALL SITE PLAN
scale:1" = 100'



ENLARGED PARTIAL SITE PLAN
scale:1/16" =1'-0"

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING. SEE "C" DRAWINGS.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
5. 6'-8"X6'-8"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXIT DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. 8'H CONCRETE TILT-UP SCREEN WALL.
7. 8'H CONCRETE TILT-UP SCREEN WALL WITH 6'H RETAINING CONDITION ALONG TRUCK SIDE, TOTAL 14'H WALL.
8. PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PADLOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. PROVIDE PERFORATED MESH TO GATE AT BACK SIDE, TYP.
9. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
10. BIKE PARKING. (SEE TABULATION)
11. PRE-CAST CONC. WHEEL STOP
12. CONCEALED GUARD POST "6 DIA. U.N.O. 42" H.
13. EXTERIOR CONC. STAIR.
14. LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATERN.
15. ACCESSIBLE ENTRY SIGN.
16. ACCESSIBLE PARKING STALL SIGN.
17. EMPLOYEE PATIO (20'X25'), SEE LANDSCAPE DWG.
18. 6'H TUBE STEEL FENCE.
19. PUMP HOUSE
20. CONCRETE SIDEWALK. SEE CIVIL PLAN.
21. SWING GATE.
22. KNOX BOX LOCATION PER FIRE DEPARTMENT STANDARD.
23. TRASH ENCLOSURE PER CITY STANDARD.
24. TRUNCATED DOME.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRWG. FOR THICKNESS
- STANDARD PARKING STALL (9' X 20')
- LANDSCAPED AREA
- 30' WIDE FIRELANE
- ENHANCED PAVING
- HANDICAP PARKING STALL (9' X 20') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 20') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL

PROJECT DATA

SITE AREA	BUILDING 1	
GROSS AREA		
IN S.F.	2,913,574.54	S.F.
IN ACRES	66.89	AC
NET AREA		
IN S.F.	2,877,287	S.F.
IN ACRES	66.1	AC
BUILDING AREA		
OFFICE	30,000	S.F.
WAREHOUSE	1,849,287	S.F.
TOTAL	1,879,287	S.F.
COVERAGE	47.6%	47.3%
AUTO PARKING REQUIRED		
OFFICE: 1 PER 250	80	STALLS
WAREHOUSE: 1 PER 2,000 S.F.	860	STALLS
TOTAL	940	STALLS
AUTO PARKING PROVIDED		
STANDARD 9' x 19'	428	STALLS
ADA STANDARD 9' x 19'	14	STALLS
VAN ACCESSIBLE 12' x 19'	1	STALLS
EV VAN ACCESSIBLE 12' x 19'	1	STALLS
EV ACCESSIBLE STD. 9' x 19'	1	STALLS
EV STANDARD 9' x 19'	44	STALLS
EV CLEAN AIR VEHICLE 9' x 19'	12	STALLS
TOTAL	501	STALLS
TRAILER PARKING PROVIDED		
TRAILER 12' x 65'	364	STALLS
TRAILER 10' x 55'	61	STALLS
TOTAL	425	STALLS
BIKE PARKING REQUIRED		
SHORT TERM – 5% OF TOTAL AUTO STALL	39	BIKES
LONG TERM – 5% OF TOTAL AUTO STALL	39	BIKES
BIKE PARKING PROVIDED		
SHORT TERM	40	BIKES
LONG TERM	40	BIKES
LOADING SPACES REQUIRED		
UP TO 100,000 S.F. – 6 SPACES	6	SPACES
EACH ADDITIONAL 100,000 – 6 PLUS 1	13	SPACES
TOTAL	19	SPACES
LOADING SPACES PROVIDED		
10'W x 35'L x 14'H + 8' FOR FIRE ACCESS	19	SPACES
MAXIMUM BUILDING HEIGHT ALLOWED		
HEIGHT – 50', UP TO 70' IF APPROVED PER SECTION 18.34 ORDINANCE NO. 348		
ZONING ORDINANCE FOR CITY		
ZONING DESIGNATION – MANUFACTURING – MEDIUM (M-M)		
LAND USE – LI LIGHT INDUSTRIAL		
MAXIMUM FLOOR RATIO		
FAR – 0.35 – 0.60		
SETBACKS		
FRONT –20'		
SIDE – NONE		
REAR – NONE		
ABUTTING RESIDENTIAL – 25'		
LANDSCAPE REQUIREMENT		
PERCENTAGE	10%	
AREA	287,760	S.F.
LANDSCAPE PROVIDED		
PERCENTAGE	10.1%	
LANDSCAPE AREA	243,344	S.F.
ENHANCED PAVING	47,416	S.F.
TOTAL	290,760	S.F.

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
Link Industrial Properties
LINK
3401 Ellwanda Avenue
Jurupa Valley, CA, 91752

Project:
DISTRIBUTION FACILITY
Manitou Court
jurupa valley, ca

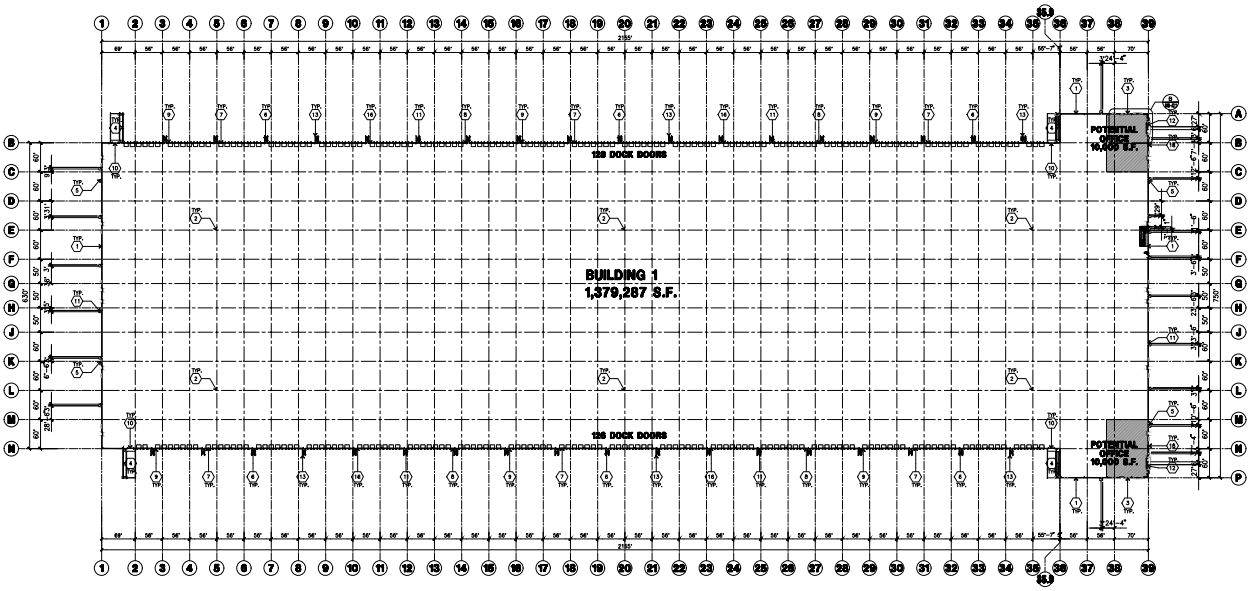
Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

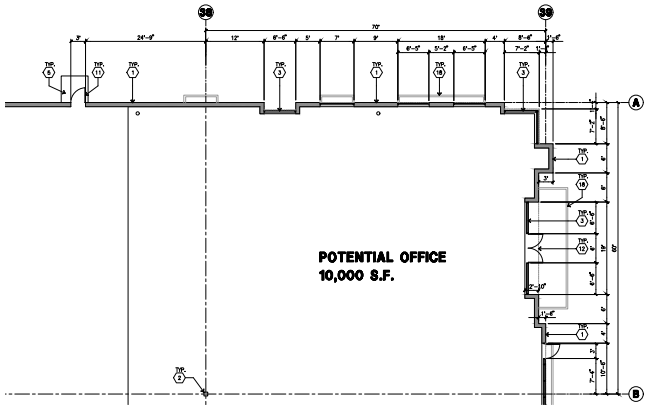
Title: OVERALL SITE PLAN

Project Number:	19496
Drawn by:	J.E.C.
Date:	11/16/21
Revision:	

Sheet:
1-DAB-A1.1



OVERALL FLOOR PLAN (A)
scale: 1" = 60'



ENLARGED FLOOR PLAN (B)
scale: 1/8" = 1'-0"

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 5'-4"X5'-4"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY BUILDING CODE.
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
7. 9' X 10' TRUCK DOOR, SECTIONAL OVL. STANDARD GRADE.
8. 4' X 8' LOUVERED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER TYPICAL.
10. 12' X 14' DRIVE THRU SECTIONAL O.H., STANDARD GRADE.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE.
13. CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
14. NOT USED.
15. PRE-CAST CONCRETE WHEEL STOP.
16. Z GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE.

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.

2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.

5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL WANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.

6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.

7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.

8. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET ~. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.

9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DAMPERED INCLUDING CARS AND TRUCKS.

10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.

11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.

13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1

14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/44.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION – 95%
2. TRENCH COMPACTION – 90%
3. BUILDING FLOOR SLAB:
   A. 6" THICK SLAB – REINFORCED CONCRETE OVER COMPACTED SOILS
   B. 3/4" – 18"LONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
   C. 3/4" – 18"LONG @ 24" O.C. DOWELS IN DOWEL BASKET AT ALL CONTROL JOINTS
   D. 4,000 P.S.I. REQUIREMENT.
   E. SLUMP TO BE 4" +/- 1"
   F. JOINT SPACING PER A.C.I. 302-R-96
   G. SAW-CUT DEPTH 1/4 T; SOFT SAW-CUTTING WITHIN 2 HRS OF FINISHING
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-R-96
5. CONCRETE SLAB TO HAVE STEEL FLAT HARD TROWEL BURNISHED FINISH.
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DAMPERED.
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE F750 FL35 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE.
11. WHERE [hatched] INDICATED, PROVIDE VAPOR BARRIER (10MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN PROCESSING AREAS, WHERE SAND OVER WOVEN ARE REQUIRED, SHALL BE NATURALLY CURED WITHOUT USE OF BURLENE, CURING COMPOUND, OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
12. SEAL CONCRETE SLAB W/ "LIPDOUN" SEALER

HPA architecture
hpa, inc.
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irvine, ca
92612
tel 949•863•1770
fax 949•863•0851
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Link Industrial Properties
LINK
3401 Ellwanda Avenue
Jurupa Valley, CA, 91752

Project:
DISTRIBUTION FACILITY
Mantou Court
jurupa valley, ca

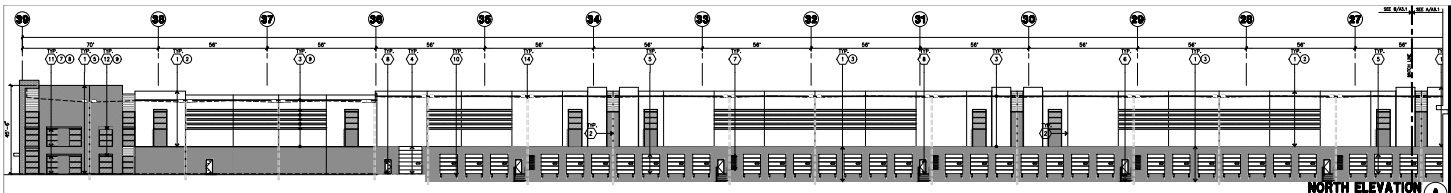
Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

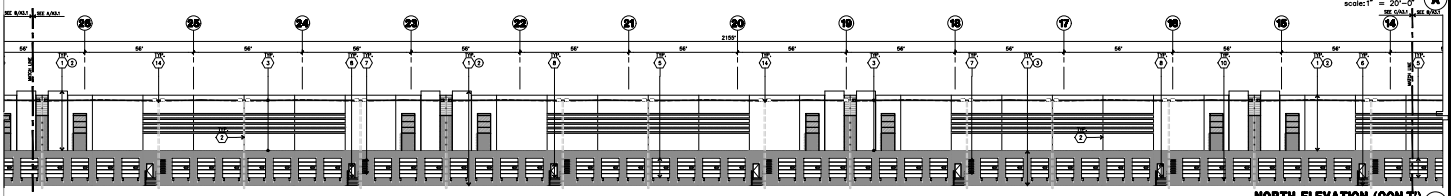
Title: OVERALL FLOOR PLAN

Project Number:	19496
Drawn by:	J.E.C.
Date:	11/16/21
Revision:	

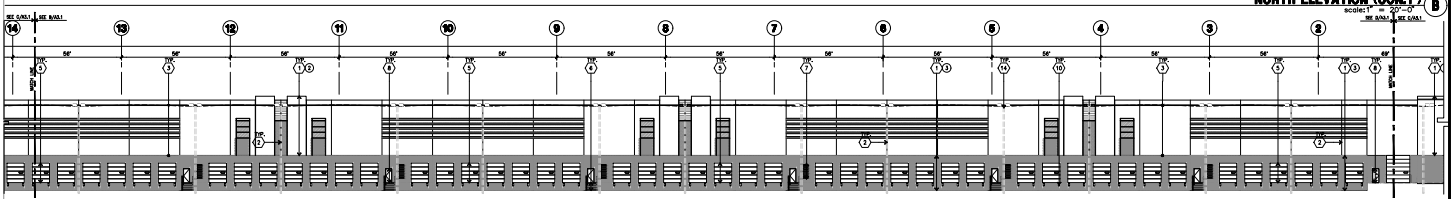
Sheet:
1-DAB-A2.1



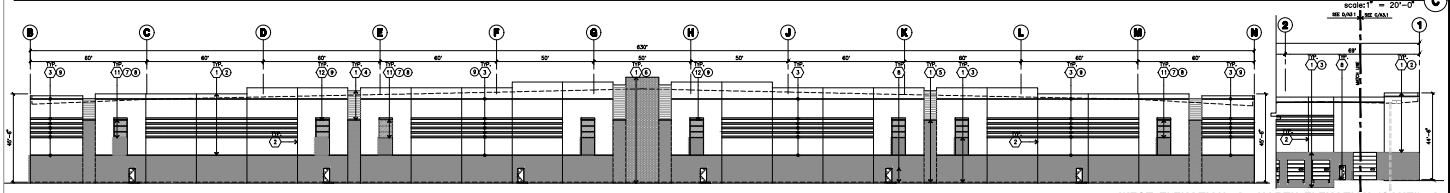
NORTH ELEVATION (A)
scale: 1" = 20'-0"



NORTH ELEVATION (CONT) (B)
scale: 1" = 20'-0"

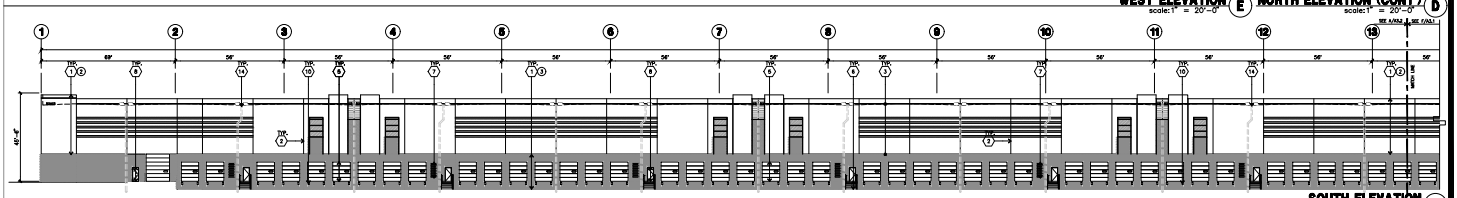


NORTH ELEVATION (CONT) (C)
scale: 1" = 20'-0"



WEST ELEVATION (E)
scale: 1" = 20'-0"

NORTH ELEVATION (CONT) (D)
scale: 1" = 20'-0"



SOUTH ELEVATION (F)
scale: 1" = 20'-0"

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL: ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. (U.N.O.)
4. 3'-0" X 7'-0" OVERHEAD DOOR W/ SINGLE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 9'-0" X 10' OVERHEAD DOOR W/ SINGLE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 4'-0" X 8' METAL louver OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
9. NOT USED
10. DOCK DOOR BUMPER TYPICAL.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY.
13. NOT USED.
14. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
15. CONC. FILLED GUARD POST. 6" DIA. U.N.O.- 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST – MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL COLOR : SW 7029 AGATE, RGB: 230, 236, 230
2. CONCRETE TILT-UP PANEL COLOR : SW 7639 ORGANIC WHITE, RGB: 224, 201, 182
3. CONCRETE TILT-UP PANEL COLOR : SW 9005 COSMETIC GRAY RGB: 219, 217, 212
4. CONCRETE TILT-UP PANEL COLOR : TRUCK DARK BLUE SW 9030 RGB: 29, 29, 27 (ALSO CLOSE MATCH TO SW 9030 WOOD FINISH RGB: 148, 150, 173
5. CONCRETE TILT-UP PANEL COLOR : SW 9013 COMMON SLATE RGB: 106, 114, 121
6. CONCRETE TILT-UP PANEL COLOR : SW 9179 BOOT GRAY RGB: 71, 72, 68
7. GLAZING COLOR : BLUE REFLECTIVE GLAZING
8. MULLIONS COLOR : CLEAR ANODIZED
9. CANOPY: HIGH GLOSS/HIGH PERFORMANCE SW 7005 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- TEMPERED SPANDREL GLASS
- TEMPERED VISION GLASS
- TEMPERED VISION INSULATED GLASS. PROVIDE SUNGATE 366 GREY + SOLARBAN 990 SOLARBAN 60 (2) CLEAR U VALUE: 0.27, SHGC: 0.31 AND VLT: 38% 1" INSULATED GLASS WITH 1/4" AIRSPACE AND (2) 1/4" LITES.

HPA architecture

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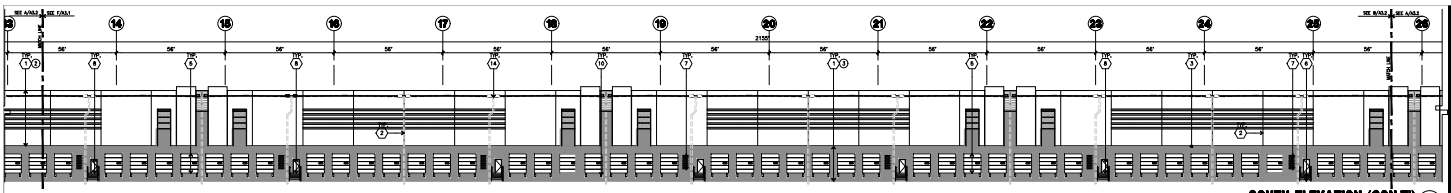
Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

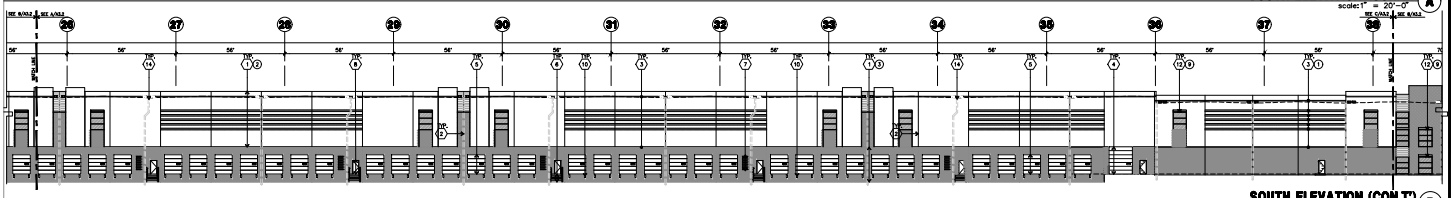
Title: ELEVATIONS

Project Number: 19456
Drawn by: J.E.C.
Date: 11/16/21
Revision:

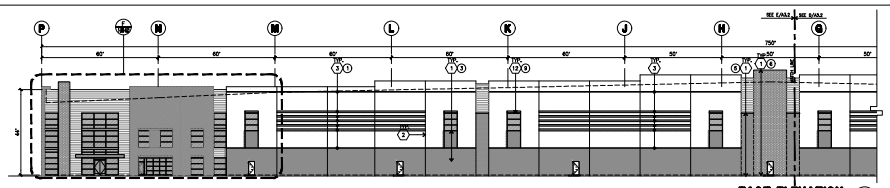
Sheet:
1-DAB-A3.1



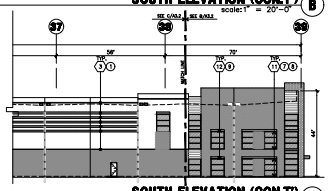
SOUTH ELEVATION (CON.T') (A)
scale:1" = 20'-0"



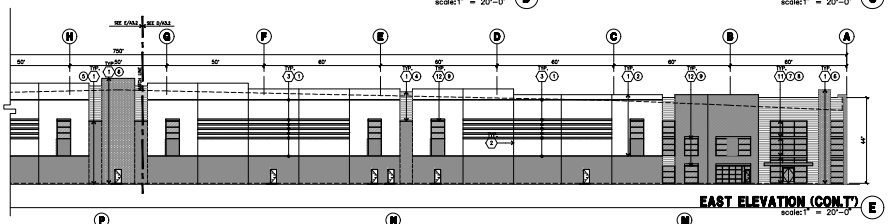
SOUTH ELEVATION (CON.T') (B)
scale:1" = 20'-0"



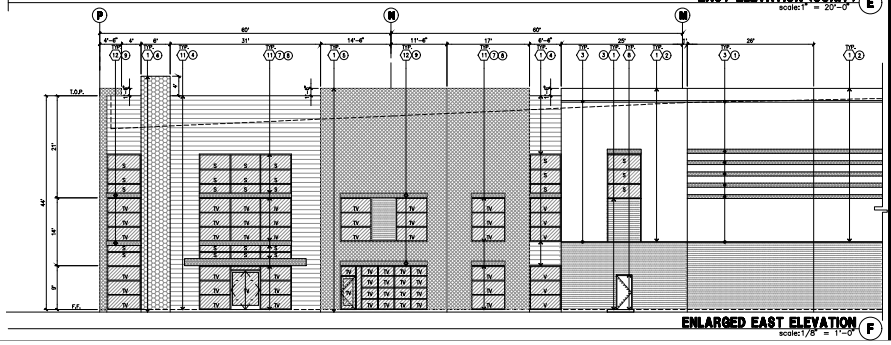
EAST ELEVATION (D)
scale:1" = 20'-0"



SOUTH ELEVATION (CON.T') (C)
scale:1" = 20'-0"



EAST ELEVATION (CON.T') (E)
scale:1" = 20'-0"



ENLARGED EAST ELEVATION (F)
scale:1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. (U.N.O. 3' X 14' OVERHEAD DOOR W SAME THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
4. 3' X 7' HOLLOW METAL DOOR. PAINT. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
6. 9'-0" WIDE METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH ADJACENT WALL.
7. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
8. NOT USED
9. DOCK DOOR BUMPER TYPICAL.
10. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
11. METAL CANOPY.
12. NOT USED.
13. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
14. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - 80FL EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7005 PURE WHITE RGB: 237, 236, 230
2. CONCRETE TILT-UP PANEL. COLOR : SW 7536 ORIGINAL WHITE RGB: 224, 221, 192
3. CONCRETE TILT-UP PANEL. COLOR : SW 7015 REPOSE GRAY RGB: 204, 197, 194
4. CONCRETE TILT-UP PANEL. COLOR : TRESPA PURA NFC SIDING FLOOR ROMANOC WALNUT FLOOR, SLEEKNOT FINISH RGB: 61, 61, 61
5. CONCRETE TILT-UP PANEL. COLOR : SW 7019 CHAUSE SLATE RGB: 114, 114, 114
6. CONCRETE TILT-UP PANEL. COLOR : SW 7075 WEB GRAY RGB: 71, 109, 98
7. GLAZING COLOR : BLUE REFLECTIVE GLAZING
8. MULLIONS COLOR : CLEAR ANODIZED
9. CANOPY: HIGH GLOSS/HIGH PERFORMANCE SW 7005 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- TEMPERED SPANDREL GLASS
- TEMPERED VISION GLASS
- TEMPERED VISION INSULATED GLASS PPG VERSOWOOL (2) PANITCH + SOLAR PPG SOLARBAN 60 (2) CLEAR U VALUE: 0.27, SHGC: 0.27 AND VLT: 0.60 (1/4" LITE WITH 1/2" AIRSP AND (2) 1/4" LITE.

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Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

Title: ELEVATIONS

Project Number: 19466
Drawn by: J.E.C.
Date: 11/16/21
Revision:

Sheet:
1-DAB-A3.2

PROJECT DATA

	BUILDING 2	
SITE AREA		
GROSS AREA		
IN S.F.	1,214,918.31	S.F.
IN ACRES	27.89	AC.
NET AREA		
IN S.F.	1,133,025	S.F.
IN ACRES	26.0	AC.
BUILDING AREA		
OFFICE	20,000	S.F.
WAREHOUSE	540,025	S.F.
TOTAL	560,025	S.F.
COVERAGE	47.8%	47.3%
AUTO PARKING REQUIRED		
OFFICE: 1 PER 250	80	STALLS
WAREHOUSE: 1 PER 2,000 S.F.	271	STALLS
TOTAL	351	STALLS
AUTO PARKING PROVIDED		
STANDARD 9' x 19'	331	STALLS
ACCESSIBLE 9' x 19'	0	STALLS
VAN ACCESSIBLE 12' x 19'	4	STALLS
EV VAN ACCESSIBLE 12' x 19'	1	STALLS
EV ACCESSIBLE STD. 9' x 19'	1	STALLS
EV STANDARD 9' x 19'	23	STALLS
TOTAL CLEAN AIR VEHICLE 9' x 19'	25	STALLS
TOTAL	360	STALLS
TRAILER PARKING PROVIDED		
TRAILER 12' x 60'	100	STALLS
TRAILER 10' x 55'	0	STALLS
TOTAL	100	STALLS
BIKE PARKING REQUIRED		
SHORT TERM – 5% OF TOTAL AUTO STALL	20	BIKES
LONG TERM – 5% OF TOTAL AUTO STALL	20	BIKES
BIKE PARKING PROVIDED		
SHORT TERM	20	BIKES
LONG TERM	20	BIKES
LOADING SPACES REQUIRED		
UP TO 1000,000 S.F. – 6 SPACES	6	SPACES
EACH ADDITIONAL 100,000 – 6 PLUS 1	5	SPACES
TOTAL	11	SPACES
LOADING SPACES PROVIDED		
10'W x 30'L x 14'H + 8' FOR FIRE ACCESS	11	SPACES

MAXIMUM BUILDING HEIGHT ALLOWED

HEIGHT – 50', UP TO 75' IF APPROVED PER SECTION 18.34 ORDINANCE NO. 348

ZONING ORDINANCE FOR CITY

ZONING DESIGNATION – MANUFACTURING – MEDIUM (M-M)
LAND USE – LI LIGHT INDUSTRIAL

MAXIMUM FLOOR RATIO

FAR – 0.25 – 0.60

SETBACKS

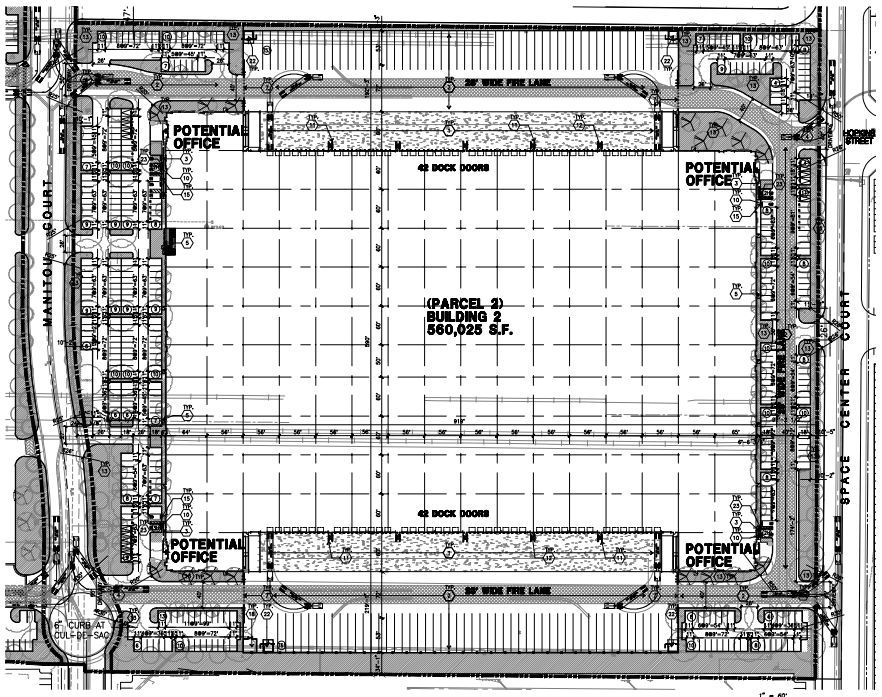
FRONT –25'
SIDE – NONE
REAR – NONE
ABUTTING RESIDENTIAL – 25'

LANDSCAPE REQUIREMENT

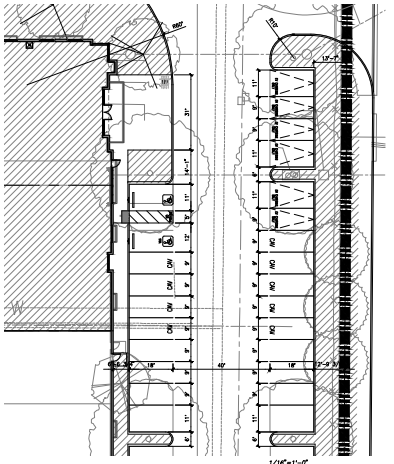
PERCENTAGE	10%	
AREA	113,302	S.F.
LANDSCAPE PROVIDED		
PERCENTAGE	10.9%	
LANDSCAPE AREA	124,063	S.F.
ENHANCED PAVING		S.F.
TOTAL	124,063	S.F.

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING. SEE "C" DRAWINGS.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" DRAWINGS.
5. 5'-6"x5'-6"x6" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH, PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. 8'H CONCRETE TILT-UP SCREEN WALL.
6A. 8'H CONCRETE TILT-UP SCREEN WALL WITH 6'H RETAINING CONDITION ALONG TRUCK SIDE, TOTAL 14'H WALL.
7. PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS FOR DRIVEWAY. PROVIDE PERFORATED MESH TO GATE AT BACK SIDE, TYP.
8. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
9. BIKE PARKING. (SEE TABULATION)
10. PRE-CAST CONC. WHEEL STOP
11. CONC.FILLED GUARD POST 6 DIA. U.N.O. 42" H.
12. EXTERIOR CONC. STAIR.
13. LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
14. ACCESSIBLE ENTRY SIGN.
15. ACCESSIBLE PARKING STALL SIGN.
16. EMPLOYEE PATIO (20'X20'). SEE LANDSCAPE DWG.
17. 8'H TUBE STEEL FENCE.
18. PUMP HOUSE
19. CONCRETE SIDEWALK. SEE CIVIL PLAN.
20. SWING GATE.
21. KNOX BOX LOCATION PER FIRE DEPARTMENT STANDARD.
22. TRASH ENCLOSURE PER CITY STANDARD.
23. TRUNCATED DOME.



OVERALL SITE PLAN (A) scale: 1" = 60'



ENLARGED PARTIAL SITE PLAN (B) scale: 1/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 1/2" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 20')
- LANDSCAPED AREA
- 30' WIDE FIRELANE
- HANDICAP PARKING STALL. (9' X 20') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 20') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949[953]1770
fax: 949[953]0651
email: hpa@hparchs.com

Owner:
Link Industrial Properties
LINK
3401 Etiwanda Avenue
Jurupa Valley, CA. 91752

Project:
DISTRIBUTION FACILITY
Manitou Court
jurupa valley, ca

Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

Title: OVERALL SITE PLAN

Project Number: 19466
Drawn by: J.E.C.
Date: 11/19/21
Revision:

Sheet:
2-DAB-A1.1

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 1/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.
4. 13' X 14' OVERHEAD DOOR W DRAW THRU PACKAGE COMPLETE.
5. WEATHER-STRIPPING PROTECTION ALL AROUND.
6. 3' X 7' HOLLOW METAL DOOR & FRAME. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
7. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD FOR ADA REQUIREMENTS.
8. 2' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
9. ROLLUP METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
10. NOT USED
11. DOCK DOOR BUMPER TYPICAL.
12. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
13. METAL CANOPY.
14. NOT USED.
15. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
16. CONC. FILLED GUARD POST. 8" DIA. U.N.O. 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST – MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED–ON AND THE SECOND COAT TO BE SPRAYED–ON.

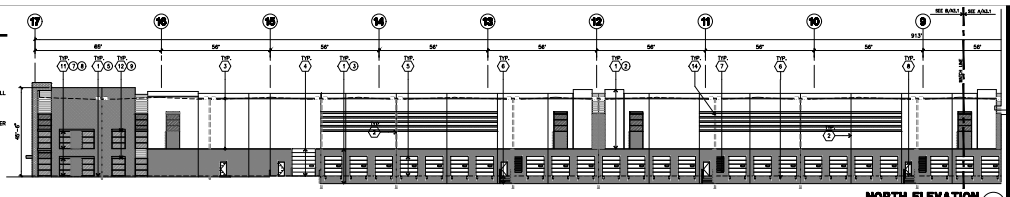
ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7005 PURE WHITE RGB: 237, 236, 230
2. CONCRETE TILT-UP PANEL. COLOR : SW 7036 ORIGINAL WHITE RGB: 215, 213, 207
3. CONCRETE TILT-UP PANEL. COLOR : SW 6002 FOSSIL GRAY RGB: 218, 217, 212
4. CONCRETE TILT-UP PANEL. COLOR : TRUSPA PURA NFC SIDING PLUS SQUARED WALNUT RGB: 91, 75, 61 (TYP. FINISH PER SPEC. 07311)
5. CONCRETE TILT-UP PANEL. COLOR : SW 2819 DOWNING PLATE RGB: 146, 148, 141
6. CONCRETE TILT-UP PANEL. COLOR : SW 7079 WOLF GRAY RGB: 1, 105, 98
7. GLAZING COLOR : BLUE REFLECTIVE GLAZING
8. MULLIONS COLOR : CLEAR ANODIZED
9. CANOPY: HIGH GLOSS/HIGH PERFORMANCE SW 7005 PURE WHITE

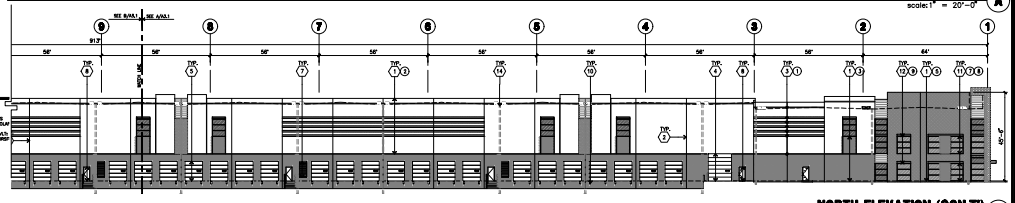
GLAZING LEGEND

NOTED ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

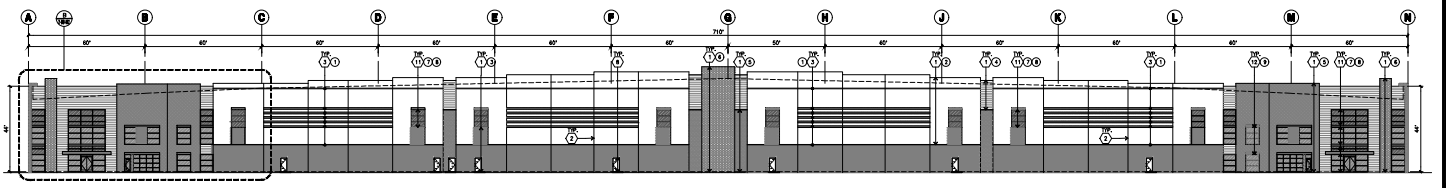
- TEMPERED SPANDREL GLASS
- TEMPERED VISION GLASS
- TEMPERED VISION INSULATED GLASS TYPE: VENDOR: (2) PACPLUS + SOLAR (TYP.) SOLUTIONS 60 (2) CLEAR 1/4" TEMPERED GLASS WITH 1/4" ULTRA 5" INSULATED GLASS WITH 1/4" ARGP AND (2) 1/4" UTEL



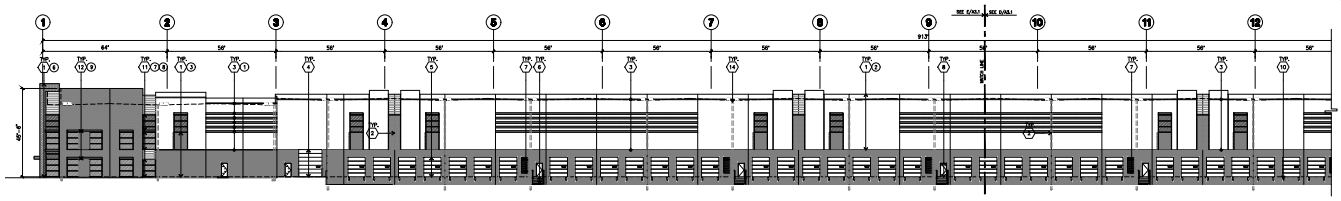
NORTH ELEVATION (A)
scale: 1" = 20'-0"



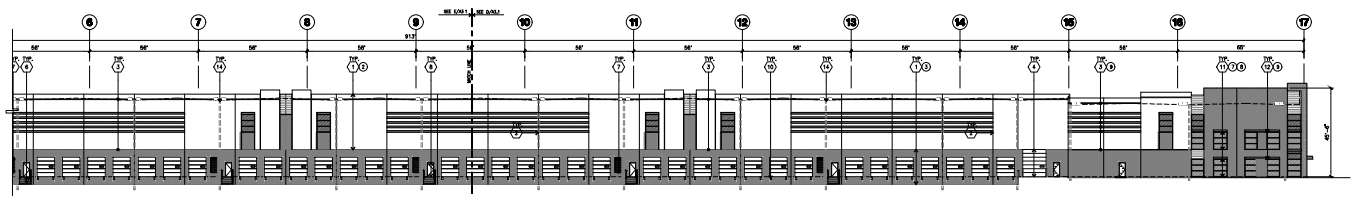
NORTH ELEVATION (CON.T) (B)
scale: 1" = 20'-0"



WEST ELEVATION (C)
scale: 1" = 20'-0"



SOUTH ELEVATION (D)
scale: 1" = 20'-0"



SOUTH ELEVATION (CON.T) (E)
scale: 1" = 20'-0"

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0551
email: hpa@hparchs.com

Owner:
Link Industrial Properties
LINK
3401 Ellwanda Avenue
Jurupa Valley, CA, 91752

Project:
DISTRIBUTION FACILITY
Manitou Court
jurupa valley, ca

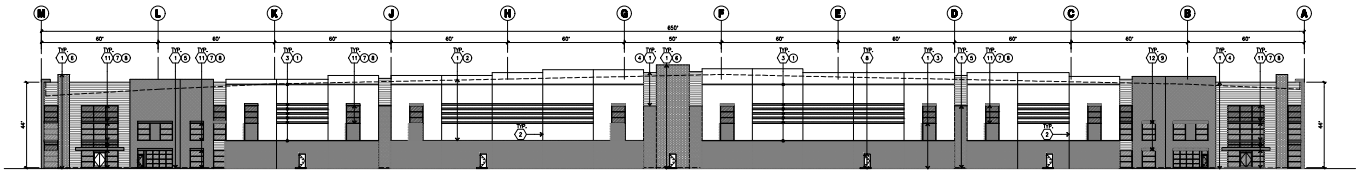
Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

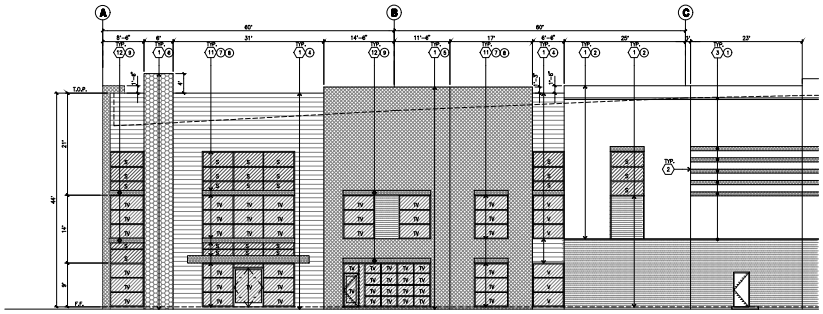
Title: ELEVATIONS

Project Number: 19456
Drawn by: J.E.C.
Date: 11/16/21
Revision:

Sheet:
2-DAB-A3.1



EAST ELEVATION (A)
scale:1" = 20'-0"



ENLARGED WEST ELEVATION (B)
scale:1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. 12' X 14' OVERHEAD DOOR W DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 3'-0" X 7'-0" HM DOOR W/ HM FRAME. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 8'-0 X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. ROLLING METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
9. NOT USED
10. DOCK DOOR BUMPER TYPICAL.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY.
13. NOT USED.
14. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
15. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1	CONCRETE TILT-UP PANEL COLOR	: SW 7005 PURE WHITE RGB: 237, 236, 230
2	CONCRETE TILT-UP PANEL COLOR	: SW 7036 ORIGINAL WHITE RGB: 239, 239, 239
3	CONCRETE TILT-UP PANEL COLOR	: SW 6002 ESSENTIAL GRAY RGB: 219, 217, 212
4	CONCRETE TILT-UP PANEL COLOR	: TRUSPA PURA NFC SIDING PURE ROMANTIC WALNUT RGB: 102, 102, 102 FINISH RGB: 185, 182, 171
5	CONCRETE TILT-UP PANEL COLOR	: SW 6916 DOMINO SLATE RGB: 148, 148, 141
6	CONCRETE TILT-UP PANEL COLOR	: SW 7075 WEB GRAY RGB: 1, 159, 98
7	GLAZING COLOR	: BLUE REFLECTIVE GLAZING
8	MULLIONS COLOR	: CLEAR ANODIZED
9	CANOPY: HIGH GLOSS/HIGH PERFORMANCE	SW 7005 PURE WHITE

GLAZING LEGEND

NOTED ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

S — TEMPERED SPANDREL GLASS

V — TEMPERED VISION GLASS

TV — TEMPERED VISION INSULATED GLASS
PPG VERNEGAL (2) PROFILE + SOLARBAN 70 VALUEWINDOW SS CLEAR
1" INSULATED GLASS WITH 1/2" AIR SPACE
1" INSULATED GLASS WITH 1/2" ARGANCE AND (2) 1/4" LITES

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
Link Industrial Properties

LINK

3401 Ellwanda Avenue
Jurupa Valley, CA, 91752

Project:
DISTRIBUTION FACILITY

Manitou Court
jurupa valley, ca

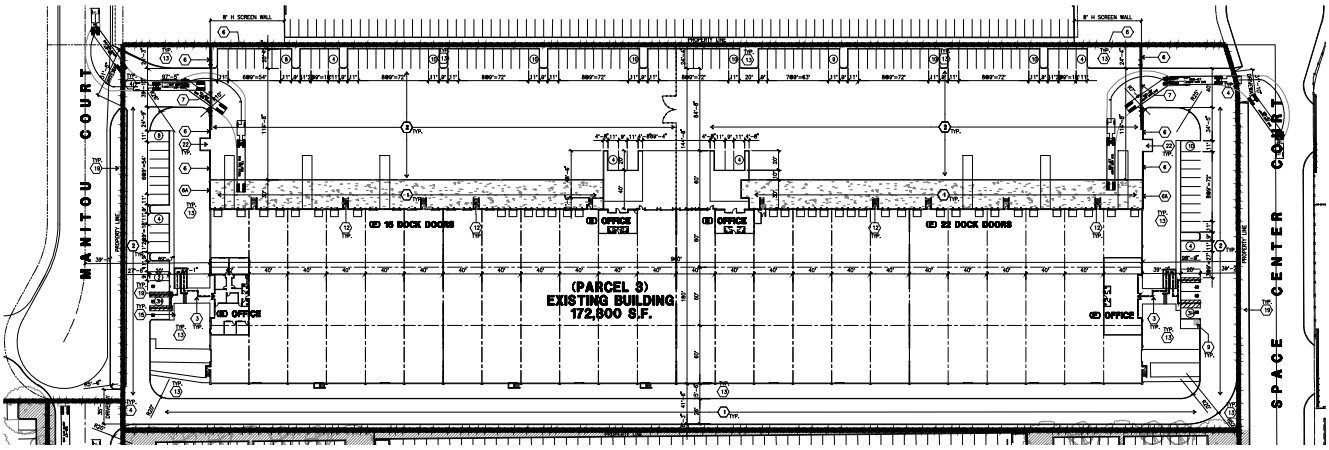
Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

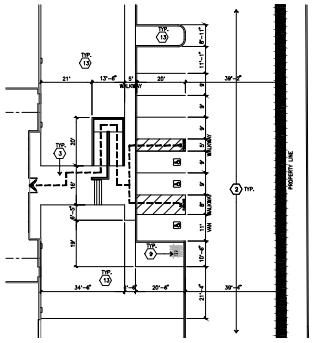
Title: ELEVATIONS

Project Number: 19486
Drawn by: J.E.C.
Date: 11/16/21
Revision:

Sheet:
2-DAB-A3.2



OVERALL SITE PLAN (A)
scale: 1" = 40'



ENLARGED PARTIAL SITE PLAN (B)
scale: 1/16" = 1'-0"

PROJECT DATA

	BUILDING 3	
SITE AREA		
GROSS AREA		
IN S.F.	475,963.64	S.F.
IN ACRES	10.81	AC.
NET AREA		
IN S.F.	455,288	S.F.
IN ACRES	10.5	AC.
BUILDING AREA		
OFFICE	7,938	S.F.
WAREHOUSE	164,862	S.F.
TOTAL	172,800	S.F.
COVERAGE	47.6%	47.3%
AUTO PARKING REQUIRED		
OFFICE: 1 PER 250	32	STALLS
WAREHOUSE: 1 PER 2,000 S.F.	83	STALLS
TOTAL	115	STALLS
AUTO PARKING PROVIDED		
STANDARD 9' x 19'	119	STALLS
ACCESSIBLE 9' x 19'	4	STALLS
ACCESSIBLE VAN 12' x 19'	2	STALLS
EV VAN ACCESSIBLE 12' x 19'		STALLS
EV ACCESSIBLE STD. 9' x 19'		STALLS
EV STANDARD 9' x 19'		STALLS
TOTAL CLEAN AIR VEHICLE 9' x 19'		STALLS
TOTAL	125	STALLS
TRAILER PARKING PROVIDED		
TRAILER 12' x 60'		STALLS
TRAILER 10' x 50'		STALLS
TOTAL		STALLS
BIKE PARKING REQUIRED		
SHORT TERM – 5% OF TOTAL AUTO STALL	7	BIKES
LONG TERM – 5% OF TOTAL AUTO STALL	7	BIKES
BIKE PARKING PROVIDED		
SHORT TERM	7	BIKES
LONG TERM	7	BIKES
LOADING SPACES REQUIRED		
UP TO 1000,000 S.F. = 6 SPACES	6	SPACES
EACH ADDITIONAL 100,000 – 6 PLUS 1	1	SPACES
TOTAL	7	SPACES
LOADING SPACES PROVIDED		
10'W x 35'L x 14'H + 8' FOR FIRE ACCESS	7	SPACES
MAXIMUM BUILDING HEIGHT ALLOWED		
HEIGHT – 50', UP TO 70' IF APPROVED PER SECTION 18.34 ORDINANCE NO. 348		
ZONING ORDINANCE FOR CITY		
ZONING DESIGNATION – MANUFACTURING – MEDIUM (M-M) LAND USE – LI LIGHT INDUSTRIAL		
MAXIMUM FLOOR RATIO		
FAR – 0.35 – 0.60		
SETBACKS		
FRONT –25'		
SIDE – NONE		
REAR – NONE		
ABUTTING RESIDENTIAL – 25'		
LANDSCAPE REQUIREMENT		
PERCENTAGE	10%	
AREA	45,529	S.F.
LANDSCAPE PROVIDED		
PERCENTAGE	13.0%	
LANDSCAPE AREA	59,153	S.F.
ENHANCED PAVING		S.F.
TOTAL	59,153	S.F.

SITE PLAN KEYNOTES (EXISTING)

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING. SEE "C" DRAWINGS.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
5. 5'-4"X5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. 8'H CONCRETE TILT-UP SCREEN WALL.
6A. 8'H CONCRETE TILT-UP SCREEN WALL WITH 8'H RETAINING CONDITION ALONG TRUCK SIDE, TOTAL 14'H WALL.
7. PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS FOR DRIVEWAY. PROVIDE PERFORATED MESH TO GATE AT BACK SIDE, TYP.
8. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E..
9. BIKE PARKING. (SEE TABULATION)
10. PRE-CAST CONC. WHEEL STOP
11. CONCFILLED GUARD POST "6 DIA. U.N.O. 42" H.
12. EXTERIOR CONC. STAIR.
13. LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
14. ACCESSIBLE ENTRY SIGN.
15. ACCESSIBLE PARKING STALL SIGN.
16. EMPLOYEE PATIO (20'X25'). SEE LANDSCAPE DWG.
17. 8'H TUBE STEEL FENCE.
18. PUMP HOUSE
19. CONCRETE SIDEWALK. SEE CIVIL PLAN.
20. SWING GATE.
21. KNOX BOX LOCATION PER FIRE DEPARTMENT STANDARD.
22. TRASH ENCLOSURE PER CITY STANDARD.
23. TRUNCATED DOME.

SITE PLAN GENERAL NOTES (EXISTING)

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 1/2" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE PLAN GENERAL NOTES (EXISTING)

- CONCRETE PAVING. SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 20')
- LANDSCAPED AREA
- HANDICAP PARKING STALL (9' X 20') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 20') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949.863.1770
fax: 949.863.0651
email: hpa@hparchs.com

Owner:
Link Industrial Properties

LINK

3401 Etiwanda Avenue
Jurupa Valley, CA. 91752

Project:

DISTRIBUTION FACILITY

Manitou Court
jurupa valley, ca

Consultants:

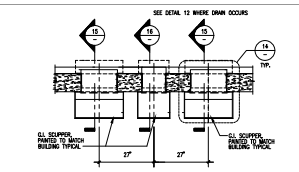
Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape	Hunter Landscape
Fire Protection:	-

Title: OVERALL SITE PLAN

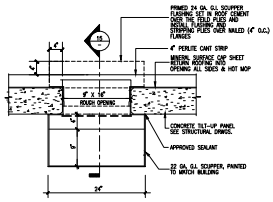
Project Number: 10466
Drawn by: J.E.C.
Date: 11/10/21
Revision:

Sheet:

3-DAB-A1.1

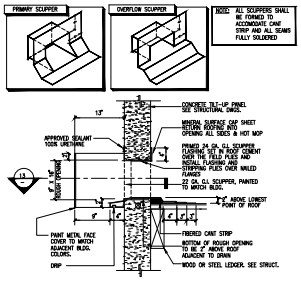


SCUPPERS & DOWNSPOUT PLAN (1)
SCALE: 3/4" = 1'-0"



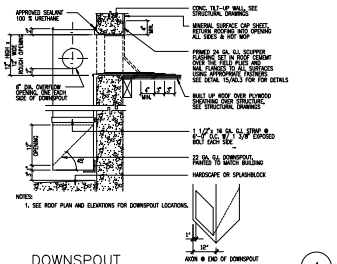
NOTES:
1. SEE ROOF PLAN AND ELEVATIONS FOR OVERFLOW SCUPPER LOCATIONS.
2. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW SCUPPERS SHALL HAVE 3 TIMES THE AREA (MIN.) OF THE ROOF DRAINS

OVERFLOW SCUPPER PLAN (2)
SCALE: 1 1/2" = 1'-0"



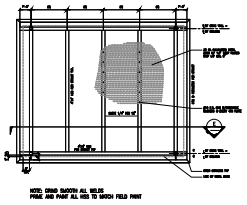
NOTES:
1. SEE ROOF PLAN & ELEVATIONS FOR OVERFLOW SCUPPER LOCATIONS.
2. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW SCUPPERS SHALL HAVE 3 TIMES THE AREA (MIN.) OF THE ROOF DRAINS

OVERFLOW SCUPPER SECTION (3)
SCALE: 1 1/2" = 1'-0"

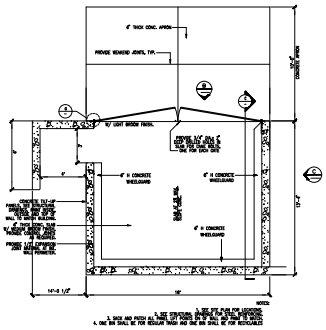


NOTES:
1. SEE ROOF PLAN AND ELEVATIONS FOR DOWNSPOUT LOCATIONS.

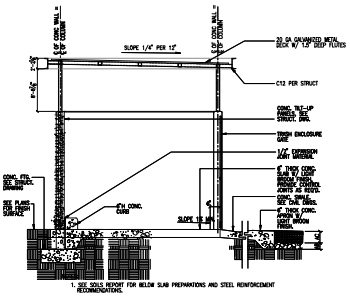
DOWNSPOUT (4)
SCALE: 1"=1'-0"



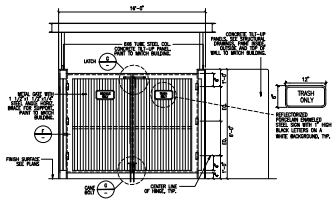
TRASH ENCLOSURE ROOF PLAN (D)
SCALE: 1/4" = 1'-0"



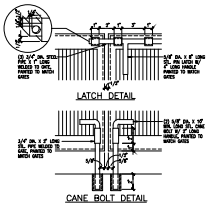
ENLARGED TRASH ENCLOSURE PLAN (A)
SCALE: 1"=10'-0"



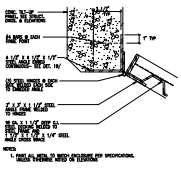
TRASH ENCLOSURE SECTION (E)
SCALE: NTS



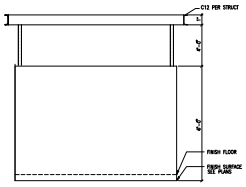
TRASH ENCLOSURE GATE ELEVATION (B)
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE GATE LATCHER (G)
SCALE: NTS



TRASH ENCLOSURE GATE & HINGE (F)
SCALE: NTS



TRASH ENCLOSURE GATE ELEVATION (C)
SCALE: 1/2" = 1'-0"

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel 949•863•1770
fax 949•863•0851
email hpa@hparchs.com

Owner:
Link Industrial Properties
LINK
3401 Ellwanda Avenue
Jurupa Valley, CA, 91752

Project:
DISTRIBUTION FACILITY
BUILDING 1, 2, 3 & 4
Mantou Court
jurupa valley, ca

Consultants:

Civil:	KCT Consultants
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	Hunter Landscape
Fire Protection:	-

Title: Trash enclosure/Downspouts

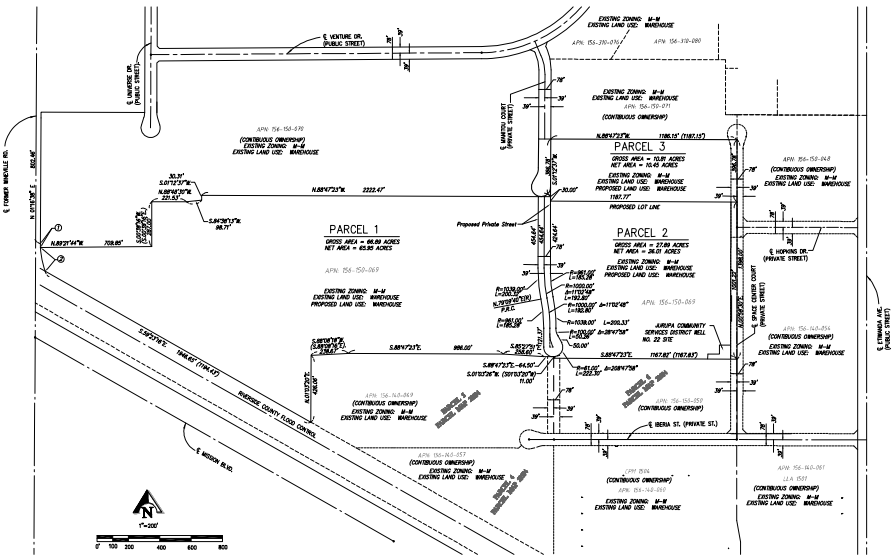
Project Number:	19496
Drawn by:	J.E.C.
Date:	11/16/21
Revision:	

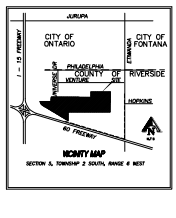
Sheet:
DAB-A4.1

TENTATIVE PARCEL MAP 37872

CITY OF JURUPA VALLEY, CA

SCHEDULE "E" PARCEL SUBDIVISION





SEPARATE PLANS TO ACCOMPANY TENTATIVE PARCEL MAP:

CONCEPTUAL GRADING PLANS AND DRAINAGE PLAN
DEMOLITION PLANS
PRELIMINARY WATER QUALITY MANAGEMENT PLAN
SITE PLAN
LANDSCAPE PLANS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

A SWPPP WILL BE PREPARED AND SUBMITTED TO THE CITY OF JURUPA VALLEY AND TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO GRADING PERMIT APPROVAL.

LEGAL DESCRIPTION:

PARCEL A:

PARCEL B AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 05363, AS EVIDENCED BY DOCUMENT RECORDED JUNE 16, 2011 AS INSTRUMENT NO. 2011-0266774 OF OFFICIAL RECORDS, BEING MOR PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF PARCEL 2 OF PARCEL MAP NO 23836-2 FILED ON MARCH 23, 1990 IN BOOK 163, PAGES 12 THROUGH 15 OF PARCEL MAPS, RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 NORTH 89°47'23" WEST, A DISTANCE OF 659.92 FEET; THENCE SOUTH 01°06'54" WEST, A DISTANCE OF 36.15 FEET ALONG THE WESTERLY LINE OF PARCEL 1 OF LOT LINE ADJUSTMENT 6174 RECORDED DECEMBER 2, 1999 AS INSTRUMENT NO. 1999-526091 OF OFFICIAL RECORDS; THENCE SOUTH 01°06'54" WEST A DISTANCE OF 788.81 FEET ALONG THE WESTERLY LINE OF PARCEL 3 OF SAID LOT LINE ADJUSTMENT 4174 TO A TANGENT CURVE CONCAVE EASTERLY OF RADIUS 5084.85 FEET; THENCE ALONG SAID CURVE DISTANCE OF 35.53 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 156.20 FEET; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES COMMON WITH LOT LINE ADJUSTMENT NO. 4298 RECORDED MAY 2, 2001 AS INSTRUMENT NO. 2001-189194 OF OFFICIAL RECORDS:

SOUTH 59°23'06" EAST A DISTANCE OF 1949.65 FEET (1194.43 FEET);
NORTH 01°03'07" EAST A DISTANCE OF 428.08 FEET;
SOUTH 89°59'06" WEST (SOUTH 89°06'16" EAST) A DISTANCE OF 238.67 FEET;
SOUTH 00°12'53" EAST A DISTANCE OF 184.50 FEET;
SOUTH 89°27'07" EAST, A DISTANCE OF 258.60 FEET;
SOUTH 00°12'53" EAST, A DISTANCE OF 64.50 FEET;
SOUTH 01°03'26" EAST, (SOUTH 01°03'20" WEST) A DISTANCE OF 11.00 FEET;
SOUTH 89°47'23" EAST, A DISTANCE OF 1187.82 FEET (1187.83 FEET);
NORTH 00°58'30" EAST, A DISTANCE OF 1308.00 FEET;
NORTH 89°47'23" WEST, A DISTANCE OF 1186.15 FEET (1187.15 FEET);
SOUTH 00°12'37" WEST, A DISTANCE OF 368.78 FEET;
SOUTH 89°47'23" WEST, A DISTANCE OF 2222.47 FEET;
SOUTH 01°12'37" WEST, A DISTANCE OF 30.31 FEET;
SOUTH 84°38'13" WEST, A DISTANCE OF 98.71 FEET;

THENCE DEPARTING FROM SAID LOT LINE ADJUSTMENT COURSES AND DISTANCES NORTH 89°46'39" WEST, A DISTANCE OF 231.53 FEET; THENCE SOUTH 00°38'14" WEST (SOUTH 00°38'16" EAST), A DISTANCE OF 267.00 FEET; THENCE NORTH 89°21'44" WEST, A DISTANCE OF 709.85 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS PARCEL A CONVEYED TO JURUPA COMMUNITY SERVICES DISTRICT IN A GRANT DEED RECORDED NOVEMBER 18, 2008 AS INSTRUMENT NO. 2008-570045 OF OFFICIAL RECORDS.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS OVER PRIVATE ROAD, IBERIA STREET, SPACE CENTER COURT, HOPKINS STREET AND MANITOU COURT AS MORE FULLY DESCRIBED IN SECTIONS 1A AND 1B OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED MAY 16, 2014 AND RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 2014-0226052 OF OFFICIAL RECORDS.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR UTILITY MAINTENANCE OVER PRIVATE ROAD, IBERIA STREET, SPACE CENTER COURT, HOPKINS STREET AND MANITOU COURT AS MORE FULLY DESCRIBED IN SECTIONS 2A AND 2B OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED MAY 16, 2014 AND RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 2014-0226052 OF OFFICIAL RECORDS.

APN: 156-150-069-5

ZONING AND LAND USE:

ZONING: M-M
GENERAL PLAN DESIGNATION: MLD
EXISTING LAND USE: WAREHOUSE
PROPOSED LAND USE: WAREHOUSES

PROJECT DATA:

TOTAL PROJECT SITE: 105.59 ACRES
NUMBER OF PROPOSED PARCELS: 3
PARCEL 1: GROSS=66.89 AC/NET=63.85 AC.
PARCEL 2: GROSS=27.89 AC/NET=26.01 AC.
PARCEL 3: GROSS=10.81 AC/NET=10.45 AC

PROJECT DATA:

AERIAL TOPOGRAPHIC MAPPING COMPILED BY INLAND AERIAL SURVEYS, INC.
DATE OF PHOTOGRAPHY: 02-20-2009

PROJECT REPRESENTATIVES AND UTILITY PROVIDERS

OWNER/APPLICANT
BRE SPACE MIRA LOMA INC.
3401 ETIWANDA AVENUE, LEASING OFFICE
JURUPA VALLEY, CA91752
PHONE: 951-685-5201

CIVIL ENGINEER
KCT CONSULTANTS, INC.
4344 LATHAM STREET, #200
RIVERSIDE, CA 92501
PHONE: 951-341-0840

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT
3924 RIVERSIDE DRIVE
RIVERSIDE, CA 92504
PHONE: 951-360-2757

TELEPHONE
VERIZON
3073 ADAMS STREET, ROOM 120
RIVERSIDE, CA 92504
PHONE: 951-681-2355

SEWER AND WATER
JURUPA COMMUNITY SERVICES DISTRICT
11201 HARRISON STREET
JURUPA VALLEY, CA 91752
PHONE: 951-685-7434

ELECTRIC
SOUTHERN CALIFORNIA EDISON CO.
14401 EAST FRANCIS AVENUE
ONTARIO, CA 91761
PHONE: 909-930-8591

GAS
JURUPA COMMUNITY SERVICES DISTRICT
4460 HOWARD STREET
RIVERSIDE, CA 92507
PHONE: 951-335-7674

CABLE
CROWN CABLE T.V. INC.

PROJECT NOTES

THIS TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS LAND DIVIDED.

THE DRAINAGE FACILITIES WILL BE DESIGNED TO CONVEY THE 100-YEAR STORM FLOWS.

THIS FACILITY SHALL COMPLY WITH CURRENT DISABILITY ACCESS REQUIREMENTS.

THIS SITE IS NOT WITHIN AN AUGUST-PRIOLO SPECIAL STUDIES ZONE, HAZARD MANAGEMENT ZONE, OR LIQUIFACTION ZONE.

THE SITE IS NOT WITHIN A FLOOD HAZARD ZONE. BASED ON A REVIEW OF FEMA, THE SITE IS IN ZONE DESIGNATION "X" (AREAS OF MODERATE OR MINIMAL FLOOD HAZARD) MAP NO: 06065C0018G DATED 08-28-2018.

FINAL LANDSCAPE AND IRRIGATION PLANS WILL BE SUBMITTED PRIOR TO BUILDING PERMIT ISSUANCE.

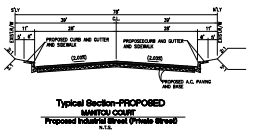
THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOR HAZARD.

ALL EXISTING BUILDINGS AND SURFACE WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED.

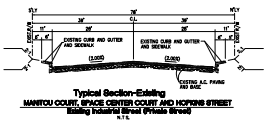
THERE ARE NO KNOWN ARCHAEOLOGICAL AND/OR HISTORICAL STRUCTURES ON-SITE.

THERE ARE NO KNOWN ENGANGERED OR SPECIMEN VEGETATION LOCATED ON-SITE.

NO PROJECT PHASING IS PROPOSED.



Typical Section-PROPOSED
MANITOU COURT
Proposed Industrial Street (Private Street)
N.T.S.



Typical Section-Existing
MANITOU COURT, SPACE CENTER COURT AND HOPKINS STREET
Existing Industrial Street (Private Street)
N.T.S.

PLOTTED EASEMENTS: 3

(SEE SHEET NO. 2 FOR LOCATION OF EASEMENTS)

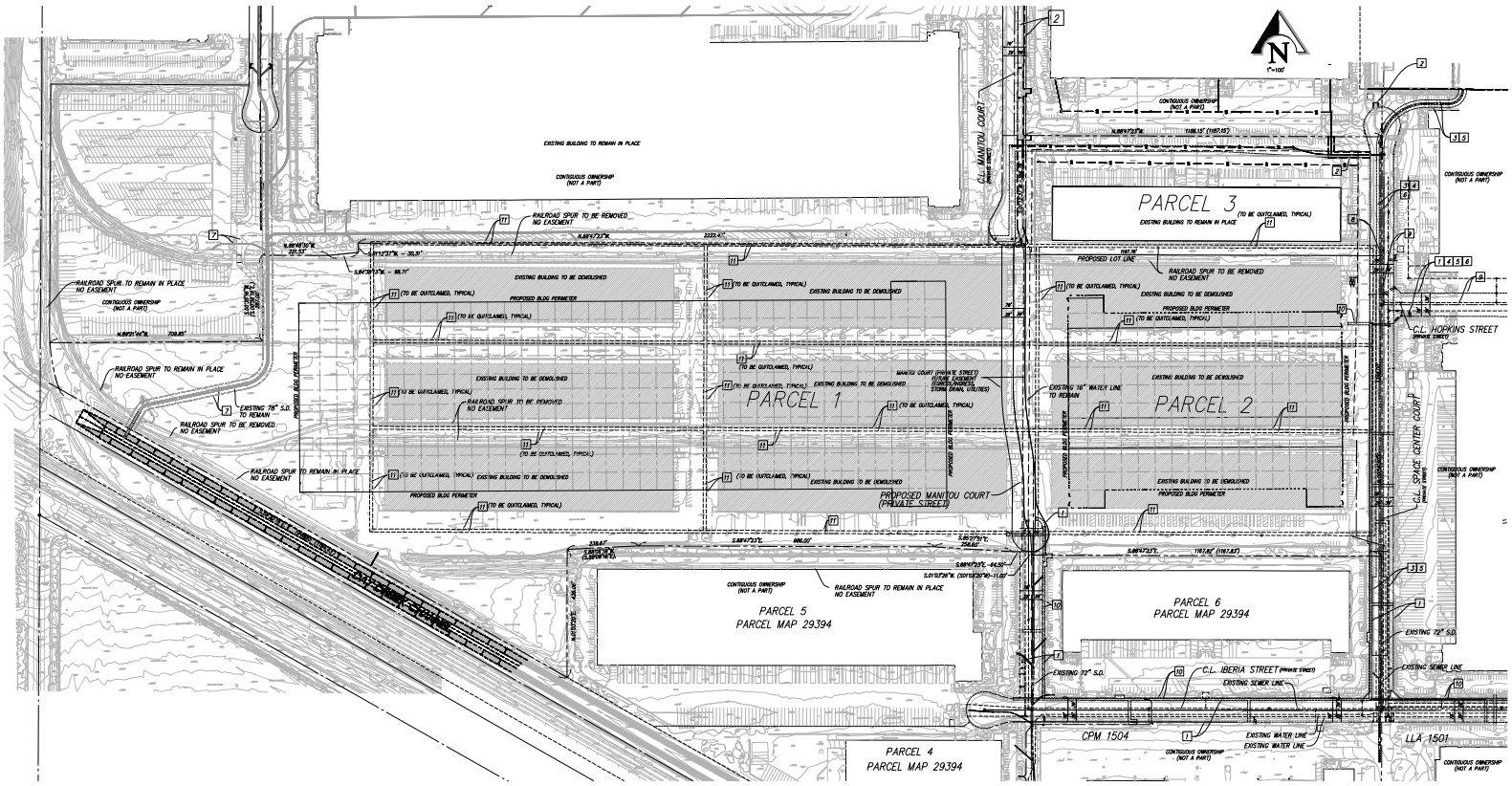
1. AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 04, 1999 AS INSTRUMENT NO. 1999-349975 OF OFFICIAL RECORDS.
   IN FAVOR OF: PACIFIC BELL
   AFFECTS: AS DESCRIBED THEREIN
2. AN EASEMENT FOR SEWER UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 09, 1997 AS INSTRUMENT NO. 367299 OF OFFICIAL RECORDS.
   IN FAVOR OF: JURUPA COMMUNITY SERVICES DISTRICT
   AFFECTS: AS DESCRIBED THEREIN
3. AN OFFER OF DEDICATION FOR STORM DRAIN AND FLOOD CONTROL PURPOSES, INCLUDING ACCESS THERETO AND INCIDENTAL PURPOSES, RECORDED APRIL 09, 1999 AS INSTRUMENT NO. 142243 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF RIVERSIDE
   AFFECTS: AS DESCRIBED THEREIN
4. AN EASEMENT FOR CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, AND UTILIZE A PIPELINE OR PIPELINES FOR ALL PURPOSES, TOGETHER WITH ALL APPURTENANCES AND APPURTENANCES WITHIN THE PORT OF ONT, INCLUDING, BUT NOT LIMITED TO, CABLES FOR COMMUNICATION PURPOSES, AND INCIDENTAL PURPOSES AND OTHER INCIDENTAL PURPOSES, RECORDED MAY 15, 1967 AS INSTRUMENT NO. 71-6001 OF OFFICIAL RECORDS.
   IN FAVOR OF: JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY
   AFFECTS: AS DESCRIBED THEREIN
5. AN OFFER OF DEDICATION FOR STORM DRAIN AND FLOOD CONTROL PURPOSES, INCLUDING ACCESS THERETO, AND PARCEL 2, AN ACCESS EASEMENT AND INCIDENTAL PURPOSES, RECORDED JANUARY 08, 1987 AS INSTRUMENT NO. 007879 OF OFFICIAL RECORDS.
   TO: COUNTY OF RIVERSIDE
6. AN EASEMENT FOR CONSTRUCT AND MAINTAIN (PLACE, OPERATE, INSPECT, REPAIR, REPLACE AND REMOVE) SUCH UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1997 AS INSTRUMENT NO. 348177 OF OFFICIAL RECORDS.
   IN FAVOR OF: PACIFIC BELL
   AFFECTS: AS DESCRIBED THEREIN
7. AN EASEMENT FOR CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION, AND MAINTENANCE OF AN UNDERGROUND STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED JULY 26, 2002 AS INSTRUMENT NO. 2021-411787 OF OFFICIAL RECORDS.
   IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
   AFFECTS: AS DESCRIBED THEREIN.
8. AN EASEMENT FOR PUBLIC RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS FOR THE MAINTENANCE AND SERVICING OF THE STREET LIGHTS FOR THE PORTION OF SPACE CENTER COURT AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 2013 AS INSTRUMENT NO. 2013-0138723 OF OFFICIAL RECORDS.
   IN FAVOR OF: JURUPA COMMUNITY SERVICES DISTRICT, A PUBLIC AGENCY
   AFFECTS: AS DESCRIBED THEREIN
9. AN EASEMENT FOR PUBLIC RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS FOR THE MAINTENANCE AND SERVICING OF THE STREET LIGHTS FOR THE PORTION OF HOPKINS STREET AND A PORTION OF SPACE CENTER COURT AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 2013 AS INSTRUMENT NO. 2013-0138723 OF OFFICIAL RECORDS.
   IN FAVOR OF: JURUPA COMMUNITY SERVICES DISTRICT, A PUBLIC AGENCY
   AFFECTS: AS DESCRIBED THEREIN
10. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JUNE 27, 2000 AS INSTRUMENT NO. 2000-248953 OF OFFICIAL RECORDS.
    IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
    AFFECTS: AS DESCRIBED THEREIN.
11. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 08, 1949 AS INSTRUMENT NO. 11967 OF OFFICIAL RECORDS.
    IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
    AFFECTS: AS DESCRIBED THEREIN.

(THIS EASEMENT TO BE QUIT CLAMED)

NOTE:

1. SEE SHEET NO. 2 FOR PLOTTED EASEMENTS.
2. SEE SHEET NO. 2 FOR EXISTING SITE TOPOGRAPHY
3. ALL EXISTING RAILROAD SPURS TO BE DELETED UNLESS NOTED OTHERWISE. NO RAILROAD EASEMENT ARE PROVIDED SINCE THESE ARE PRIVATE ENTITY.
4. MANITOU COURT IS A PRIVATE STREET AND WILL BE MAINTAINED BY THE OWNER. EASEMENT FOR EGRESS/INGRESS, UTILITIES, AND STORM DRAIN WILL BE PROVIDED.

KCT CONSULTANTS, INC.
Civil Engineers • Surveyors • Planners
P.O. Box 5700 Riverside, CA 92517-5700 Phone: (951) 341-0840 Fax: (951) 341-0845
4344 Latham St., Suite 200 Riverside, CA 92501 Email: info@kctcivil.com



TENTATIVE PARCEL MAP 37872

CITY OF JURUPA VALLEY, CA

SCHEDULE "E" PARCEL SUBDIVISION

KCT CONSULTANTS, INC.

Civil Engineers • Surveyors • Planners

SHT. 2 OF 2

BLDG 1
TOTAL PARKING STALL AREA
73,710 SQUARE FEET

TOTAL PARKING STALL SHADE
48,849 SQUARE FEET. EQUIVALENT TO 66% SHADE

BLDG 2
TOTAL PARKING STALL AREA
72,774 SQUARE FEET

TOTAL PARKING STALL SHADE
38,394 SQUARE FEET. EQUIVALENT TO 53% SHADE

Shading Plan

AB1881 CALCULATIONS
BUILDING 1
MAWU = 52.2 X .4 X 196,216 S.F. X .62 = 2,540,134 GALLONS
EAWU
52.2 X .4 X 196,216 S.F. X .62 = 2,540,134 GALLONS
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MAWU = 52.2 X .4 X 124,110 S.F. X .62 = 1,606,678 GALLONS
EAWU
52.2 X .4 X 124,110 S.F. X .62 = 1,606,678 GALLONS

WATER CONSERVATION STATEMENT

1. AUTOMATIC IRRIGATION CONTROLLER
2. SEPARATE TURF AND SHRUB IRRIGATION.
3. MULCH COVER IN SHRUB AND GROUND COVER AREAS.
4. SEPARATE HYDROZONES.

STATIC PRESSURE 73

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	Cinnamomum camphora Camphor Tree	36" Box 48" Box	110 24
	Melaleuca quinquenervia Cajput Tree	24" Box	106
	Pinus canariensis Canary Island Pine	24" Box	5
	Pinus eldarica Afghan Pine	24" Box	83
	Pyrus calleryana Ornamental Pear	Existing	23
	Schinus molle California Pepper	36" Box	67

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	Arbutus unedo Strawberry Tree	5 Gal	L
	Calliandra californica Baja Fairy Duster	5 Gal	L
	Lavendula 'Goodwin Creek Grey' Lavender	1 Gal	L
	Ligustrum j. 'Texanum' Texas Privet	5 Gal	M
	Leucophyllum f. 'Green Cloud' "Texas Ranger	5 Gal	L
	Rhamnus californica Coffeeberry	5 Gal	L
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal	L
	Salvia greggii Autumn Sage	5 Gal	L
	Senna artemisioides Feathery Cassia	5 Gal	L
	Westringia fruticosa Coast Rosemary	5 Gal	L

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	Agave vilmoriniana Agave	5 Gal	L
	Anigozanthos flavidus Kangaroo Paw	5 Gal	L
	Dasylirion wheeleri Desert Spoon	5 Gal	L
	Hesperaloe parviflora Red Yucca	5 Gal	L
	Muhlenbergia rigens Deergrass	5 Gal	M
	Pennisetum s. 'Cupreum' Purple Fountain Grass	5 Gal	L

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
	Acacia redolens 'Low Boy' Acacia	1 Gal	6' O.C.	L
	Baccharis pilularis Coyote Bush	1 Gal	24" O.C.	L
	Carex praegracilis Cluster Field Sedge	Seed	Hydro-Seed	L
	Lantana montevidensis Purple and White Lantana	1 Gal	24" O.C.	L
	Leymus c. 'Canyon Prince' California Rye Grass	1 Gal	24" O.C.	L
	Rosa californica California Wild Rose	2 Gal	30" O.C.	L
	Rosmarinus o. 'Prostratus' Prostrate Rosemary	1 Gal	30" O.C.	L
	Parthenocissus tricuspidata Boston Ivy	1 GAL	0	

NATIVE HYDROSEED MIX

ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
VULPIA MICROSTACHYS	NCN
NASSELLA PULCHRA	NCN
LOTUS SCOPARIUS	NCN
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
ARTEMISIA CALIFORNICA	CALIFORNIA SAGE BRUSH
EROPHYLLUM CONFERFLORUM	NCN
ESCHSCHLOZIA CALIFORNICA	CALIFORNIA POPPY
PHACELLA CAMPANULARIA	NCN
LASTHENIA CALIFORNICA	NCN

SWALE MIX: AVAILABLE FROM SANDERS HYDROSEEDING, INC.
4 LBS/AC AGROSTIS PALLENS
8 LBS/AC NASSELLA CERNUA
5 LBS/AC MUHLENBERGIA RIGENS
3 LBS/AC HORDEUM DEPRESSUM
2 LBS/AC MELICA IMPERFECTA
8 LBS/AC VULPIA MICROSTACHYS
7 LBS/AC MUHLENBERGIA MIRCOSPERMA

SHEET 1

Manitou Ct.

19-112
08.21.21 11.17.21
10.06.21
10.27.21
11.16.21

Jurupa Valley, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

PLANTING LEGEND

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ARTEMISIA CALIFORNICA	CALIFORNIA SAGE BRUSH
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2 LBS/AC MELICA IMPURE ECTA
5 LBS/AC VULPIA MICROSTACHYS
.1 LBS/AC MUHLENBERGIA MRCOSIFORMA

BLDG 1
TOTAL PARKING STALL AREA
73,710 SQUARE FEET

TOTAL PARKING STALL SHADE
48,849 SQUARE FEET. EQUIVALENT TO 66% SHADE

BLDG 2
TOTAL PARKING STALL AREA
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STATIC PRESSURE 73

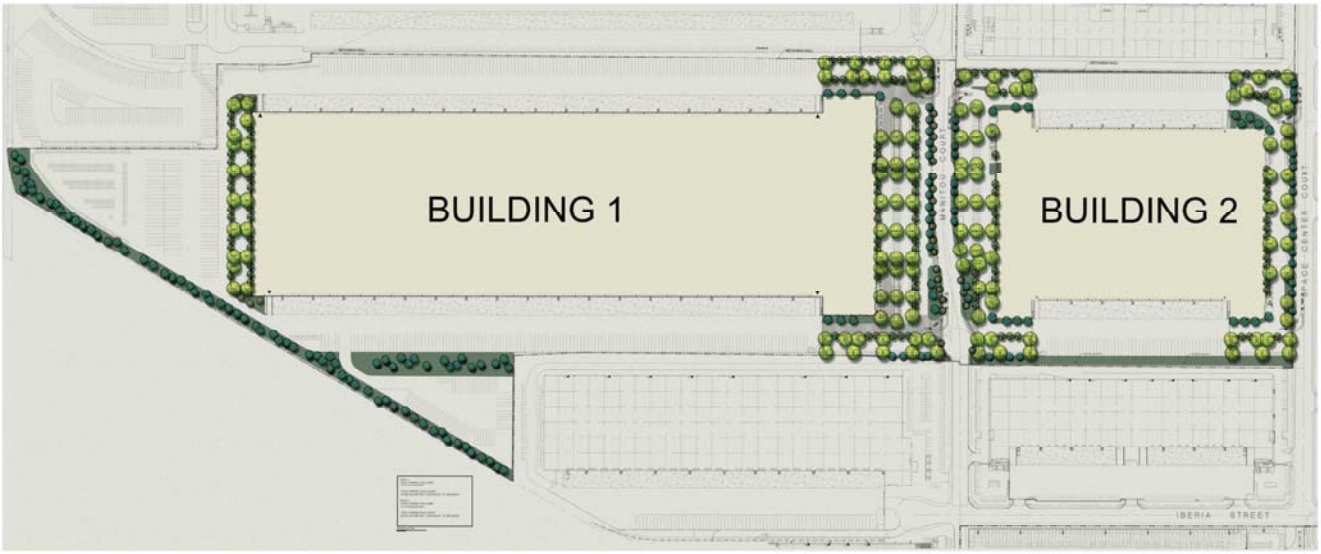
SHEET 2

Manitou Ct.

19-112
08.21.21 11.17.21
10.04.21
10.27.21
11.16.21

Jurupa Valley, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408



N.T.S.

Manitou Ct.

19-112
08.31.21 11.17.21
10.05.21
10.27.21
11.16.21

Jurupa Valley, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

HPA architecture

18831 BARDEEN AVE. - STE. #100 IRVINE, CA 92612
TEL: 949.863.1770 FAX: 949.863.0851 EMAIL: HPA@HPAARCHS.COM

Manitou Ct. Logistics Center Perspective View

City of Jurupa Valley, CA

#19496
11. 16. 2021

LINK

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

MANITOU COURT ELEVATION - EAST ELEVATION

ENLARGED OFFICE ELEVATION @ EAST ELEVATION

ENLARGED OFFICE ELEVATION @ SOUTH ELEVATION

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Manitou Ct. Logistics Center Building 1 Elevations

City of Jurupa Valley, CA

#19496
11. 16. 2021

LINK

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

MANITOU COURT ELEVATION - EAST ELEVATION

ENLARGED OFFICE ELEVATION @ EAST ELEVATION

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Manitou Ct. Logistics Center Building 2 Elevations

City of Jurupa Valley, CA

#19496
11. 16. 2021

LINK

RETURN TO AGENDA

STAFF REPORT

DATE: **DECEMBER 8, 2021**

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

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

BY: **ROCIO LOPEZ, SENIOR PLANNER**

SUBJECT: **AGENDA ITEM NO. 6.2**

MASTER APPLICATION (MA) NO. 21265: 4TH REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) NO. 36827 – SCHEDULE "A" SUBDIVISION OF 3.35- ACRE PARCEL INTO 13 SINGLE-FAMILY RESIDENTIAL LOTS

LOCATION: NORTH OF 45TH STREET, EAST OF GOLDEN WEST AVENUE AND WEST OF OPAL STREET (APN: 182-361-009)

APPLICANT: RIXON KIEN, INVESTMENT CITY, LLC

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-12-08-02 approving the fourth one-year Extension of Time for Tentative Tract Map (TTM) No. 36827, subject to the previously adopted Conditions of Approval.

PROJECT DESCRIPTION

The Applicant ("Applicant" or "Rixon Kien") requests a 4th one (1) year Extension of Time (EOT) for TTM36827, a Schedule "A" subdivision of a 3.35-acre parcel into 13 single-family residential lots with a public street and a water quality basin. The minimum residential lot size is 7,200 square feet with average lot widths of 60 feet and average lot depths of 100 feet. No changes are being proposed to the subdivision's design or layout.

TABLE 1: GENERAL PROJECT INFORMATION	
Project Area	3.35 gross acres
General Plan Land Use Designation	Medium Density Residential (MDR)
Zoning	R-1 (One Family Dwellings)
Existing Land Use	Undeveloped

LOCATION

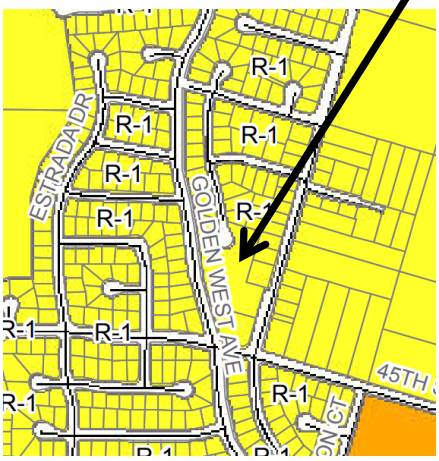
As shown on Exhibit 1, the site is located between Golden West Avenue and Opal Street, north of 45th Street and at the terminus of Ridgewood Drive. The property is surrounded by single-family homes to the north, south, east and west. Exhibit 2 provides zoning and land use designations of the site and surrounding parcels.

EXHIBIT 1: SITE LOCATION MAP

EXHIBIT 2: LAND USE AND ZONING MAPS

MDR – Medium Density Residential

R-1 (One Family Dwellings)



BACKGROUND

The Planning Commission originally approved TTM36827 and Variance No. 1501 on April 22, 2015, with an expiration date of April 22, 2018. See Attachment 3 for the staff report. The City Council was informed of the Planning Commission's approval on May 7, 2015.

While TTM36827 was set to expire on April 22, 2018, the Applicant submitted an application for the first Extension of Time (EOT) prior to the expiration date. The Planning Commission approved the following extensions of time for TTM36827 with the corresponding dates:

- First one-year extension of time was approved on May 23, 2018 providing an extension of the approval period to April 22, 2019.
- Second one-year extension was approved on May 8, 2019 providing an extension of the approval period to April 22, 2020.
- Third one-year extension was approved on March 25, 2020 providing an extension of the approval period to April 22, 2021.

TTM36827 was approved to allow for the subdivision of a 3.35-acre parcel into 13 single-family residential lots with a public street and a water quality basin. The minimum residential lot size is 7,200 square feet with average lot widths of 60 feet and average lot depths of 100 feet. Variance No. 1501 was approved for a 2.90-foot deviation from the required average lot depth of 100 feet for Lot 13. Lot 13 is proposed with an average lot depth of 97.10 feet. The approved Tentative Tract Map is provided as Attachment No. 5.

TITLE 7 – SUBDIVISIONS / CHAPTER 7.15. - TENTATIVE MAPS

Section 7.15.230.A of Chapter 7.15 of the Municipal Code provides the Planning Commission authority to extend an approved or conditionally approved tentative map for a period or periods not exceeding a total of six (6) years upon application of the subdivider filed prior to the expiration of the tentative map.

Under AB1561, the City Attorney determined that TTM36827 is automatically extended through October 22, 2021, adding an additional six (6) months to the 12-month EOT for the map which would have expired on April 22, 2021.

While TTM36827 was set to expire on October 22, 2021, the Applicant timely filed an application for an EOT on September 13, 2021 (prior to the expiration date). Therefore, this is the fourth request for a one (1) year EOT with a future expiration date of October 22, 2022. There are no changes proposed to the previously approved map design or layout. The purpose of the EOT is to allow the applicant enough time to process the final map.

With respect to approved Variance No. 1501, Section 9.240.270. (Variances) states:

> *E. Use of variance*. Any variance that is granted shall be used within one (1) year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three (3) years, *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.*

As such, the approval of the EOT for TTM36827 concurrently extends the life of Variance No. 1501 for the same period of time.

ANALYSIS

The adopted conditions of approval for TTM36827 (see Exhibit A of Attachment 1) remain adequate and consistent with the Municipal Code and General Plan. Additionally, the map is consistent with the goals and policies within the Housing Element including, but not limited to:

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

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

During the interagency review process, no agency or department expressed any concerns with the requested EOT. It is determined that the map is consistent with the Title 7, Subdivisions, of the Municipal Code and with the State's Subdivision Map Act. Previously adopted conditions of approval from TTM36827 are still recommended.

Status of Final Map

The Applicant indicates that the final map has been submitted to the Engineering Department and the Applicant is working on addressing corrections from Engineering Department. The Applicant anticipates having the final map recorded prior to the requested October 22, 2022 expiration date.

ENVIRONMENTAL REVIEW

On April 22, 2015, the City adopted a Mitigated Negative Declaration (MND) for the project in compliance with CEQA. The EOT request has been evaluated against the previous analysis in the MND to ensure that extending the approval time does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

The City finds that the analyses and the conclusions in the adopted MND remain valid. The project, for an extension, does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. Therefore, the EOT request is "within the scope" of the previously adopted CEQA document and a Previous Environmental Review Determination (PERD) was prepared, see Attachment 4. According to the Public Resources Code §21166 and CEQA Guidelines §15162, CEQA does not require the preparation of any further environmental review.

CONCLUSION

The proposed extension of time for TTM36827 is in conformance with the Municipal Code and General Plan. The subject site is physically suitable for the type of the development and proposed land use. The design of the project will not cause substantial environmental damage, harm any wildlife, nor cause serious public health problems, as demonstrated in the Initial Study and Mitigated Negative Declaration adopted for this project and as further analyzed by the City.

Prepared by:

Rocio Lopez
Senior Planner

Submitted by:

Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Planning Commission Resolution No. 202-12-08-XX
2. Adopted Planning Commission Resolution No. 2015-04-22-01 (with Attachments)
3. Planning Commission Staff Report (dated April 22, 2015 without exhibits)
4. Previous Environmental Document Review Determination (dated: October 11, 2021)
5. Approved TTM36827 (Dated 1-20-15)
6. Applicant's Request for EOT (9-16-21)

ATTACHMENT NO. 1

Planning Commission Resolution No. 2021-12-08-02

RESOLUTION NO. 2021-12-08-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING A FOURTH ONE-YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 36827 FOR A SCHEDULE "A" SUBDIVISION OF APPROXIMATELY 3.35 GROSS ACRES OF REAL PROPERTY LOCATED NORTH OF 45TH STREET, EAST OF GOLDEN WEST AVENUE, AND WEST OF OPAL STREET (APN: 182-361-009) IN THE ONE FAMILY DWELLINGS (R-1) ZONE, AND DETERMINING NO FURTHER CEQA REVIEW REQUIRED

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

Section 1. **Project**. Rixon Kein, on behalf of Investment City LLC (the "Applicant") has applied for a fourth one-year Extension of Time for Tentative Tract Map No. 36827 (Master Application No. 21265 or MA No. 21265) for a Schedule "A" subdivision of 3.35 acres into 13 single family residential lots with a public street labeled "Lot A" and a water quality basin labeled "Lot B" on real property located north of 45th Street, east of Golden West Avenue, and west of Opal Street (APN: 182-361-009) in the One Family Dwellings (R-1) Zone and designated Medium Density Residential (MDR) (the "Project").

Section 2. **Extension of Time**.

(a) The Applicant is seeking approval of a fourth one-year extension of time for Tentative Tract Map No. 36827 to subdivide approximately 3.35 acres of real property located north of 45th Street, east of Golden West Avenue, and west of Opal Street (APN: 182-361-009).

(b) The Planning Commission approved Tentative Tract Map No. 36827 on April 22, 2015, with an expiration date of April 22, 2018.

(c) On May 23, 2018, the Planning Commission approved a one-year Extension of Time for Tentative Tract Map No. 36827 (Master Application No. 18064), extending the life of Tentative Tract Map No. 36827 to April 22, 2019.

(d) On May 8, 2019, the Planning Commission approved a second one-year Extension of Time for Tentative Tract Map No. 36827 (Master Application No. 19070), extending the life of Tentative Tract Map No. 36827 to April 22, 2020.

(e) On March 25, 2020, the Planning Commission approved a third one-year Extension of Time for Tentative Tract Map No. 36827 (Master Application No. 21265), extending the life of Tentative Tract Map No. 36827 to April 22, 2021.

(f) Effective January 1, 2021, Assembly Bill ("AB") 1561, adding Government Code Section 65914.5, automatically extended Tentative Tract Map No. 36827 to October 22, 2021.

(g) The Applicant filed an application for a fourth one-year extension of time for Tentative Tract Map No. 36827 on September 13, 2021, prior to the October 22, 2021 expiration date.

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

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

(a) The application for MA No. 21265 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 December 8, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 21265, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing.

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

Section 4. **California Environmental Quality Act Findings**.

(a) Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City staff has considered the potential environmental impacts of the fourth one-year Extension of Time for Tentative Tract Map No. 36827. City staff has also reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) prepared for Tentative Tract Map No. 36827 and approved by the Planning Commission on April 22, 2015, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior IS/MND. All potential environmental impacts associated with Tentative Tract Map No. 36827 and the fourth one-year Extension of Time for Tentative Tract Map No. 36827 are adequately addressed by the prior IS/MND, and the mitigation measures contained in the prior IS/MND will reduce those impacts to a level that is less than significant.

(b) The Planning Commission has independently reviewed the Previous Environmental Document Review Determination, and based upon the whole record before it, the Previous Environmental Document Review Determination, and its independent review and

judgment, finds that that the Project, as modified, is not subject to further environmental review pursuant to the Guidelines because:

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

2) All potential environmental impacts associated with Tentative Tract Map No. 36827 and the fourth one-year Extension of Time for Tentative Tract Map No. 36827 are adequately addressed by the prior IS/MND, and the mitigation measures contained in the prior IS/MND will reduce those impacts to a level that is less than significant.

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

Section 5. **Findings for Approval of Extension of Time for Tentative Tract Map No. 36827**. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that the proposed fourth one-year Extension of Time for Tentative Tract Map No. 36827 should be granted because:

(a) The proposed fourth one-year Extension of Time for Tentative Tract Map No. 36827 continues to be consistent with the Jurupa Valley 2017 General Plan including, but not limited to, Housing Element Primary Goal HE 1 - "Encourage and where possible, assist in the development of quality housing to meet the City's share of the region's housing needs for all income levels and for special needs populations";

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

(c) The site of the land division continues to be physically suitable for the type of development in that the Project, as previously approved, does not create new significant impacts and is consistent with the zoning and land use designation;

(d) The site of the land division continues to be physically suitable for the proposed density of the development in that the subdivision is within the allowable 2 to 5 dwelling units per acre as required within the MDR land use designation and is consistent with the development standards within the R-1 Zone;

(e) The design of the land division or improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat, as demonstrated in the prior IS/MND adopted for this Project on April 22, 2015;

(f) The design of the land division or the type of improvements is not likely to cause serious public health problems, as demonstrated in the prior IS/MND adopted for this Project on April 22, 2015; and

(g) The design of the land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division in that the location of the easements will not conflict in the development of the future single-family development.

Section 6. **Approval of Master Application No. 21265**. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves a fourth one-year Extension of Time for Tentative Tract Map No. 36827 (Master Application No. 21265 or MA No. 21265) for the subdivision of 3.35 acres into 13 single family residential lots with a public street labeled "Lot A" and a water quality basin labeled "Lot B" on real property located north of 45th Street, east of Golden West Avenue, and west of Opal Street (APN: 182-361-009) in the One Family Dwellings (R-1) Zone and designated Medium Density Residential (MDR). Tentative Tract Map No. 36827 shall expire on October 22, 2022, unless within that period of time the expiration date of October 22, 2022, shall have been extended or a final map shall have been approved and filed with the County Recorder.

Section 7. **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 8th day of December, 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. 2021-12-08-02 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 8th day of December, 2021, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

_____

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT NO. 2

Adopted Planning Commission Resolution
No. 2015-04-22-01 (with Attachments)

RESOLUTION NO. 2015-4-22-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION OF 3.35 ACRES LOCATED NORTH OF 45TH STREET, WEST OF GOLDEN WEST AVENUE AND EAST OF OPAL STREET, AND APPROVING TENTATIVE TRACT MAP NO. 36827 AND VARIANCE NO. 1501 TO PERMIT THE SUBDIVISION OF APPROXIMATELY 3.35 ACRES LOCATED NORTH OF 45TH STREET, WEST OF GOLDEN WEST AVENUE AND EAST OF OPAL STREET INTO 13 SINGLE-FAMILY RESIDENTIAL PARCELS

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

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

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

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

(c) On September 15, 2011, the City Council also adopted Ordinance No. 2011-09, effective October 15, 2011, adopting Chapter 2.35 of the Jurupa Valley Municipal Code establishing the Planning Commission for the City of Jurupa Valley. Chapter 2.35 provides that the Planning Commission shall perform the planning agency functions described in Government Code Section 65100 *et seq.* and shall fulfill the functions delegated to the Planning Commission for the County of Riverside under the relevant ordinances and resolutions, which

the City has adopted as required upon incorporation. Chapter 2.35 further provides that the Planning Commission shall perform the functions of any and all planning, zoning or code enforcement appeals board created by the relevant County of Riverside ordinances and resolutions, which the City has adopted by reference as required by law.

Section 2. **Project**. Charlie Kien (the "Applicant") has applied for Tentative Tract Map No. 36827 and Variance No. 1501 (collectively, Master Application No. 14112 or MA No. 14112) to allow the subdivision of approximately 3.35 acres into 13 single-family residential parcels, a common public street labeled "Lot A" and a water quality basin labeled "Lot B" on real property located north of 45th Street, west of Golden West Avenue and east of Opal Street (APN: 182-361-009-4) in the One-Family Dwellings (R-1) Zone and designated Medium Density Residential (CD:MDR) (the "Project").

Section 3. **Tentative Tract Map**.

(a) The Applicant is seeking approval of Tentative Tract Map No. 36827, a Schedule "A" residential subdivision, to subdivide approximately 3.35 acres into 13 single-family residential parcels, a common public street labeled "Lot A" and a water quality basin labeled "Lot B" on real property located north of 45th Street, west of Golden West Avenue and east of Opal Street (APN: 182-361-009-4).

(b) Section 7.1 of Riverside County Subdivision Ordinance No. 460, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, requires denial of a Tentative Tract Map if it does not meet all of the requirements of Riverside County Subdivision Ordinance No. 460, 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.

Section 4. **Variance**.

(a) The Applicant is seeking approval of Variance No. 1501 for Lot 13 from the minimum average lot depth requirement of 100 feet set forth in Section 6.2. c. of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code.

(b) Section 18.27. a. of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, provides that variances from the terms of Ordinance No. 348 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 Ordinance No. 348 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 18.27. d. of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, 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 18.27. c. of Riverside County Zoning Ordinance No. 348, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, 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.

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. 14112 was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On April 22, 2015, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 14112, 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 for Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**. The Planning Commission makes the following environmental findings and determinations in connection with the approval of the Project:

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

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law. The public comment period commenced on March 26, 2015 and expired at 5:00 p.m. on April 14, 2015. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

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

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

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

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

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

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

Section 7. **Findings for Approval of Tentative Tract Map**. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that the proposed Tentative Tract Map No. 36827 should be granted because:

(a) The proposed Tentative Tract Map No. 36827 meets all requirements of Riverside County Subdivision Ordinance No. 460, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code.

(b) The proposed land division is consistent with the City's General Plan.

(c) The design or improvement of the proposed land division is consistent with the City's General Plan.

(d) The site of the proposed land division is physically suitable for the type of development.

(e) The site of the proposed land division is physically suitable for the proposed density of the development.

(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.

(g) The design of the proposed land division or the type of improvements is not likely to 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.

Section 8. **Findings for Approval of Variance**. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that Variance No. 1501 should be approved because:

(a) Due special circumstances applicable to Lot 13, including the layout of the proposed curvilinear street and to the irregular shape of the subject property, the strict application of Ordinance No. 348 will deprive the subject property of privileges enjoyed by other properties in the vicinity in the One-Family Dwellings (R-1) Zone.

(b) Variance No. 1501 does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and the One-Family Dwellings (R-1) Zone, and which are necessary to protect the health, safety and general welfare of the community.

(c) There are existing parcels that are deficient in the required average lot depth within the project vicinity. Parcels with substandard lot depth occur along Via Curva Way and Via Calorin Way to the immediate west of the subject site. These existing substandard lots establish a precedence that also serves to support the granting of a variance in the minimum average lot depth requirement for Lot 13.

Section 9. **Findings for Approval of Master Application No. 14112**. The Planning Commission of the City of Jurupa Valley finds that the City is proceeding in a timely fashion with preparation of the City of Jurupa Valley Interim General Plan. Accordingly, the Planning Commission does hereby find, determine and declare that Master Application No. 14112 should be approved, based on substantial evidence in the record, because:

(a) There is a reasonable probability that the Project will be consistent with the future adopted City of Jurupa Valley Interim General Plan, including a housing element that is consistent with state housing element law, in that:

1) The Project will be consistent with the housing element's policy in identifying areas in the City where urban infill is appropriate based on General Plan land use policy and Area Plans and encourages infill development; and

(b) There is little or no probability that the Project will be detrimental to or interfere with the implementation of the future adopted Interim General Plan, including a housing element that is consistent with state housing element law, in that:

1) The Project will enhance the quality of the existing residential neighborhood by including the construction of new single family homes of design and quality that will help increase the adjacent property values. The Project will also help the City meet its required RHNA (Regional Housing Needs Assessment) residential units as mandated by the state.

Section 10. **Approval of Master Application No. 14112 with Conditions**. Based on the foregoing, the Planning Commission hereby approves Master Application No. 14112 (Tentative Tract Map No. 36827 and Variance No. 1501) to permit the subdivision of approximately 3.35 acres into 13 single-family residential parcels, a common public street labeled "Lot A" and a water quality basin labeled "Lot B" on real property located north of 45th Street, west of Golden West Avenue and east of Opal Street (APN: 182-361-009-4) in the One-Family Dwellings (R-1) Zone and designated Medium Density Residential (CD:MDR) (the "Project"), subject to the recommended conditions of approval attached hereto as Exhibit "B".

Section 11. **Certification**. The Planning Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 22nd day of April, 2015.

George Ruiz
Chair of Jurupa Valley Planning Commission

ATTEST:

Thomas G. Merrell, AICP
Planning Director to the Planning Commission

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Thomas Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2015-4-22-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 22nd day of April, 2015 by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

THOMAS G. MERRELL, AICP
PLANNING DIRECTOR

Initial Study Checklist/ Mitigated Negative Declaration

City of Jurupa Valley Master Application 14112:

Tentative Tract Map 36827
for
Property Located North of 45th Street, west of Golden West Avenue and east of Opal Street

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

Applicant:

Charlie Kien
16162 Beach Boulevard
Huntington Beach, CA 92677
Contact: Sat Pal, SPB Engineering Inc.
(714)931-0912
fiji1961@gmail.com

Public Review Draft: March 26, 2015

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Purpose of the Initial Study Checklist 1
1.2 Purpose of a Mitigated Negative Declaration 1
1.3 Initial Study Checklist/Mitigated Negative Declaration Document 1
1.4 Public Review and Processing of the Document 2
1.5 Initial Study Checklist/Mitigated Negative Declaration Findings and Conclusions 2

2.0 PROJECT BACKGROUND 4

2.1 Project Location 4
2.2 Existing Site Conditions/Environmental Setting 4
2.3 Existing General Plan/Zoning Designations 5
2.4 Project Description 6

3.0 INITIAL STUDY CHECKLIST 11

3.1 AESTHETICS 15
3.2 AGRICULTURE AND FORESTRY RESOURCES 19
3.3 AIR QUALITY 25
3.4 BIOLOGICAL RESOURCES 36
3.5 CULTURAL RESOURCES 43
3.6 GEOLOGY AND SOILS 48
3.7 GREENHOUSE GAS EMISSIONS 55
3.8 HAZARDS AND HAZARDOUS MATERIALS 59
3.9 HYDROLOGY AND WATER QUALITY 66
3.10 LAND USE AND PLANNING 76
3.11 MINERAL RESOURCES 79
3.12 NOISE 81
3.13 POPULATION AND HOUSING 89
3.14 PUBLIC SERVICES 92
3.15 RECREATION 97
3.16 TRANSPORTATION/TRAFFIC 99
3.17 UTILITIES AND SERVICE SYSTEMS 106
3.18 MANDATORY FINDINGS OF SIGNIFICANCE 114

4.0 REFERENCES 118

5.0 REPORT PREPARATION PERSONNEL 119

6.0 MITIGATION MONITORING AND REPORTING PROGRAM M-1

LIST OF EXHIBITS

Exhibit 1: Project Location Map/Aerial Photo 10
Exhibit 2: Illustrative Lot Layout 11

LIST OF TABLES

Table 1: Existing Land Uses 4
Table 2: Existing General Plan and Zoning Designations 5
Table 3: Attainment Status of Criteria Pollutants in the South Coast Air Basin 25
Table 4: South Coast Air Quality Management District Air Quality Significance Thresholds 28
Table 5: Construction Equipment List 29
Table 6: Maximum Daily Construction Emissions (Unmitigated) 29
Table 7: Maximum Daily Construction Emissions (Mitigated) 30
Table 8: Maximum Daily Operational Emissions 30
Table 9: Summary of Localized Significance Threshold Emissions 31
Table 10: Total Project Greenhouse Gas Emissions (Annual) (Metric Tons per Year) 57
Table 11: Typical Construction Noise Levels 83
Table 12: Trip Generation Rates 100
Table 13: Project Trip Generation 100

MASTER APPLICATION 14112 SUMMARY

A. Tentative Tract Map (TTM 36827)

TTM 36827 proposes to subdivide the 3.3 gross acre site into 13 single-family residential lots with a minimum lot size of 7,200 square feet, a water quality basin, as well as roadways and other supporting infrastructure.

B. Variance No. 1501

Lot 14 contains an average lot depth of 97.10 feet; a 2.90 foot deviation from the average lot depth requirement of 100 feet.

1.0. INTRODUCTION

1.1 Purpose of an Initial Study Checklist

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

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

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

1.2 Purpose of a Mitigated Negative Declaration

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

1.3 Initial Study Checklist/Mitigated Negative Declaration Document

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

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

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

1) Organizations and individuals who have previously requested such notice in writing to the City of Jurupa Valley;

2) Responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and

3) The Riverside County Clerk.

The Notice of Intent also will be noticed to the general public in the *Riverside County Record*, which is a primary newspaper of circulation in the areas affected by the Project.

The *Notice of Intent* identifies the location(s) where the Initial Study Checklist/Mitigated Negative Declaration and its associated Mitigation Monitoring Reporting Program and technical reports are available for public review. During the 20-day public review period, comments on the adequacy of the Initial Study Checklist/Mitigated Negative Declaration document may be submitted to the City of Jurupa Valley Planning Department.

Following the 20-day public review period, the City of Jurupa Valley Planning Department will review any comment letters received during to determine whether any substantive comments were provided that may warrant revisions or recirculation to the Initial Study Checklist/Mitigated Negative Declaration document. If recirculation is not required (as defined by CEQA Guidelines §15073.5(b)), written and/or oral responses will be provided to the City of Jurupa Valley Planning Commission for review as part of their deliberations concerning the Project.

For this Project, the Jurupa Valley Planning Commission has the authority to approve, conditionally approve, or deny the Project. Accordingly, a public hearing will be held before the Jurupa Valley Planning Commission to consider the proposed Project, any comments received and make a determination on the adequacy of this Initial Study Checklist/Mitigated Negative Declaration.

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

1.5 Initial Study Checklist/Mitigated Negative Declaration Findings and Conclusions

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

The Initial Study Checklist determined that implementation of the proposed Project would result in **no impacts or less than significant** environmental impacts to the environment under the following issue areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Geology and Soils
- Greenhouse Gas Emission
- Hydrology and Water Quality
- Mineral Resources
- Noise
- Population and Housing
- Public Services

- Recreation
- Transportation/Traffic, and
- Utilities and Service Systems

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

- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Land Use and Planning

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

2.0 PROJECT BACKGROUND

2.1 Project Location

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, City of Norco to the south, City of Eastvale to the west, and City of Riverside to the east. Specifically, the property is located north of 45th Street, west of Golden West Avenue and east of Opal Street (Refer to Exhibit 1, *Location Map/Aerial Photo).*

The Project site includes the following Assessor Parcel Number:

- 182-361-009.

2.2 Existing Site Conditions/Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "…the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced…" (CEQA Guidelines §15125[a]).

In the case of the proposed Project, the Initial Study Checklist determined that a Mitigated Negative Declaration is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation Thus, the environmental setting for the proposed Project is the approximate date that the Project's Initial Study Checklist commenced in January 2015.

The Project site consists of approximately 3.3 gross acres. The site is highly disturbed and occupied by ruderal, floral species. Citrus trees in the form of a grove were recently removed. Two coast live oak trees occur on site and are mature and well-developed. The topography of the site is relatively flat. The average elevation of the site is 860-868 feet above mean sea level and slopes to the southeast.

Primary access to the site is provided from Opal Street and Ridgewood Drive. Surrounding land uses are shown on Table 1.

Table 1. Existing Land Uses

Location	Existing Use
Site	Vacant
North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential
Source: Field Inspection, January 2015	

2.3 Existing General Plan Land Use and Zoning Designations

The City of Jurupa Valley is an incorporated city of Riverside County, California. Prior to its incorporation, the area was governed by Riverside County. On March 8, 2011, voters approved a ballot measure designated "Measure A" to incorporate the area into its own city. As a result, the City of Jurupa Valley became an incorporated city on July 1, 2011.

City of Jurupa Valley Ordinance Nos. 2011-01 and 2011-10 adopted all ordinances and resolutions of the County of Riverside in effect as of July 1, 2011 (including land use ordinances and resolutions), to remain in full force and effect as City Ordinances. As such, development activities that occur in the City of Jurupa Valley are regulated by the Riverside County General Plan ("City of Jurupa Valley Plan"*)*, including the Jurupa y Area Plan and applicable portions of the Eastvale Area Plan, and *Riverside County Zoning Ordinance* (Ordinance No. 348) and Subdivision Ordinance (Ordinance No. 460) that were in effect on July 1, 2011, unless otherwise superseded by a City ordinance or resolution.

The General Plan is divided into a number of Area Plans that provide additional guidance for development and more specific land use designations under each Foundation Component category. Thus, each property has a Foundation Component land use designation and a more descriptive Area Plan designation. The Foundation Component designation for the Project site is Community Development. The Area Plan (i.e. General Plan*)* land use designation currently assigned to the Project site is Medium Density Residential (2 to 5 dwelling units per acre).

Policy Areas

Policy Areas apply to portions of the General Plan that contain special or unique characteristics that merit detailed attention and focused planning policies. The Project site is not located within Policy Area.

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

Table 2. Existing General Plan and Zoning Designations

Location	General Plan Designation	Zoning Designation
Site	Medium Density Residential (2-5 du's per gross acre)	R-1 (One-Family Dwellings)
North	Medium Density Residential (2-5 du's per gross acre)	R-1 (One-Family Dwellings)
South	Medium Density Residential (2-5 du's per gross acre)	R-1 (One-Family Dwellings)
East	Medium Density Residential (2-5 du's per gross acre)	R-1 (One-Family Dwellings)
West	Medium Density Residential (2-5 du's per gross acre)	R-1 (One-Family Dwellings)
Source: City of Jurupa Valley-General Plan Land Use Map, City of Jurupa Valley-Existing Zoning Map		

2.4 Project Description

The Project Applicant, Charlie Kien, submitted the following applications to the City of Jurupa Valley, which comprise the proposed Project: Tentative Tract Map (TTM 36827). The City of Jurupa Valley refers to these application as Master Application (MA) No. 14112.

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

A. Tentative Tract Map (TTM 36827)

TTM 36827 proposes to subdivide the 3.3 gross acre site into 13 single-family residential lots with a minimum lot size of 7,200 square feet, a water quality basin, and roadways and other supporting infrastructure.

The above land uses and other on-site improvements are further described as follows:

Single-Family Residential

Residential lot sizes range from 7,227 square feet to 11,116 square feet. However, the majority of the lot sizes are within the 7,227 to 8,697 square foot range. The Project proposes a density of 3.9 dwelling units per gross acre.

Water Quality Basin

An 8,530 square foot water quality basin is proposed adjacent to the Opal Street entrance to the Project site (Lot "B"). The basin is for water quality purposes only and does not provide for dual use such as recreation. The basin is approximately four (4) feet deep with 2:1 slopes and has a low flow gravel pit bottom. The basin will be surrounded by a six (6) foot high wrought iron fence. Maintenance of the basin will be through a City Community Facilities District.

On-Site Street Improvements

Access to the Project site is from Opal Street and Ridgewood Drive. Opal Street is an existing improved two (2) lane roadway with curb, gutter, and sidewalk within a 60-foot right-of-way. Opal Street will connect to the proposed interior street (Lot "A"). The only street improvements along Opal Street will be to construct proposed interior street (Lot "A") to connect to Opal Street and connect to the existing sidewalks and street improvements.

Ridgewood Drive is a two (2) lane roadway with curb and gutter within a 50-foot right-of-way. Lot "A" (proposed interior street) will connect to existing Ridgewood Drive. The newly constructed section of Ridgeway Drive will consist of two (2) travel lanes, a four (4) foot landscaped parkway, and curb, gutter and sidewalk.

Golden West Avenue is adjacent to the western boundary of the Project site. Golden West Avenue is an improved two (2) lane roadway with curb and gutter within a 68-foot right-of-way. The North Riverside Jurupa Canal also adjacent to the western boundary of the Project site. Access will be restricted along Golden West Avenue and no improvements are proposed.

On-Site Utility and Drainage Improvements

Water and sewer service to the Project site will be provided by the Rubidoux Community Services District. The Project is required to connect to the existing 8-inch diameter water main in Opal Street and extend an 8-inch diameter water main in Ridgewood Drive, within the tract boundary, to the existing 6-inch diameter water main in Ridgewood Drive at the north end of the tract boundary.

The Project is required to extend an existing 8-inch sewer main in Ridgewood Drive, within the tract boundary, from Opal Street to the existing 8-inch diameter sewer main in Ridgewood Drive at the north end of the tract boundary. Also, a sewer main extension in Opal Street is required.

Water runoff will be conveyed by either swales or a concrete V-drain to the water quality basin or a 300 cubic foot infiltration pit which are located in the southern portion of the Project site adjacent to Opal Street. Ultimately water runoff will be discharged into the drainage system in Opal Street.

B. Variance 1501

Lot 14 contains an average lot depth of 97.10 feet; a 2.90 foot deviation from the average lot depth requirement of 100 feet.

C. Off-Site Improvements

No off-site improvements are proposed. All street, utility, and drainage improvements will connect to existing systems located adjacent to the Project boundaries.

D. Construction Schedule

Houses will be constructed based on market demand and absorption. Construction is expected to commence sometime in 2015 and would occur in several general phases. The Project Applicant expects the following time durations for the construction process, which would be somewhat sequential but overlap in some cases:

- Site Preparation 5 - days
- Grading 30 - days
- Building Construction 230 - days
- Paving 18 – days
- Architectural Coating 18 - days

Earthwork and Grading

The earthwork and grading details are based on proposed Tentative Tract Map 36827. The Project proposes 12,200 cubic yards (c.y.) of cut and 1650 cubic yards of fill. The site is sloping easterly at an average rate of 4%. And so to grade building pads and slopes to approximately 1% slope and to match adjacent streets for access, the export of approximately 10,550 cubic yards is anticipated.

E. Operational Characteristics

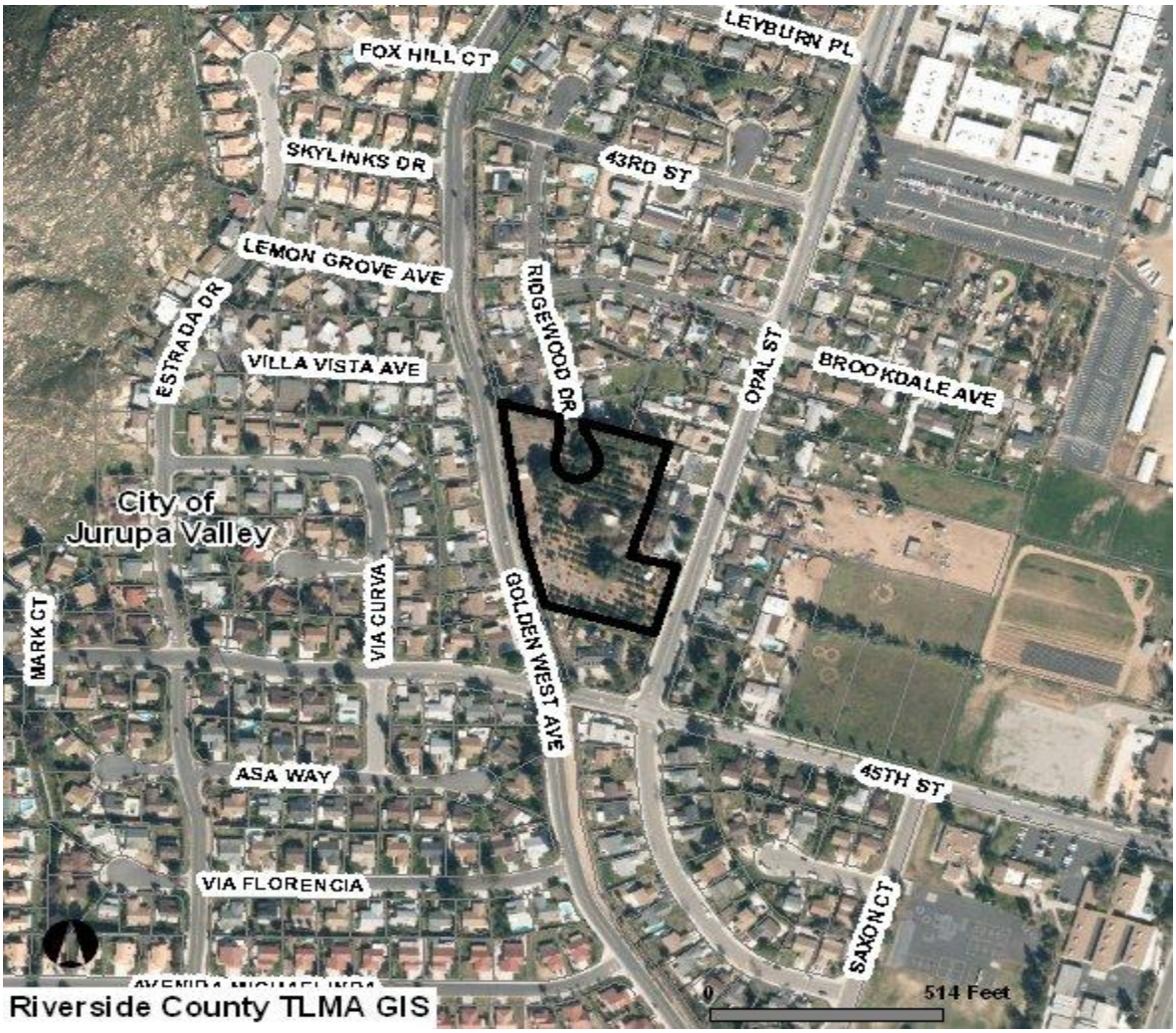
The proposed Project would be operated as a residential community. As such, typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots and in the on-site recreational facilities and general maintenance of common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

Future Population

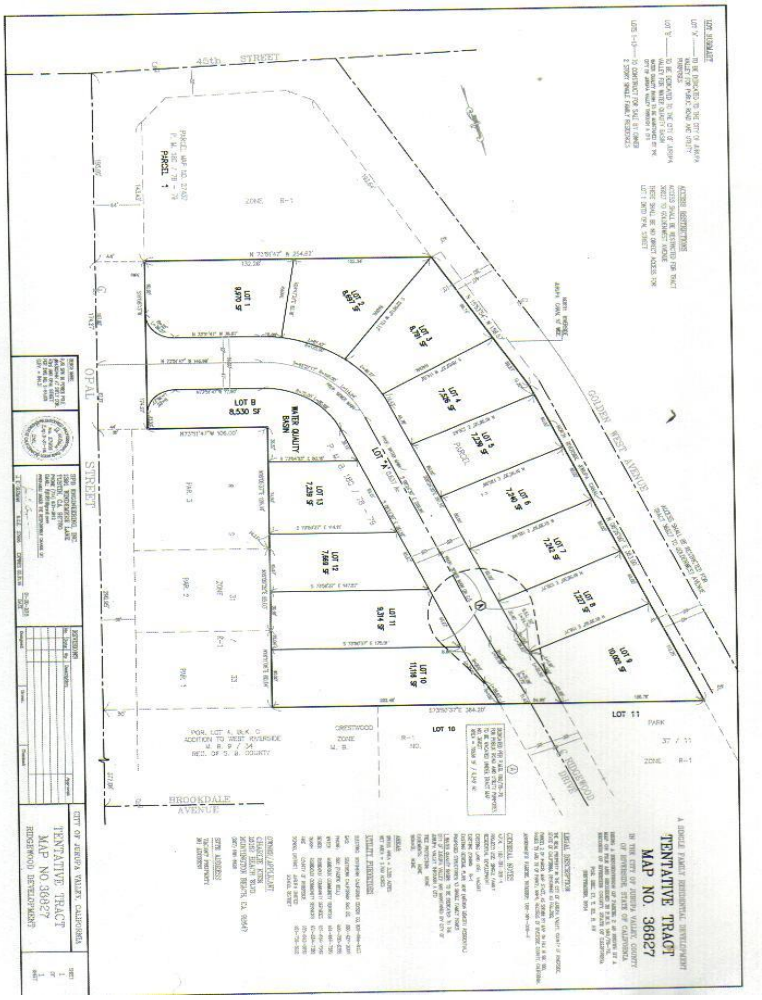
The Project would be developed with 13 single-family detached residential homes. Pursuant to population estimates prepared by the State Department of Finance, single-family detached units within the City are occupied by an average of 3.88 persons per dwelling unit (*State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014*). Therefore, using population generation estimates provided by the State, the proposed Project could increase the City of Jurupa Valley's population by up to 50 new residents if all the new residents currently reside outside the City limits.

The *General Plan* land use designation currently assigned to the Project site is Medium Density Residential (2-5 dwelling units per acre). The Project as proposed has a density of 3.9 dwelling units per acre.

If the Project site were built out in accordance with its existing *General Plan* land use designation, a maximum of 16 residential dwelling units could be constructed on the property. (Medium Density Residential x 5 units per acre x 3.3 acres = 16 units (rounded). The Project proposes 13 residential dwelling units which is below the maximum permitted under the *General Plan*.



Charlie Kien **MA 14112**	**Location Map/Aerial Photo** **APN 182-361-009**	**Exhibit 1**



Charlie Kien **MA 14112**	**Illustrative Lot Layout**	**Exhibit 2**

3.0 INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Evaluation Format

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

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

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

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

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

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

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

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.

- **Project Design Features (PDF*)*** – These measures include features proposed by the Project that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).

- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels. In accordance with the requirements of *CEQA*.

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

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

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

Environmental Factors Potentially Affected

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

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

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

Determination

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.	
I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Applicant. A MITIGATED NEGATIVE DECLARATION will be recommended for adoption.	X
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed Project could have a significant effect on tyhe environment, because all potgentially significnat effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are are imposed upon the proposed Project, nothing further is required.	

	City of Jurupa Valley
Signature	Agency
Thomas G.Merrell, AICP, Planning Director	
Printed Name/Title	Date

Appendices (On Compact Disk)

Appendix A. Biological Resources Walkover Review

Appendix B. Arborist Report

Appendix C. Phase I Environmental Site Assessment

Appendix D. Phase I Environmental Site Assessment Addendum

Appendix E. Drainage Report

Appendix F. Water & Sewer Letter

3.1 AESTHETICS

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

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

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

PPP 3.1-1 As required by the City of Jurupa Valley Zoning Regulations (Ordinance No. 348, Section 6.2.A, building height shall not exceed three stories, with a maximum height of 40 feet.

Project Design Features (PDF)

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

Impact Analysis

The Project site is approximately 3.3 gross acres in size and is located in a developed residential area with existing development on all sides of the Project site. The Project proposes to subdivide the 3.3 gross acre site into 13 single-family residential lots as well as roadways and other supporting infrastructure.

Landforms visible or periodically visible on clear days from the Project's vicinity include the Jurupa Mountains approximately 1.5 miles to the northwest and the Pedley Hills approximately 800 feet to the west.

According to the General Plan, scenic vistas are points, accessible to the general public, that provide a view of the countryside. More specifically, a scenic vista is defined as a publically accessible vantage point that provides expansive views of a highly valued landscape. For example, a scenic vista would provide publically accessible vantage points of the Santa Ana River, Jurupa Mountains/Pyrite Canyon, or the Pedley Hills or all three of these features.

As required by PPP 3.1-1 above, the residential structures proposed of the property are restricted to 40 feet in height and would not block or completely obstruct views from surrounding public roadways to the hills and mountains visible in the horizon under existing conditions.

Based on the analysis above, with implementation of PPP 3.1-1, impacts to scenic vistas would be less than significant and no mitigation measures are required.

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

Determination: No Impact.

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

PPP 3.1-2 The Project shall comply with the *Riverside County- Countywide Design Standards and Guidelines*, January 2004 adopted by the City of Jurupa Valley for residential development.

Project Design Features (PDF)

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

Impact Analysis

The Project site consists of approximately 3.3 gross acres. The site is highly disturbed and occupied by ruderal, floral species. Citrus trees in the form of a grove were recently removed. There is a corrugated metal structure in dilapidated condition that appears to have been used a chicken coop. Two coast live oak trees occur on site and are mature and well-developed. The topography of the site is relatively flat. The average elevation of the site is 860-868 feet above mean sea level and slopes to the southeast.

Construction Impacts

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

Operational Impacts

Development of the Project site would introduce residential development onto the site. The residential development will consist of single-family detached homes, with related improvements such as roadways, landscaping, walls, and street lights. These improvements would be implemented in accordance with the design standards contained in the *Riverside County-Countywide Design Standards and Guidelines*, January 2004 adopted by the City of Jurupa Valley and would be compatible with the development that is adjacent to the Project site. Although the existing visual character of the site will change, it will not be substantially change the character of the Project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its residential surroundings.

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

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

Determination: Less Than Significant Impact.

Sources: Zoning Design Guidelines, Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.1-3 As required by the City of Jurupa Valley Design Guidelines, Section II.H, outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets.

Project Design Features (PDF)

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

Impact Analysis

The proposed Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed houses.

PPP 3.1-3 requires that outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. PDF 3.1-1 requires that building materials shall consist of stucco exterior with a variety of exterior accent materials (e.g. brick, stone, siding, pre-cast concrete, ceramic tile, timber). These materials are non-reflective and will not contribute to glare.

Based on the analysis above, with implementation of PPP 3.1-3 and PDF 3.1-1, impacts would be less than significant and no mitigation measures are required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

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

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

Determination: No Impact

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur. No mitigation measures are required.

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

Determination: No Impact.

Sources: Jurupa Valley General Plan Land Use Map, Jurupa Valley Zoning Map, "RCIP General Plan Land Use Designations – Zoning Consistency Guidelines"

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is zoned R-1 (One-family Dwellings). As such, it will conflict with existing zoning for agricultural use.

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full

market value. According to the Riverside County Land Information System, the site is not under a Williamson Act Contract. As such, there is no impact. No mitigation measures are required.

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

Determination: No Impact.

Sources: General Plan Land Use Map, Zoning Map.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is zoned R-1 (One-Family Dwellings). No forest land, timberland, or timberland production occurs on the site so zoning for such uses or activities will not be impacted. Therefore, no impacts would occur and no mitigation measures are required.

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

Determination: No Impact.

Source: Field Surve.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site consists of vacant land and does not contain forest land. Therefore, no impacts would occur and no mitigation measures are required.

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

Determination: No Impact.

Sources: General Plan Land Use Map, Field Survey

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is approximately 3.3 gross acres in size and is surrounded on all sides by residential development. located in an area largely characterized by residential and commercial development. There is no land being used primarily for agricultural purposes in the vicinity of the site. As such, the Project would not result in conversion of Farmland to non-agricultural use and no impacts would occur. No mitigation measures are required.

3.3 AIR QUALITY

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

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

Determination: Less Than Significant Impact.

Sources: California Emissions Estimator Model, South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Federal Air Quality Standards

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

- Ozone (8-hour standard)
- Respirable Particulate Matter (PM_{10})
- Fine Particulate Matter ($PM_{2.5}$)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO_2), and
- Lead.

State Air Quality Standards

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

- Ozone (1-hour standard)Ozone
- (8-hour standard)
- Respirable Particulate Matter (PM_{10})
- Fine Particulate Matter ($PM_{2.5}$)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO_2), and
- Lead

Regional Air Quality Standards

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

Attainment Designation

An "attainment" designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard.

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

Table 3. Attainment Status of Criteria Pollutants in the South Coast Air Basin.

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	No Standard
Ozone – 8 hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM_{10})	Nonattainment	Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (N0x)	Nonattainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment
Source: South Coast Air Quality Management District, 2014		

Air Quality Management Plan

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is 2012 Air Quality Management Plan *and* it is applicable to City of Jurupa Valley. The purpose of the 2012 Air Quality Management Plan is to achieve and maintain both the national and state ambient air quality standards described above.

In order to determine if a project is consistent with the 2012 Air Quality Management Plan, the South Coast Air Quality Management District has established consistency criterion which are defined in Chapter 12, Sections 12.2 and 12.3 of the South Coast Air Quality Management District's CEQA Air Quality Handbook and are discussed below.

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

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 3.3 (b), (c), and (d), below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

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

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

The General Plan land use designations currently assigned to the Project site is Medium Density Residential (2 to 5 du/ac). If the Project site were built out in accordance with its existing *General Plan* land use designation, a maximum of 16 residential dwelling units could be constructed on the property. (Medium Density Residential @ 5 units per acre x 3.3 acres = 16.5 units. The Project proposes 13 residential dwelling units which is the maximum permitted under the *General Plan*.

The 2012 Air Quality Management Plan relied in part upon the City's General Plan for the growth forecast estimates used in the 2012 Air Quality Management Plan. As such, the Project would not exceed the assumptions in the 2012 Air Quality Management Plan because it does not exceed the growth forecasts contained in the Plan.

For the reasons stated above, the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2012 Air Quality Management Plan. In addition, the Project would not exceed the growth assumptions in the 2012 Air Quality Management Plan. As such, the Project would be consistent with the 2012 Air Quality Management Plan and impacts would be less than significant and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Sources: California Emissions Estimator Model, South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

PPP 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."

PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District *Rule 1113, "Architectural Coatings*" and *Rule 431.2, "Sulfur Content of Liquid Fuels."* Adherence to *Rule 1113* limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to *Rule 431.2* limits the release of sulfur dioxide (SO_X) into the atmosphere from the burning of fuel.

PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District *Rule 1186 "PM_{10} Emissions from Paved and Unpaved Roads and Livestock Operations"* and *Rule 1186.1, "Less-Polluting Street Sweepers*." Adherence to *Rule 1186* and *Rule 1186.1* reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF*)*

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

Impact Analysis

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

The South Coast Air Quality Management District has developed regional and localized significance thresholds for regulated pollutants. Any project in the South Coast Air Basin with daily emissions that exceed any of the indicated regional or localized significance thresholds would be considered to contribute to a projected air quality violation. The Proposed Project's regional and localized air quality impacts are discussed below.

Regional Impact Analysis

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

Table 4. South Coast Air Quality Management District Air Quality Regional Significance Thresholds

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3
Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds (2009)		

Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District.

Construction Related Impacts

Construction activities associated with the proposed Project will result in emissions of CO, VOCs, NOx, SOx, PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from the following onsite and offsite construction activities and time duration:

- Site Preparation 5 - days
- Grading 30 - days
- Building Construction 230 - days
- Paving 18 – days
- Architectural Coating 18 - days

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

Table 5. Construction Equipment List

Phase	Equipment Type	Number of Units	Hours/ Day	Horse Power
Site Preparation	Rubber Tired Dozer	3	8	255
Site Preparation	Tractor/Loader/Backhoe	4	8	97
Grading	Excavator	2	7	162
Grading	Grader	1	6	174
Grading	Rubber Tired Dozer	1	7	255
Grading	Tractor/Loader/Backhoe	1	8	97
Grading	Rubber Tired Loader	1	8	199
Bldg Construction	Crane	1	7	226
Bldg Construction	Forklift	3	8	89
Bldg Construction	Generator Set	1	8	84
Bldg Construction	Tractor/Loader/Backhoe	3	7	97
Bldg Construction	Welder	1	8	46
Paving	Paver	1	8	125
Paving	Paving Equipment	2	6	130
Paving	Rollers	2	6	80
Paving	Tractor/Loader/Backhoe	1	8	97
Paving	Cement & Mortar Mixers	2	6	9
Architectural Coating	Air Compressor	1	6	78

Table 6 shows the South Coast Air Quality Management District Regional Thresholds for construction emissions compared to the Project's maximum daily emissions *without* utilizing Best Available Control Measures (i.e. "unmitigated) contained in South Coast Air Quality Management District regulatory requirements to present a "worst case scenario."

Table 6. Maximum Daily Construction Emissions (Unmitigated)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	**VOC**	**CO**	**SOx**	**PM_{10}**	**$PM_{2.5}$**
	50.56	14.38	33.10	0.06	16.23	7.34
Regional Threshold	**100**	**75**	**550**	**150**	**150**	**55**
Exceeds Regional Threshold?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Source: *SCAQMD and California Emissions Estimator Model*						

As shown in Table 6 above, construction related emissions would not exceed South Coast Air Quality Management District regional construction criteria thresholds without mitigation. With implementation of PPP 3.3-1 above (includes increasing wetting disturbed areas to 3-times per day, reduce speed to 25 mph on unpaved areas of project, and cleaning paved access roads daily) PM_{10} emissions are reduced by 24.2% and $PM_{2.5}$ emissions are reduced by 16.8% as shown on Table 7 below.

Table 7. Maximum Daily Construction Emissions (Mitigated*)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	50.51	14.37	33.08	0.06	12.30	6.10
Regional Threshold	**100**	**75**	**550**	**150**	**150**	**55**
Exceeds Regional Threshold?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Source: *SCAQMD and California Emissions Estimator Model* **Through compliance with PPP 3.3-1*						

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

Long-Term Regional Operation Related Impacts

The proposed Project would be operated as a residential community. Typical operation of a residential community would include residents and visitors traveling to and from the proposed residences and general maintenance activities.

Table 8 shows the South Coast Air Quality Management District Regional Thresholds for operational emissions compared to the Project's maximum daily emissions during the summer months to present a "worst case scenario."

Table 8. Maximum Daily Operational Emissions

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	1.97	5.68	13.89	0.03	1.98	1.29
Regional Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Regional Threshold?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Source: SCAQMD and California Emissions Estimator Model						

As shown in Table 8 above, operational related emissions would not exceed South Coast Air Quality Management District regional operational criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation, on a direct or cumulative basis.

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

Localized Impact Analysis

As previously discussed, the South Coast Air Quality Management District has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the national and/or state ambient air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds which were developed in

response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

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

Construction-Related Localized Emissions

Table 9 shows the South Coast Air Quality Management's Localized Significance Thresholds for emissions compared to the Project's maximum daily emissions.

Table 9. Summary of Localized Significance Threshold Emissions

Pollutant	LST Significance Threshold Lbs/Day*	Project Emissions (mitigated)	Exceeds Threshold?
(NO_X) for Construction and Operation	270	50.51	**NO**
(CO) for Construction and Operation	1,577	33.06	**NO**
PM 10 for Operation	4	1.98	**NO**
PM10 for Construction	13	12.30	**NO**
PM 2.5 for Operation	2	1.29	**NO**
PM2.5 for Construction	8	6.10	**NO**
*Based on LST SRA #23 5-acre @ 25 meters			

As shown on Table 9, emissions would not exceed Localized Significance Thresholds.

CO Hot Spots

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

Based on the analysis above, overall air quality emission impacts would be less than significant and no mitigation measures are required. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible for PM_{10} and $PM_{2.5}$.

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

Determination: Less Than Significant Impact.

Sources: California Emissions Estimator Model, South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

PPP 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."

PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" and Rule 431.2, "Sulfur Content of Liquid Fuels." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SO_X) into the atmosphere from the burning of fuel.

PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM_{10} Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF)

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

Impact Analysis

If an area is in nonattainment for a criteria pollutant, then the background concentration of that pollutant has historically been over the ambient air quality standard. It follows if a project exceeds

the regional threshold for that nonattainment pollutant, then it would result in a cumulatively considerable net increase of that pollutant and result in a significant cumulative impact.

As discussed in Issue 3.3(b) above, the Project would not exceed the regional or localized significance thresholds for construction or operational activities. The Project would comply with South Coast Air Quality Management District Rule 403 (fugitive dust control) during construction, as well as all other adopted Air Quality Management Plan emissions control measures. Per South Coast Air Quality Management District rules and mandates, as well the California Environmental Quality Act requirement that impacts be mitigated to the maximum extent feasible, these same requirements would also be imposed on all projects within the South Coast Air Basin area, which would include all related projects.

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

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

Determination: Less Than Significant Impact.

Sources, South Coast Air Quality Management District, CALLEMod.

Plans, Policies, or Programs (PPP)

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

PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

PPP 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."

PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" and Rule 431.2, "Sulfur Content of Liquid Fuels." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SO_x) into the atmosphere from the burning of fuel.

PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM_{10} Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF)

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

Impact Analysis

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

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

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

Determination: Less Than Significant Impact.

Source: CEQA Air Quality Handbook, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Project Design Features (PDF)

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

Impact Analysis

According to the South Coast Air Quality Management District CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment

plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not include any the above identified uses and therefore would not produce objectionable odors during operation.

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

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

3.4 BIOLOGICAL RESOURCES

Would the Project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		■		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				■
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		■		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		■		

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

Determination: Less Than Significant with Mitigation Incorporated.

Source: Biological Resources Walkover Review (Appendix A).

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

The project area is almost entirely covered by disturbed, ruderal vegetation. Sporadic ornamental plant and tree species were also found on site. No indication of habitat conducive to sensitive species was noted due to the highly disturbed nature of the site. No large burrows were found in the area and the particularly dense ruderal vegetation suggest poor habitat for burrowing owl. However, their presence cannot be ruled out because burrowing owls have been known to occupy disturbed sites. Mitigation is required.

Mitigation Measure (MM)

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

a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.

b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.

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

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

Determination: No Impact.

Source: Biological Resources Walkover Review (Appendix A)

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is almost entirely covered by disturbed, ruderal vegetation. Sporadic ornamental plant and tree species were also found on site. No indication of riparian habitat or other sensitive natural communities was noted due to the highly disturbed nature of the site. As such, there is no impact and no mitigation measures are required.

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

Determination: No Impact.

Source: Biological Resources Walkover Review (Appendix A)

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Based on a field survey, the Project site does not contain any wetlands. There is an existing drainage feature identified as the North Riverside Jurupa Canal located off-site adjacent to the western boundary of the Project Site. This drainage feature may qualify as wetlands. However, it is not located on-site and the Project does not proposes any activities that will impact the canal. As such, there are no impacts and no mitigation measures are required.

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

Determination: No Impact.

Source: Biological Resources Walkover Review (Appendix A)

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site consists of approximately 3.3 gross acres and is surrounded by existing development on all sides. The Project site is almost entirely covered by disturbed, ruderal vegetation. Sporadic ornamental plant and tree species were also found on site. No indication of wildlife was noted due to the highly disturbed nature of the site. As such, there are no impacts and no mitigation measures are required.

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Biological Arborist Report (Appendix B)

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Two trees were assessed onsite, both of the coast live oak (*Quercus agrifolia*) species. These trees appeared healthy and well developed. They did not show indication of significant pest damage or nutrient deficiency, and there location was appropriate for their species.

The City of Jurupa Valley includes provisions for the protection and conservation of oak and other native tree and floral species within the City to protect the natural diversity. These provisions include the following General Plan Policies:

- *Open Space Policy 9.3* - Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.

- *Open Space Policy 9.4* - Conserve the oak tree resources within in the County (i.e. City).

These policies are meant to preserve the, "continued viability of habitat communities within the County (i.e. City)". The coast live oak (*Quercus agrifolia*) trees onsite are a California native tree species endemic to Southern California.

The County of Riverside has published *Oak Tree Management Guidelines, March 2, 1993* which the City has adopted upon incorporation and apply to oak woodlands. Although the two (2) trees are not considered an oak woodland, the guidance provided in the *Guidelines* can be used as a basis for mitigating impacts to the two (2) trees even though they are not considered oak woodlands because impacts to individual trees are discussed in the *Guidelines.*

Based on General Plan policies OS 9.3 and OS 9.4 above, preservation is the preferred alternative. If the trees are to be preserved the following mitigation measures are recommended to reduce impacts:

Mitigation Measures (MM)

MM-BIO-2.Dedication of Open Space Lot and Tree Maintenance. If the tree(s) are to be preserved, prior to the recordation of the Final Map, a lettered for numbered lot shall be provided for each tree to be preserved. This lot shall be dedicated to the City in order to allow for continued maintenance of the tree(s) the City or approved maintenance entity as follows:

- *Construction of a wrought iron fence is necessary positioned just outside of the dripline around Tree #598 to reduce the risk of injury in the event of failure.*

- *Landscape design must integrate the existing oak trees on site in a way that diverts excess water runoff or irrigation from accumulating and pooling within the tree's dripline. This final design must be reviewed by a certified landscape architect and approved by the Planning Director.*

- *Strategic crown thinning to reduce loading on the stem. Heavier pruning of coast live oaks should occur during July-August and not more than 25% of the crown can be removed during any single year. All pruning should be performed or directed by an International Society of Arboriculture (ISA) Certified Arborist or Tree Worker in accordance with the Best Management Practices for Pruning by the International Society of Arboriculture, 2002 and adhere to the most recent editions of the American National Standards Institute (ANSI) for Tree Care Operations Z133.1 and Pruning A300. Any oak tree maintenance activity onsite should be done at the direction of an ISA Certified Arborist or American Society of Consulting Arborists (ASCA) Registered Consulting Arborist.*

- *Oak tree pruning must be kept to a minimum (except initially as described in Item 4 above); it typically involves removing dead or diseased wood, hazardous branches, or limb structures and providing clearance.*

- *Pruning should be done early during branch development to avoid cuts greater than 4 inches in diameter. The smaller wound size will reduce the chance of infection.*

- *Excessive and injurious pruning is defined as the removal of more than 25 percent of the functioning leaf, stem, or root system of a tree in any 24-month period.*

- *Disinfected pruning tools must be used at all times and in between trees to reduce the spread of sudden oak death and other contagious diseases.*

- *Annual surveys by a certified arborist are recommended once the development is completed.*

If the trees cannot be preserved in place, mitigation for their removal is replacement with 15-gallon, nursery-grown stock at various ratios depending on the size of the oak tree pursuant to Mitigation Measure BIO-3.

<u>BIO-3. Oak Tree Replacement:</u> Prior to the issuance of any tree removal or the issuance of a grading permit, the following trees as identified in the Tree Survey and Arborist Report prepared by Golden State Land and Tree, February 13, 2015 shall be replaced as follows:

- *Coast Live Oak # 598: Replacement by five, 15-gallon trees (5:1 ratio) of the same species at the discretion of the City's Planning Director.*
- *Coast Live Oak # 599: Replacement by three 15-gallon trees (3:1 ratio) of the same species at the discretion of the City's Planning Director.*

With implementation of Mitigation Measures BIO-2 and BIO-3, impacts will be less than significant.

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

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: Biological Resources Walkover Review (Appendix A), WRMSHCP.

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

PPP 3.4-2 The project is required to comply with the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) Plan.

Project Design Features (PDF)

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

Impact Analysis

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

Based on the Biological Resources Walkover Review and a review of the Western Riverside County Multiple Species Habitat Conservation Plan:

- The Project site is not located within an MSHCP Criteria Area (area proposed for conservation).
- The Project site does not contain MSHCP riparian/riverine areas or vernal pools.
- The Project site does not will not impact any MSHCP Narrow Endemic Plant Species.
- The Project site is not required to comply with the Urban/Wildland Interface Guidelines.
- No large burrows were found in the area and the particularly dense ruderal vegetation suggest poor habitat for burrowing owl. However, their presence cannot be ruled out because burrowing owls have been known to occupy disturbed sites. Mitigation is required.

Mitigation Measures (MM)

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

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

3.5 CULTURAL RESOURCES

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

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

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

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

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The site is highly disturbed by activities involving the removal of the citrus grove. There is a corrugated metal shed structure that is in a dilapidated condition. The majority of the site is covered by disturbed, ruderal vegetation. Sporadic ornamental plant and tree species were also found on site. Given the current conditions of the site, it does not appear than any surface cultural resources are present on the site. In addition, the site also does not appear on the Riverside County Historic Resources Survey Architectural Survey Forms provided by the Riverside County Parks Department.

Therefore, there will be no impact to historical resources as a result of the Project and no mitigation measures are required.

3.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: Phase I Environmental Assessment (Appendix C).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

mpact Analysis

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

During grading activities, it is possible that subsurface archaeological resources may be uncovered. The following mitigation measure is required.

Mitigation Measures (MM)

MM- CR-1: Archaeological Monitoring. Prior to the issuance of a grading permit, the Project Proponent shall implement the following program:

a) A qualified archaeological monitor shall be retained by the Project Proponent to conduct monitoring of all grading and trenching activities and has the authority to halt and redirect

earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.

b) *During grading operations, a professional archaeological monitor shall observe the grading operation until such time as monitor determines that there is no longer any potential to uncover buried cultural deposits. If the monitor suspects that an archaeological resource may have been unearthed, the monitor shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. If the monitor determines that the suspected resource is potentially significant, the archaeologist shall notify the appropriate Native American Tribe(s) and invite a tribal representative to consult on the resource evaluation. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure CR-2 shall apply.*

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

With implementation of Mitigation Measures CR-1 and CR-2, impacts will be less than significant.

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

Determination: Less Than Significant Impact with Mitigation Incorporated.

Sources: Riverside County Land Information System.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

According to the Riverside County Land Information System, the Project Site is located in a "High Sensitivity (High A) area for paleontological resources. As noted in the response to Issue 3.5 (a) above, the Project site has been graded and the potential for paleontological resources to be present at the Project site is considered low. Regardless, there is a potential to uncover paleontological resources during additional excavation and/or grading activities on the Project site. Therefore, the following mitigation measure is required.

Mitigation Measures (MM)

<u>MM- CR-3: Paleontological Monitoring.</u> Prior to the issuance of grading permits, the Project Proponent shall implement the following program:

a) A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.

b) The qualified paleontologist shall be empowered to temporarily halt or redirect grading activities paleontological resources are discovered.

c) In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.

d) The qualified paleontologist shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared.

e) If the discovery is significant the qualified paleontologist shall notify the Project proponent and the City immediately.

f) In consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

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

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

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

PPP 3.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.

Project Design Features (PDF)

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

Impact Analysis

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

In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

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

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

3.6 GEOLOGY AND SOILS

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

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

Determination: Less Than Significant Impact.

Source: Riverside County Land Information Syste.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: Less Than Significant Impact.

Source: Riverside County Land Information System.

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

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

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

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

Determination: Less Than Significant Impact.

Source: Riverside County Land Information System.

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

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

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

According to the Riverside County Land Information System, the site is considered to have a "high" to "very high" potential for liquefaction.

With implementation of PPP 3.6-1 impacts would be less than significant.

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

Determination: No Impact.

Source: Riverside County Land Information System.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

The Project site is generally level without significant slopes. As such, the site is not considered susceptible to seismically induced landslides. There are no impacts and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

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

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

Project Design Features (PDF)

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

Impact Analysis

Soils in the project area have already been disturbed by previous activities. Therefore, the loss of topsoil is not a potential impact.

Soils in the project area are particularly prone to erosion during the grading phase, especially during heavy rains. Reduction of the erosion potential can be accomplished through implementation of a Storm Water Pollution Prevention Plan, which specifies best management practices for temporary erosion controls. Such measures typically include temporary catchment

basins and/or sandbagging to control runoff and contain sediment transport within the Project site. Impacts are less than significant and no mitigation measures are required.

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

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

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is flat and gently sloping and contains no substantial natural or man-made slopes. There is no evidence of on-site landslides on or near the Project site, nor are there any exposed boulders that could result in rock fall hazards. As such, there will no impacts associated with landslides and rock fall hazards.

Based on the Riverside County Land Information System, the Project site is "susceptible" to subsidence. However, through compliance with PPP 3.6-1, subsidence and collapse potential would be attenuated through removal of near surface soils and replacement with properly compacted fill.

Lateral spreading is primarily associated with liquefaction hazards. As noted above under Issue 3.6(a) (3), the potential for liquefaction at the Project site is "negligible." Therefore, impacts associated with lateral spreading would be less than significant. Also refer to responses 3.6(a) (2) through3.6 (a) (4) above.

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

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

Determination: Less than Significant Impact.

Source:)

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

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

The site is underlain by Older Alluvial deposits and capped by Younger Alluvial deposits which consist of silty sand and clayey sand. These soils typically have a low expansion potential.

With implementation of PPP 3.6-1, impacts would be less than significant and no mitigation measures are required.

3.6(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

3.7 GREENHOUSE GAS EMISSIONS

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

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

Determination: Less Than Significant Impact.

Source: California Emissions Estimator Model, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 Prior to issuance of the first residential building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.

PPP 3.7-2 Prior to building permit issuance, the City shall verify that the following note is included on building plans.

"*All installed appliances shall comply with California Code of Regulations Title 20 (Appliance Energy Efficiency Standards), which establishes energy efficiency requirements for appliances*."

Project contractors shall be required to ensure compliance with the note and permit inspection by City of Jurupa Valley staff or its designee to ensure compliance. The note also shall be specified in bid documents issued to prospective construction contractors.

PPP 3.7-3 Prior to the approval of landscaping plans, the City shall verify that all landscaping will comply with City Ordinance No. 859, "Water Efficient Landscape Requirements." Project contractors shall be required to ensure compliance with approved landscaping plans.

Project Design Features (PDF)

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

Impact Analysis

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

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

1) Generate greenhouse gas emissions that exceeds the South Coast Air Quality Management District's project-level efficiency target of 4.8 metric tons of carbon dioxide equivalent (MTCO2e) per service population (Service population is defined as the sum of the residential population and employees; a development's GHG emissions are divided by the service population to yield a GHG efficiency metric that is presented in terms of "metric tons of CO_2e per service population per year"; or

2) Generate greenhouse gas emissions that exceeds a screening threshold of 3,000 MTCO2e per year. Residential projects that emit less stationary source greenhouse gas emissions less than 3,000 MTCO2e per year are not considered a substantial greenhouse gas emitter and the impact is less than significant. Projects that emit in excess of 3,000 MTCO2e per year require additional analysis and mitigation.

For purposes of this analysis, the 3,000 MTCO2e per year threshold is used. A summary of the proposed Project's projected annual operational greenhouse gas emissions, including amortized construction-related emissions, is provided in Table 10.

Table 10. Total Project Greenhouse Gas Emissions (Annual) (Metric Tons Per Year)

Source		GHG Emissions MT/yr		
	N2O	CO2	CH4	CO2e
Mobile Sources	0.000	184.57	0.0067	184.71
Area	0.0001	4.25	0.004	4.37
Energy	0.0007	51.99	0.0017	52.25
Solid Waste	0.000	3.08	0.182	6.90
Water/Wastewater	0.0001	5.12	0.03	5.92
30-year Amortized Construction GHG				8.47
TOTAL				***262.62***
SCAQMD Threshold				**3,000**
Exceed Threshold?				**NO**

As shown in Table 10, the Project is estimated to emit approximately 262.62 MTCO2e per year, including amortized construction-related emissions which is below the threshold used by the City to determine if greenhouse gas emissions are significant. Therefore, impacts are less than significant and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Source: First Update to the Climate Change Scoping Plan, May 22, 2014.

Plans, Policies, or Programs (PPP)

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

PPP 3.7-4 The Project is required to be in compliance with the First Update to the Climate Change Scoping Plan, May 22, 2014 adopted by the California Air Resources Board.

Project Design Features (PDF)

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

Impact Analysis

The Project's is consistent with the Scoping Plan because its individual greenhouse gas emissions are below significance thresholds as noted in the response to Issue 3.7 (a) above and the Project is required to implement such greenhouse reduction measures as Energy Efficient Appliances, Water Efficient Landscaping, and Title 24 Energy Efficiency Requirements. As such, impacts are less than significant and no mitigation measures are required.

Based on the analysis above, with implementation of PPP 3.7-4, impacts would be less than significant.

3.8 HAZARDS AND HAZARDOUS MATERIALS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		■		
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			■	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				■
d. Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				■
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?			■	
f. For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■

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

Determination: Less than Significant Impact With Mitigation Incorporated.

Source: Phase I Environmental Site Assessment and Addendum Appendix C and D).

Plans, Policies, or Programs (PPP)

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

PPP 3.8-1 The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.

Project Design Features (PDF)

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

Impact Analysis

Existing Site Conditions

A *Phase I Environmental Site Assessment* and an *Addendum* were prepared for the Project site by Soils Pacifica Inc. to assess existing hazardous conditions. The *Phase I Environmental Site Assessment/Addendum* indicates that the site had been used for agricultural activities and may have been exposed to DDT, pesticides, or herbicides. The *Phase I Environmental Site Assessment* did not verify any exposure of these containments on the site.

Construction Activities

As noted above, hazardous wastes that may be present during construction of the Project may include DDT, pesticides, or herbicides. Therefore, the following mitigation measure is required.

Mitigation Measure (MM)

MM-HAZ-1: Work Plan. *Prior to the issuance of a grading permit, the Project Proponent shall submit to the City a work plan that includes soil sampling to address potential exposure concerns to construction workers to DDT, pesticides, or herbicides. The work plan shall identify soil disposal options if necessary.*

Operational Activities

The Project site would be developed with residential land uses which are land uses not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site.

With implementation of PPP 3.8-1 and MM HAZ-1, impacts would be less than significant.

3.8(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Determination: Less Than Significant Impact.

Sources: Phase I Environmental Site Assessment (Appendix C and D).

Plans, Policies, or Programs (PPP)

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

PPP 3.8-1 The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.

Project Design Features (PDF)

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

Impact Analysis

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

Upon build-out, the Project site would operate as a residential community, which is a land use type not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment.

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

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is located within one-quarter mile of the Pacific Avenue Elementary School. As noted in the responses to Issue 3.8 (b), The Project site would be developed with residential land uses which is a land use not typically associated with the transport, use, or disposal of hazardous materials nor does such use emit hazardous emissions or handle hazardous or acutely hazardous materials. Therefore, impacts are less than significant.

3.8(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Determination: No Impact.

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

3.8(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

Determination: Less Than Significant Impact.

Source: Riverside County Airport Land Use Compatibility Plan, October 14, 2004.

Plans, Policies, or Programs (PPP)

PPP 3.8-1 As required by the *Riverside County Airport Land Use Compatibility Plan*, the following shall be included in the Subdivision Public Report for the Project:

> *"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 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 purchases and determine whether they are acceptable to you. (Business and Professions Code Section 11010 (b) (13) (A)]."*

Project Design Features (PDF)

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

Impact Analysis

The Project is located the Compatibility Zone D of the Flabob Airport. Zone D is the Primary Traffic Patterns and Runway Buffer Area.

According to the *Riverside County Airport Land Use Compatibility Plan*, two options are provided for residential densities in Compatibility Zone D. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction.

The Project's density is 3.9 dwelling units per acre (du/ac) which is greater than the 0.2 du/ac and less than the 5.0 du/ac parameters. However, the Project is considered an "in-fill" development as described in Section 3.3.1 of the *Riverside County Airport Land Use Compatibility Plan* because it meets the following criteria:

- The parcel size is no larger than 20.0 acres.
- At least 65% of the site's perimeter is bounded (disregarding roads) by existing uses similar to, or more intensive than, those proposed.
- The proposed project would not extend the perimeter of the area defined by the surrounding, already developed, incompatible uses.
- Further increases in the residential density, nonresidential usage intensity, and/or other incompatible design or usage characteristics (e.g., through use permits, density transfers, addition of second units on the same parcel, height variances, or other strategy) are prohibited.
- The area to be developed cannot previously have been set aside as open land in accordance with policies contained in this Plan unless replacement open land is provided within the same compatibility zone.
- The average development density (3.9 du/ac) of the site shall not exceed the average density represented by all existing lots that lie fully or partially within a distance of 300 feet from the boundary of the parcel to be divided.

The Project meets all of the criteria above and is therefore deemed as 'in-fill" development and is considered a compatible use with the Flabob Airport.

Based on the above analysis and with implementation of PPP 3.8-1, the Project result in a safety hazard for people residing or working in the Project area.

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

Determination: No Impact.

Source: Google Earth. Site Reconnaissance..

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: Less Than Significant Impact.

Sources: General Plan Safety Element, Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Access to the Project site is proposed from Opal Street and Ridgewood Drive which will connect to proposed interior street. Both these roadways are fully improved. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles via Opal Street and Ridgewood Drive and connecting

roadways as required by the City. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

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

Determination: No Impact.

Source: Riverside County Land Information System.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to the *Riverside County Land Information System*, the Project area is not located within a high wildfire hazard area. The Project area is substantially surrounded by existing development on all four sides. Therefore development of the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and no impact would occur. No mitigation measures are required.

3.9 HYDROLOGY AND WATER QUALITY

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

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

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36827, Drainage Report (Appendix E).

Plans, Policies, or Programs (PPP)

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

PPP 3.9-1. Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.

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

PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.

PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

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

PDF 3.9-1 Tentative Tract Map No. 36827 provides for an 8,530 square foot water quality basin and a 300 cubic foot infiltration pit. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

Construction

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

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the City of Jurupa Valley, the Project would be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

In addition, the Project would be required to comply with the Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program. Compliance with the National Pollutant Discharge Elimination System permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a Storm Water Pollution Prevention Plan for construction-related activities, including grading. The Storm Water Pollution Prevention Plan would specify the Best Management Practices that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

Operation

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential) include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, pesticides, and metals.

Pursuant to the requirements of the City's National Pollutant Discharge Elimination System permit, a Water Quality Management Plan is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A Water Quality Management Plan describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by storm water or urban runoff.

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

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

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36827, Drainage Report (Appendix E).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

The District does not have an immediate concern with water supply reliability. Because the District's water supply is groundwater, which is not subject to seasonal or year-to-year climatic change, it is not subject to short-term water shortages resulting from temporary dry weather conditions. The District and other groundwater users in the Santa Ana Watershed have been implementing ongoing groundwater management practices to extend the useful life of the groundwater resource to meet current and future demands. In the foreseeable future, the District will continue to be reliant on local groundwater supplies. The District will develop additional groundwater extraction and groundwater treatment facilities as needed to ensure a continuous and adequate water supply for its service area. (Ref. *Rubidoux Community Services District, Urban Water Management Plan, 2011*).

Based on the above anlysis, the Project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

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

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36827 Drainage Report.

Plans, Policies, or Programs (PPP)

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

PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

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

PDF 3.9-1 Tentative Tract Map No. 36827 provides for an 8,530 square foot water quality basin and a 300 cubic foot infiltration pit. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

Development of Project would increase impervious surface coverage on the site. Generally the existing surface from westerly property line at Golden West Avenue drains toward Opal Street to the east. Drainage patterns will generally follow the existing frontage Opal Street public street gutter and remain as in the existing condition.

Drainage subarea A-1 consists of 1.81 acres drains into proposed catch basin at the west side of Ridgewood Drive. Drainage Area A-2 consists of 1.06 acres drains into proposed catch basin at the east side of Ridgewood Drive. Drainage Subareas A-1 and A-2 will drain into proposed water quality and detention basin area A-3 then outlet through proposed parkway drain into Opal Street gutter. Drainage subarea A-4 consists of 0.35 acres will drain toward Ridgewood Drive then Opal Street.

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

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

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36827 Drainage Report.

Plans, Policies, or Programs (PPP)

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

PPP 3.9-5 The Project shall be in compliance with City Ordinance 460, Section 11.3, Flood Control and Tract Drainage.

Project Design Features (PDF)

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

PDF 3.9-1 Tentative Tract Map No. 36827 provides for an 8,530 square foot water quality basin and a 300 cubic foot infiltration pit. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

Generally the existing surface from westerly property line at Golden West Avenue drains toward Opal Street to the east. Drainage patterns will generally follow the existing frontage Opal Street public street gutter and remain as in the existing condition.

Drainage subarea A-1 consists of 1.81 acres drains into proposed catch basin at the west side of Ridgewood Drive. Drainage Area A-2 consists of 1.06 acres drains into proposed catch basin at the east side of Ridgewood Drive. Drainage Subareas A-1 and A-2 will drain into proposed water quality and detention basin area A-3 then outlet through proposed parkway drain into Opal Street gutter. Drainage subarea A-4 consists of 0.35 acres will drain toward Ridgewood Drive then Opal Street.

Based on the analysis above, with implementation of PPP 3.9-5 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

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

Determination: Less than Significant Impact.

Source: Tentative Tract Map 36827 Drainage Report.

Plans, Policies, or Programs (PPP)

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

PPP 3.9-1. Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.

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

PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.

PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

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

PDF 3.9-1 Tentative Tract Map No. 36827 provides for an 8,530 square foot water quality basin and a 300 cubic foot infiltration pit. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

Water runoff from will be directed to the on-site water quality basin and an infiltration pit before discharging into the storm drain system in Opal Street.

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

3.9(f) Otherwise substantially degrade water quality?

Determination: Less Than Significant Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.9-1. Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.

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

PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.

PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

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

PDF 3.9-1 Tentative Tract Map No. 36827 provides for an 8,530 square foot water quality basin and a 300 cubic foot infiltration pit. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Responses3.9 (a), 3.9(c), and3.9 (e).

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

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

Determination: No Impact.

Source: FEMA FIRM Panel No. 06065C0706G.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The site is not located within a designated flood plain, based upon a review of Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 06065C0706G, dated August 28, 2008. This Panel identified the subject area as Zone X, which is defined as "Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level." No impact would occur and no mitigation measures are required.

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

Source: FEMA FIRM Panel No. 06065C0706G.

Determination: No Impact.

Plans, Policies, Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Refer to Issue 3.9(g) above. The Project area is not within a 100-year flood hazard. No Impact would occur and no mitigation measures are required.

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

Source: FEMA FIRM Panel No. 06065C0706G.

Determination: No Impact.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: No Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

3.10 LAND USE AND PLANNING

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

3.10(a) Physically divide an established community?

Determination: No Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project site is an in-fill site consisting of 3.3 acres which is surrounded by residential development on all sides. Therefore, no impacts would occur with respect to dividing an established community.

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

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

The applicable plans and policies relating to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect are described in the analysis below.

Project Design Features (PDF)

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

Impact Analysis

As demonstrated throughout this Initial Study Checklist/Mitigated Negative Declaration, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan, or the City of Jurupa Valley Zoning Ordinance. Additionally, with Mitigation Measure BIO-1, as set forth in this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable policy document, including, without limitation, the Western Riverside Multiple Species Habitat Conservation Plan, South Coast Air Quality Management District's Air Quality Management Plan, Southern California Association of Government's 2012, 2035 Regional Transportation Plan/Sustainable Communities Strategy, and Government's 2008 Regional Transportation Plan. The purpose of these plans are to avoid or mitigate an environmental effect.

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

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

Determination: Less Than Significant With Mitigation Incorporated.

Source: Western Riverside County MSHCP, Biological Resources Report (Appendix A).

Plans, Policies, or Programs (PPP)

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

PPP 3.10-1 The Project shall implement the requirements of Western Riverside County Multiple Species Habitat Conservation Plan.

Project Design Features (PDF)

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

Impact Analysis

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

- The Project site is not located within an MSHCP Criteria Area (area proposed for conservation).
- The Project site does not contain MSHCP riparian/riverine areas or vernal pools.
- The Project site will not impact any MSHCP Narrow Endemic Plant Species.
- The Project site is not required to comply with the MSHCP Urban/Wildland Interface Guidelines.
- No large burrows were found in the area and the particularly dense ruderal vegetation suggest poor habitat for burrowing owl. However, their presence cannot be ruled out because burrowing owls have been known to occupy disturbed sites. Mitigation is required.

Mitigation Measures (MM)

Mitigation Measure BIO-1 in Section 3.4, Biological Resources of this Initial Study/Mitigated Declaration shall apply.

With implementation of Mitigation Measure BIO-1, impacts will be less than significant.

3.11 MINERAL RESOURCES

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

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

Determination: No Impact.

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Based on the *Phase I Environmental Site Assessment* prepared for the Project, no mineral resource extraction activity is known to have ever occurred on the property. According to mapping conducted by the California Geological Survey which maps areas known as Mineral Resources Zones (MRZs), the proposed Project site is mapped within MRZ-3, which is defined as "areas with no known significant mineral deposits."

The Project site is not located within an area of known to be underlain by regionally- or locally important mineral resources, or within an area that has the potential to be underlain by regionally or locally-important mineral resources, as disclosed by the General Plan and the associated General Plan Environmental Impact Report. Accordingly, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. Accordingly, no impact would occur.

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

Determination: No Impact.

Sources: City of Jurupa Valley General Plan Land Use Map

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Refer to the Issue 3.11(a), above. The General Plan does not identify any locally important mineral resource recovery sites on-site or within close proximity to the Project site, nor are any mineral resource recovery operations located on-site or in the surrounding area. The General Plan designates the Project site as Medium Density Residential. As such, no impact would occur.

3.12 NOISE

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

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Noise Element of the General Plan, Chapter 11.02, Noise Regulations of the Municipal Code.

Plans, Policies, or Programs (PPP)

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

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

following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a) All construction activities shall comply with Chapter 11.02 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.

b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.

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

PPP 3.12-2 In order to ensure compliance with General Plan Policy N - 4. prior to issuance of any residential building permit, an interior noise analysis shall be completed to the satisfaction of the City Building and Safety Department demonstrating that proposed building materials will achieve interior noise levels less than 45 dBA CNEL.

Project Design Features (PDF)

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

Impact Analysis

Development of the Project site as a residential community has the potential to expose persons to or result in elevated noise levels during both short-term construction activities and under long-term conditions. Short-term (i.e., construction) and long-term (i.e., operational) noise impacts associated with the Project are discussed below

Short-term Construction Noise

The most significant source of short-term noise impact is related to noise generated during construction activities on the Project site which would result in potential noise impacts to nearby sensitive receptors. Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus noise levels will fluctuate depending upon construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures.

As shown on Table11 below. noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet

Table11. Typical Construction Equipment Noise Levels

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

However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 75 dBA for a jack hammer measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor, and would be further reduced to 63 dBA at 200 feet from the source to the receptor.

Chapter 11.10 of the City of Jurupa Valley Municipal Code (Noise Regulations) includes a provision that exempts construction activities from any maximum noise level standard, provided that construction activities occur between the hours of 6:00am-6:00pm during the months of June through September or 7:00am- 6:00pm during the months of October through May. The Project is required to comply with the City's Noise Regulations so implementation of the Project would not expose persons to or generate noise levels in excess of standards adopted by the City.

Noise Impacts to the Project

The Project is considered a "sensitive receptor" because it is a residential development. Impacts to the Project would be significant if the exterior area of the homes (i.e. yards) would be exposed to

noise levels in excess of 65 dBa. For the interior area of the homes impacts would be significant if exposed to noise levels in excess of 45 dBa.

The Project site is located in an area largely characterized by urban development. Residential land uses surround the site on all sides. Noise producing land uses that impact residential uses include, but are not limited to, agriculture uses, industrial uses, commercial uses, and noise from major highways and roads.

The Project site is located adjacent to Golden West Avenue and Opal Street, which are both classified as "Local Streets" and are not considered a major highway or roadway that produces significant levels of traffic noise. As such, impacts are considered to be less than significant.

Noise Impacts Generated by the Project

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

The primary source of noise generated by the Project will be from the vehicle traffic generated by the new homes to the nearby residential uses. The Project would generate an estimated additional 123 total trip-ends per day with 9.75 trips in the AM Peak Hour and 13.0 trips in the PM Peak Hour.

The City of Jurupa Valley considers a project to result in a significant traffic-related noise impact if traffic generated by that project would cause or contribute to exterior noise levels at sensitive receptor locations in excess of 65 dBA CNEL and the project's contribution to the noise environment equals 3.0 dBA CNEL or more. (A change of 3.0 dBA is considered "barely perceptible" by the human ear and changes of less than 3.0 dBA CNEL generally cannot be perceived except in carefully controlled laboratory environments). Due to the low traffic volume and speeds, traffic noise from the Project will not make a significant contribution to the noise environment.

Based on the analysis above, with implementation of PPP 3.12-1 and PPP 3.12-2 impacts would be less than significant.

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

Determination: Less Than Significant Impact.

Source: Project Application Material.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction Vibration

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

Operational Vibration

There are no conditions associated with the long-term operation of the proposed Project that would result in the exposure of on- or off-site residents to excessive ground-borne vibration or noise. The proposed Project would develop the subject property as a residential community and would not include nor require equipment, facilities, or activities that would generate ground-borne vibration or ground-borne noise. In addition, the Project site is not located in the vicinity of a railroad line or any other use associated with ground-borne vibration or ground-borne noise; therefore, the Project would not expose future on-site residents to substantial ground-borne vibration or noise.

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

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

Determination: Less Than Significant Impact.

Source: Project Application Materials, Noise Element of the General Plan, Chapter 11.02, Noise Regulations of the Municipal Code.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As discussed above under Issue 3.12(a), the only potential for the Project to create a permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project that has the potential to cause or contribute to elevated traffic-related noise volumes at offsite locations. The analysis presented under Issue 3.12(a) concluded that the Project's incremental noise contributions to study area roadways would be considered "barely perceptible" (i.e., less than 3.0

dBA CNEL). As such, offsite transportation-related noise impacts would be less than significant and no mitigation is required.

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Noise Element of the General Plan, Chapter 11.02, Noise Regulations of the Municipal Code.

Plans, Policies, or Programs (PPP)

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

PPP 3.12-1 In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.10, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a) All construction activities shall comply with Chapter 11..10 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.

b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.

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

Project Design Features (PDF)

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

Impact Analysis

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

Based on the analysis above, with implementation of PPP 3.12-1, impacts would be less than significant and no mitigation measures are required.

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

Determination: No Impact.

Source: Flabob Airport Policies and Compatibility Ma.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project is located the Compatibility Zone D of the Flabob Airport. Zone D is the Primary Traffic Patterns and Runway Buffer Area. According to the *Falbob Airport Policies and Compatibility Map*, Figure 3-1, the Project site is located in an area that is exposed to noise levels of 55 dBA CNEL or less. As such, noise impacts from Flabob Airport are less than significant.

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

Determination: No Impact.

Source: Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

There are no private airfields or airstrips in the vicinity of the Project site. Accordingly, the Project would have no potential to expose future residents in the Project area to excessive noise levels associated with a private airstrip. No impact would occur and no mitigation measures are required.

3.13 POPULATION AND HOUSING

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

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

Determination: Less than Significant Impact.

Sources: Project Application Materials, State of California, Department of Finance, "E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2013," Water & Sewer Letter-Rubidoux Community Services District (Appendix F).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project would be developed with 13 single-family detached residential homes. Pursuant to population estimates prepared by the State Department of Finance, single-family detached units within the City are occupied by an average of 3.88 persons per dwelling unit (*State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014*). Therefore, using population generation estimates provided by the State, the Project could increase the City of Jurupa Valley's population by up to 50 new residents if all the new residents currently reside outside the City limits.

Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

According to the Rubidoux Community Services District, an 8-inch diameter water line exists in Opal Street to provide water service and an 8-inch diameter sewer line exists in Opal Street to provide sewer service. The Opal Street sewer line will have to be extended to serve the Project, however, the extension will occur in an existing developed area.

In addition, the analysis in Section 3.14, Public Services, of this Initial Study Checklist demonstrates that the impacts on public services is less than significant so the public service providers ability to provide services will not be reduced. As such, impacts are less than significant and no mitigation measures are required.

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

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is vacant and contains no housing. As such, there are no impacts that would require the construction of replacement housing elsewhere. No mitigation measures are required.

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

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is vacant and contains no housing. As such, there are no impacts that would require the construction of replacement housing elsewhere.

3.14 PUBLIC SERVICES

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

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

FIRE PROTECTION

Determination: Less Than Significant Impact.

Sources: Riverside County Fire Department Riverside County Fire Protection and Emergency Medical Master Plan, Riverside County Fire Department "Fire Stations," Google Earth, Ordinance No. 659, Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.14-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants,

automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the West Riverside Fire Station (Station No. 18), an existing station located approximately 2.2 roadway miles northeast of the Project site at 7545 Mission Boulevard.

Development of the Project would impact fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

Furthermore, the Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for fire protection services. Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the above analysis, with implementation of PPP 3.14-1 and PPP 3.14-2, impacts related to fire protection would be less than significant and no mitigation measures are required.

<u>POLICE PROTECTION</u>

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

PPP 3.14-2 The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard. The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people. At full buildout, the Project would introduce approximately 50 new residents to the Project area. To maintain the desirable level of service, the Riverside County Sheriff's Department would require approximately 0.05 additional deputes. The additional 0.05 deputies would not require the construction of new or expanded sheriff facilities.

The Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for public services, including police protection services. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

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

SCHOOLS

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

The construction of 13 residential homes as proposed by the Project would increase the population in the local area and would consequently place greater demand on the existing public school system by generating additional students to be served by the Jurupa Unified School District. The Project would be required to contribute fees to the Jurupa Unified School District in accordance with the

Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for Project-related impacts to school services.

Based on the above analysis, with implementation of PPP 3.14-3, impacts related to schools would be less than significant and no mitigation measures are required.

PARKS

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.14-4 Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

Project Design Features (PDF)

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

Impact Analysis

The Project proposes the construction of 13 residential units. Based on population estimates prepared by the State Department of Finance, the Project is estimated to provide housing for up to 50 residents (3.88 persons per household x 13 houses = 50.4). Based on the Jurupa Area Recreation and Parks District's goal of providing 5.0 acres of park land for each 1,000 residents, the Project would generate a demand for approximately 0.05 acres of park land. The Project does not propose any park land so it will be subject to the park development impact fee.

Based on the above analysis, with implementation of PPP 3.14-4, impacts related to parks would be less than significant and no mitigation measures are required.

OTHER PUBLIC FACILITIES

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.14-2 above is applicable to the Project.

Project Design Features (PDF)

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

Impact Analysis

Development of the Project would result in an increase in the population of the Project area and would increase the demand for public services, including public health services and library services. However, the population increase generated by the Project would not require the construction of new or expanded public facilities.

The Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public services and/or equipment.

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

3.15 RECREATION

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

Impact Analysis

3.15(a) Would the proposed Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Determination: Less than Significant Impact.

Sources: Project Application Materials, State of California, Department of Finance, "E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2013"

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project's 50 estimated residents would not substantially increase the use of existing public park facilities and would not require the modification existing parks or modification of new park facilities.

With implementation of PDF 3.14-1, impacts related to recreational facilities would be less than significant and no mitigation measures are required.

3.15(b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

Determination: Less than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project does not propose any on-site recreational facilities nor does it required the construction or expansion of recreational facilities given its limited population generation (50 residents).

Based on the above analysis, impacts related to parks and recreational facilities would be less than significant and no mitigation measures are required.

3.16 TRANSPORTATION/TRAFFIC

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			■	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			■	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
e. Result in inadequate emergency access?			■	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			■	

3.16(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Determination: Less Than Significant Impact.

Sources: Institute of Traffic Engineers, Riverside County Congestion Management Plan.

Plans, Policies, or Programs (PPP)

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

PPP 3.16-1 Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).

PPP 3.16-2 General Plan Policy C 4.3 requires that pedestrian access from developments to existing and future transit routes and terminal facilities through project design. The Final Map shall demonstrate compliance with this requirement.

Project Design Features (PDF)

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

Impact Analysis

Motorized Vehicle Travel

Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the *Institute of Transportation Engineers Trip Generation Manual, 9th Edition, 2012* based on the following rates:

Table 12. Trip Generation Rates

Land Use Type	Unit	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
Single-Family Detached Housing Land Use Category: 210	DU	0.75	0.19	0.56	1.00	0.63	0.37	9.52
Source: Institute of Traffic Engineers Trip Generation 9th Edition (2012)								

The Project is estimated to generate the following number of trips:

Table 13. Project Trip Generation

Land Use Type	Unit	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
Single-Family Detached Housing Land Use Category: 210	13	9.75	2.47	7.28	13.0	8.19	4.81	123.76
Source: Institute of Traffic Engineers Trip Generation 9th Edition (2012)								

The City of Jurupa Valley relies upon the Riverside County Transportation Department's Traffic Impact Analysis Preparation Guide to determine if a Traffic Impact Analysis is required for a project.

Single family residential tracts of less than 100 lots are generally exempt from Traffic Impact Analysis requirements unless the City's Transportation Engineer determines otherwise. In the case of the proposed Project, the City Transportation Engineer determined that a Traffic Impact Analysis was not required because the Project proposes only 13 lots and would generate less than 50 peak hour trips on intersections in the vicinity of the Project site. Because vehicle trips generated by the Project are relatively low, the Project is not forecast to deteriorate the Level of Service in the Project area. Impacts are less than significant

Mass Transit and Pedestrian Facilities

Transit Service

The Project area is currently served by the Riverside Transit Agency, a public transit agency serving the region near the City of Jurupa Valley. Route 49 runs along Mission Boulevard and serves the Project area. The Project is not proposing to construct any improvements will interfere with the existing bus service. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

Bicycle & Pedestrian Facilities

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site off Opal Street and Ridgewood Drive. As such, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

Based on the above analysis, with implementation of PPP 3.16-1 and PPP 3.16-2, impacts would be less than significant and no mitigation measures are required.

3.16(b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Determination: Less Than Significant Impact.

Source: Riverside County Congestion Management Plan

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Transportation Commission was designated as the Congestion Management Agency for Riverside County in 1990, and therefore, prepares and administers the Riverside County Congestion Management Program in consultation with the Technical Advisory Committee which consists of local agencies, the County of Riverside, transit agencies, and subregional agencies.

The intent of the Riverside County Congestion Management Program is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

The Riverside County Transportation Commission does not require Traffic Impact Assessments for development proposals. However, local agencies are required to maintain minimum Level of Service thresholds included in their respective general plans.

The Project proposes only 13 lots and would generate less than 50 peak hour trips on intersections in the vicinity of the Project site. As such, the Project is not forecast to deteriorate the minimum Level of Service in the Project area as required by the General Plan. Therefore, the Project will not be in conflict with the Riverside County Congestion Management Program. Impacts are less than significant and no mitigation measures are required.

3.16(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Determination: Less Than Significant Impact.

Sources: Riverside County ALUCP-West County Airports Background Data).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project is located the Compatibility Zone D of the Flabob Airport. Zone D is the Primary Traffic Patterns and Runway Buffer Area.

According to the *Riverside County Airport Land Use Compatibility Plan,* two options are provided for residential densities in Compatibility Zone D. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction.

The Project's density is 3.9 dwelling units per acre (du/ac) which is greater than the 0.2 du/ac and less than the 5.0 du/ac parameters. However, the Project is considered an "in-fill" development as described in Section 3.3.1 of the *Riverside County Airport Land Use Compatibility Plan* because it meets the following criteria:

- The parcel size is no larger than 20.0 acres.
- At least 65% of the site's perimeter is bounded (disregarding roads) by existing uses similar to, or more intensive than, those proposed.
- The proposed project would not extend the perimeter of the area defined by the surrounding, already developed, incompatible uses.
- Further increases in the residential density, nonresidential usage intensity, and/or other incompatible design or usage characteristics (e.g., through use permits, density transfers, addition of second units on the same parcel, height variances, or other strategy) are prohibited.
- The area to be developed cannot previously have been set aside as open land in accordance with policies contained in this Plan unless replacement open land is provided within the same compatibility zone.
- The average development density (3.9 du/ac) of the site shall not exceed the average density represented by all existing lots that lie fully or partially within a distance of 300 feet from the boundary of the parcel to be divided.

The Project meets all of the criteria above and is therefore deemed as 'in-fill" development and is thus considered a compatible use with the Flabob Airport.

In addition, the Project does not include any air travel component (e.g., runway, helipad, etc.) Accordingly, the Project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in a substantial safety risk. Therefore, impacts are less than significant.

3.16(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The residential land uses proposed Project would be compatible with existing development in the surrounding area; therefore, implementation of the Project would not create a transportation hazard as a result of an incompatible use.
The Project proposes to extend Ridgewood Drive to connect to Opal Street. With the implementation of these improvements, the Project would provide adequate vehicular and pedestrian safety and ensure that no hazardous transportation design features would be introduced by the Project. Accordingly, the Project would not substantially increase hazards due to a design feature or incompatible use. Impacts would be less than significant.

3.16(e) Result in inadequate emergency access?

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Project would result in a new residential community, which would increase the need for emergency access to-and-from the site. Adequate emergency access would be provided to the Project site via Ridgewood Drive and Opal Street. During the course of the required review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles. With the City/County requirements for emergency vehicle access, impacts would be less than significant and no mitigation measures are required.

3.16(f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Determination: Less Than Significant Impact.

Source: General Plan Circulation Element, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project area is currently served by the Riverside Transit Agency Route 49 which runs along Mission Boulevard to the north of the Project site. The Project is constructing a sidewalk which will connect to the existing sidewalk on Opal Street to provide pedestrian access to Route 49. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services. Impacts are less than significant.

3.17 UTILITIES AND SERVICE SYSTEMS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?		■		
e. Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?		■		
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			■	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			■	

3.17(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Determination: Less Than Significant Impact.

Source: Rubidoux Community Services District

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts relating to wastewater treatment requirements. This measure will be included in the Project's *Mitigation Monitoring and Reporting Program*:

PPP 3.17-1 As required by City Ordinance No. 460, prior to recordation of a Final Map, improvement plans shall be submitted to the City Engineer that provide for sewage disposal by connection to an existing collection system capable of accepting the

waste load. The collection system shall meet the Santa Ana Regional Water Quality Control Board standards and requirements.

Project Design Features (PDF)

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

Impact Analysis

Wastewater treatment and collection services would be provided to the Project site by the Rubidoux Community Services District. The Rubidoux Community Service District is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board.

According to the Rubidoux Community Service District's *2011 Urban Water Management Plan*, wastewater generated by the Project will be treated at the Riverside Water Quality Control Plant. The Project would not install or utilize septic systems or alternative wastewater treatment systems, therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the. Santa Ana Regional Water Quality Control Board. Accordingly, impacts would be less than significant.

3.17(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Water & Sewer Letter-Rubidoux Community Services District.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project would construct an on-site network of water and sewer pipes which would connect to the existing 8-inch diameter water line in Opal Street and an 8-inch diameter sewer line in Opal Street. The installation of water and sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where impacts have been identified for the Project's construction phase, Plans, Policies, Programs, or Standard Conditions (PPP), Project Design Features (PDF), or Mitigation Measures (MM) are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

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

3.17(c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Determination: Less Than Significant Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Development of Project would increase impervious surface coverage on the site. Generally the existing surface from westerly property line at Golden West Avenue drains toward Opal Street to the east. Drainage patterns will generally follow the existing frontage Opal Street public street gutter and remain as in the existing condition.

Drainage subarea A-1 consists of 1.81 acres drains into proposed catch basin at the west side of Ridgewood Drive. Drainage Area A-2 consists of 1.06 acres drains into proposed catch basin at the east side of Ridgewood Drive. Drainage Subareas A-1 and A-2 will drain into proposed water quality and detention basin area A-3 then outlet through proposed parkway drain into Opal Street gutter. Drainage subarea A-4 consists of 0.35 acres will drain toward Ridgewood Drive then Opal Street.

The construction of the on-site drainage facilities would result in physical impacts to the surface and subsurface of the Project site. These impacts are part of the Project's construction phase and are evaluated in the appropriate sections of this Initial Study/Mitigated Negative Declaration document. In instances where impacts have been identified for the Project's construction phase, Plans, Policies, Programs, or Standard Conditions (PPP), Project Design Features (PDF), or Mitigation Measures are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

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

3.17(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Sources: Project Application Materials, Rubidoux Community Services District Urban Water Management Plan, Water & Sewer Letter-Rubidoux Community Services District (Appendix F).

Plans, Policies, or Programs (PPP)

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

PPP 3.17-2 As required by City Ordinance No. 460, prior to recordation of a Final Map, required improvement plans shall be submitted to the City Engineer that provide for the installation of a domestic water supply and distribution system that meets the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).

Project Design Features (PDF)

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

Impact Analysis

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

The District does not have an immediate concern with water supply reliability. Because the District's water supply is groundwater, which is not subject to seasonal or year-to-year climatic change, it is not subject to short-term water shortages resulting from temporary dry weather conditions. The District and other groundwater users in the Santa Ana Watershed have been implementing ongoing groundwater management practices to extend the useful life of the groundwater resource to meet current and future demands. In the foreseeable future, the District will continue to be reliant on local groundwater supplies. The District will develop additional groundwater extraction and groundwater treatment facilities as needed to ensure a continuous and adequate water supply for its service area. (Ref. *Rubidoux Community Services District, Urban Water Management Plan, 2011*).

The Rubidoux Community Services District issued a "Water and Sewer Will Serve Letter" dated January 14, 2015 for the Project. The Letter indicates that water is available to serve the Project site from an existing 8-inch diameter water line in Opal Street. However, in order to provide water to the Project, the Project site must be annexed into the service area of the Rubidoux Community Services District. As such, the following mitigation measure is required.

Mitigation Measure

Mitigation Measure UTL-1. Annexation to Water District. Prior to issuance of the first building permit, the Project site shall be annexed into the Rubidoux Community Services District for the purpose of domestic water and sewer service. The Project Proponent shall submit evidence to the City of Jurupa Valley that the property has been annexed.

Based on the above analysis, with implementation of PPP 3.17-2 and UTL-1, impacts would be less than significant and no mitigation measures are required.

3.17(e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Sources: Project Application Materials, Rubidoux Community Services District Urban Water Management Plan, Water & Sewer Letter-Rubidoux Community Services District (Appendix F).

Plans, Policies, or Programs (PPP)

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

PPP 3.17-3 Prior to the issuance of a grading permit, the Project proponent shall be required to provide written verification to the City of Jurupa Valley Engineering Department that the Jurupa Community Services District has verified that adequate capacity exists at the City of Riverside Water Quality Control Plant to serve the Project and/or a Sewer Capacity Fee shall be paid.

Project Design Features (PDF)

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

Impact Analysis

Sanitary sewer service to the Project site would be provided by the Rubidoux Community Services District ("District"). The District purchases treatment capacity at the Riverside Water Quality Control Plant to treat flows within its service area. As currently constituted, the Riverside Water Quality Control Plant consists of two separate treatment plants and one common tertiary filtration plant. These provide preliminary, primary, secondary and tertiary treatment for a rated capacity of 40 million gallons per day.

The Rubidoux Community Services District issued a "Water and Sewer Will Serve Letter" dated January 14, 2015 for the Project. The Letter indicates that sewer service is available to serve the Project site from an existing 8-inch diameter sewer line in Opal Street. However, in order to provide sewer service to the Project, the Project site must be annexed into the service area of the Rubidoux Community Services District. As such, Mitigation Measure UTL-1 above applies.

Mitigation Measure

Mitigation Measure UTL-1. Annexation to Water District. Prior to issuance of the first building permit, the Project site shall be annexed into the Rubidoux Community Services District for the purpose of domestic water and sewer service. The Project Proponent shall submit evidence to the City of Jurupa Valley that the property has been annexed.

Based on the above analysis, with implementation of PPP 3.17-3 and UTL-1, impacts would be less than significant and no mitigation measures are required.

3.17(f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?

Determination: Less Than Significant Impact.

Sources: Riverside County Waste Management, Cal Recycle Facility/Site Summary Details, General Plan PEIR, Chapter 4.15 – Public Services

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction Related Impacts

Waste generated during the construction phase of the Project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. According to the Riverside County Waste Management Department, solid waste generated within the City of Jurupa Valley was deposited at the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the Cal Recycle Facility/Site Summary Details website accessed on January 27, 2015, these landfills receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project's construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project.

Operational Related Impacts

Based on a waste generation factor of 0.41 tons per home per year as documented in the City of Jurupa Valley General Plan EIR, the Project's proposed 13 homes would generate approximately 5.3 tons of waste per year, or 0.02 tons of waste per day.

According to the Cal Recycle Facility/Site Summary Details website accessed on January 27, 2015, the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 14,730,020 cubic yards. The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2024.

The El Sobrante Landfill is has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 145,530,000 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045.

Solid waste generated during long-term operation of the Project would be disposed at the Badlands Sanitary Landfill and/or the El Sobrante Landfill. During long-term operation, the Project's solid waste would represent less than 0.00005% of the daily permitted disposal capacity at the Badlands Sanitary Landfill and less than 0.00001% of the daily permitted disposal capacity at the El Sobrante Landfill.

These landfills receive well below their maximum permitted daily disposal volume and solid waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Because the proposed Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for Badlands Sanitary Landfill and the El Sobrante Landfill, these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project.

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

3.17(g) Comply with federal, state, and local statutes and regulations related to solid waste?

Determination: Less Than Significant Impact.

Sources: California Assembly Bill 939 (Sher), Riverside County Waste Resources Management District, Riverside County Integrated Waste Management Plan, Riverside County Waste Management Department, Solid Waste System Study Report, Waste Management "El Sobrante Landfill"

Plans, Policies, or Programs (PPP)

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

PPP 3.17-4 The Project shall participate in established County-wide programs for residential development projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.

Impact Analysis

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project's waste hauler would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the Project include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the Project are reduced in accordance with existing regulations.

Based on the above analysis, with implementation of PPP 3.17-4, impacts would be less than significant and no mitigation measures are required.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		■		
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		■		
c. Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			■	

Impact Analysis

3.18(a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: This Initial Study Checklist.

As noted in the analysis throughout this Initial Study Checklist/Mitigated Negative Declaration document, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

Plans, Policies, or Programs (PPP)

PPP 3.4-1, PPP 3.4-2, and PPP 3.5-1 shall apply.

Project Design Features (PDF)

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

Mitigation Measures (MM)

Mitigation Measures BIO-1 through BIO-3, CR-1, CR-2, and CR-3 shall apply.

Impact Analysis

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist..

In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features, or Mitigation Measures listed above are required to reduce impacts to less than significant levels. Therefore, Project would not substantially degrade the quality of the environment.

3.18(b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Determination: Less Than Significant With Mitigation Incorporated.

Source: This Initial Study Checklist.

As noted in the analysis throughout this Initial Study Checklist/Mitigated Negative Declaration document, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist/Mitigated Negative Declaration shall apply.

Project Design Features (PDF)

All Project Design Features (PDF) identified in this Initial Study Checklist/Mitigated Negative Declaration shall apply.

Mitigation Measures (MM)

All Mitigation Measures (MM) identified in this Initial Study Checklist/Mitigated Negative Declaration shall apply.

Impact Analysis

As discussed throughout this Initial Study Checklist, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable. In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features, or Mitigation Measures, listed above are required to reduce impacts to less than significant levels. Therefore, the Project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

3.18(c) Does the Project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

Determination: Less Than Significant Impact.

As noted in the analysis throughout this Initial Study Checklist/Mitigated Negative Declaration document, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

Plans, Policies, or Programs (PPP)

The following shall apply:

PPP 3.3-1 through 3.3-5
PPP 3.6-1
PPP 3.7-1 through PPP 3.7-4
PPP 3.8-1
PPP 3.9-1 through PPP 3.9-5
PPP 3.12-1 and PPP 3.12-2
PPP 3.1-14-1 through PPP 3.14-3
PPP 3.16-1 and PPP 3.16-2
PPP 3.17-1 through PPP 3.17-4

Project Design Features (PDF)

The following shall apply:

PDF 3.12-1
PDF 3.14-1

Mitigation Measures (MM)

The following shall apply:

MM-HAZ-1
MM-UTL-1

Impact Analysis

The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist/Mitigated Negative Declaration.

In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features are required to reduce impacts to less-than-significant levels. Therefore, the Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

4.0 REFERENCES

California Air Resources Board (CARB) Handbook, 2009.
http://www.arb.ca.gov/homepage.htm

California Environmental Quality Act (CEQA) Guidelines. http://opr.ca.gov/m_ceqa.php

California Environmental Quality Act (CEQA) Air Quality Handbook.
http://opr.ca.gov/m_ceqa.php

City of Jurupa Valley General Plan, 2003 www.rctlma.org/genplan/default.aspx

City of Jurupa Valley General Plan EIR, 2003 www.rctlma.org/genplan/default.aspx

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

Countywide Integrated Waste Management Plan www.rivcowom.org

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

General Plan Final Program Environmental Impact Report, 2003, Volume I, Riverside County Integrated Project, Riverside County, California
www.rctlma.org/genplan/default.aspx

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

South Coast Air Quality Management District, Final 2012 Air Quality Management Planwww.aqmd.gov

Southern California Association of Governments, 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy.
http://rtpscs.scag.ca.gov/Pages/default.aspx

Western Riverside County Multiple Species Habitat Conservation Plan.
http://www.rctlma.org/mshcp/

5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCY:

City of Jurupa Valley
Planning Department
8930 Limonite Avenue
Jurupa Valley, Ca 92509

Ernest Perea, CEQA Administrator

6.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: Tentative Tract Map 36728 -MA 14112

DATE: March 26, 2015

PROJECT MANAGER: Rocio Lopez**,** Associate Planner

PROJECT DESCRIPTION: Subdivide the 3.3 gross acre site into 13 single-family residential lots with a minimum lot size of 7,200 square feet, a water quality basin, as well as roadways and other supporting infrastructure.

PROJECT LOCATION: The property is located north of 45th Street, west of Golden West Avenue and east of Opal Street. Assessor's Parcel Number 182-361-009.

Throughout this *Mitigation Monitoring and Reporting Program*, reference is made to the following:

- ***Plans, Policies, or Programs (PPP)*** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.

- ***Project Design Features (PDF)*** – These measures include features proposed by the Project applicant that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).

- ***Mitigation Measures (MM)*** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the requirements of CEQA.

Plans, Policies, or Programs (PPP) and the Project Design Features (PDF*)* were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

	MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
AESTHETICS			
PPP 3.1-1	As required by the City of Jurupa Valley Zoning Regulations (Ordinance No. 348, Section 6.2.A, building height shall not exceed three stories, with a maximum height of 40 feet.	Planning Department	Prior to the issuance of building permits
PPP 3.1-2	The Project shall comply with the Riverside County- Countywide Design Standards and Guidelines, January 2004 adopted by the City of Jurupa Valley for residential development.	Planning Department	Prior to the issuance of building permits
AIR QUALITY			
PPP 3.3-1	The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Engineering Department	During grading
PPP 3.3-2	The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."	Engineering Department	During grading
PPP 3.3-3	The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" and Rule 431.2, "Sulfur Content of Liquid Fuels." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SOX) into the atmosphere from the burning of fuel.	Building & Safety	During Construction

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
PPP 3.3-4	The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety	During Construction
PPP 3.3-5	The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Building & Safety Engineering Planning	During construction and on-going
BIOLOGICAL RESOURCES			
PPP 3.4-1	The project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) Plan.	Planning	Prior to the issuance of grading permits
MM-BIO-1	*Pre-Construction Burrowing Owl Survey.* Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the Project's proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions: a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction. b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If	Planning	Prior to the issuance of grading permits

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.		
MM BIO-2: Oak Tree Replacement: Prior to the issuance of any tree removal or the issuance of a grading permit, the following trees as identified in the Tree Survey and Arborist Report prepared by Golden State Land and Tree, February 13, 2015 shall be replaced as follows: • Coast Live Oak # 598: Replacement by five, 15-gallon trees (5:1 ratio) of the same species at the discretion of the City's Planning Director. • Coast Live Oak # 599: Replacement by three 15-gallon trees (3:1 ratio) of the same species at the discretion of the City's Planning Director.	Planning	Prior to tree removal or the issuance of a grading permit
MM-BIO-3. Dedication of Open Space Lot and Tree Maintenance. If the tree(s) are to be preserved, prior to the recordation of the Final Map, a lettered for numbered lot shall be provided for each tree to be preserved. This lot shall be dedicated to the City in order to allow for continued maintenance of the tree(s) the City or approved maintenance entity as follows: • Construction of a wrought iron fence is necessary positioned just outside of the dripline around Tree #598 to reduce the risk of injury in the event of failure. • Landscape design must integrate the existing oak trees on site in a way that diverts excess water runoff or irrigation from accumulating and pooling within the tree's dripline. This final design must be reviewed by a certified landscape architect and approved by the Planning Director. • Strategic crown thinning to reduce loading on the stem. Heavier pruning of coast live oaks should occur during July-August and not more than 25% of the crown can be removed during any single year. All pruning should be performed or directed by an International Society of Arboriculture (ISA) Certified Arborist or Tree Worker in accordance with the Best Management Practices for Pruning by the International Society of Arboriculture, 2002 and adhere to the most recent editions of the	Planning	Prior to the recordation of the Final Map and on-going

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
American National Standards Institute (ANSI) for Tree Care Operations Z133.1 and Pruning A300. Any oak tree maintenance activity onsite should be done at the direction of an ISA Certified Arborist or American Society of Consulting Arborists (ASCA) Registered Consulting Arborist. In addition, the following general standards should be met: • Oak tree pruning must be kept to a minimum (except initially as described in Item 4 above); it typically involves removing dead or diseased wood, hazardous branches, or limb structures and providing clearance. • Pruning should be done early during branch development to avoid cuts greater than 4 inches in diameter. The smaller wound size will reduce the chance of infection. • Excessive and injurious pruning is defined as the removal of more than 25 percent of the functioning leaf, stem, or root system of a tree in any 24-month period. • Disinfected pruning tools must be used at all times and in between trees to reduce the spread of sudden oak death and other contagious diseases. Annual surveys by a certified arborist are recommended once the development is completed.		
CULTURAL RESOURCES		
MM- CR-1: *Archaeological Monitoring.* Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City that the previous grading on the Project site was monitored by a qualified archaeologist and any subsurface cultural resources were appropriately treated. If no such evidence is provided, then the Project Proponent shall implement the following program: a) A qualified archaeological monitor shall be retained by the Project Proponent to conduct monitoring of all grading and trenching activities and has the authority to halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.	Planning	Prior to the issuance of grading permits

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
b) During grading operations in previously undisturbed soils, a professional archaeological monitor shall observe the grading operation until such time as monitor determines that there is no longer any potential to uncover buried cultural deposits. If the monitor suspects that an archaeological resource may have been unearthed, the monitor shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. If the monitor determines that the suspected resource is potentially significant, the archaeologist shall notify the appropriate Native American Tribe(s) and invite a tribal representative to consult on the resource evaluation. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure CR-2 shall apply.		
MM- CR-2: *Treatment Plan*. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the	Planning	Prior to the issuance of grading permits

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
	significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.		
MM- CR-3:	*Paleontological Monitoring.* Prior to the issuance of grading permits, the Project Proponent shall provide evidence to the City that the previous grading on the Project site was monitored by a qualified paleontologist and that no further paleontological monitoring is required. If no such evidence is provided, then the Project Proponent shall implement the following program: a) A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. b) The qualified paleontologist shall be empowered to temporarily halt or redirect grading activities paleontological resources are discovered. c) In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. d) The qualified paleontologist shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared. e) If the discovery is significant the qualified paleontologist shall notify the Project proponent and the City immediately. f) In consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.	Planning	Prior to the issuance of grading permits
PPP 3.5-1	The project is required to comply with the applicable provisions of *California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.*	Engineering	During Grading

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
GEOLOGY AND SOILS			
PPP 3.6-1	The project is required to comply with the California Building Standards Code and City Building Code to preclude significant adverse effects associated with strong seismic ground shaking.	Building & Safety	Prior to the issuance of building permits
GREENHOUSE GAS EMISSIONS			
PPP 3.7-1	Prior to issuance of the first residential building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.	Building & Safety	Prior to the issuance of building permits
PPP 3.7-2	Prior to building permit issuance, the City shall verify that the following note is included on building plans. *"All installed appliances shall comply with California Code of Regulations Title 20 (Appliance Energy Efficiency Standards), which establishes energy efficiency requirements for appliances."* Project contractors shall be required to ensure compliance with the note and permit inspection by City of Jurupa Valley staff or its designee to ensure compliance. The note also shall be specified in bid documents issued to prospective construction contractors.	Building & Safety	Prior to the issuance of building permits
PPP 3.7-3	Prior to the approval of landscaping plans, the City shall verify that the all landscaping will comply with City Ordinance No. 859, "Water Efficient Landscape Requirements." Project contractors shall be required to ensure compliance with approved landscaping plans.	Planning	Prior to the issuance of building permits
PPP 3.7-4	The Project is required to be in compliance with the First Update to the Climate Change Scoping Plan, May 22, 2014 adopted by the California Air Resources Board.	Planning	Prior to the issuance of building permits

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
HAZARDS AND HAZARDOUS MATERIALS			
PPP 3.8-1	The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.	Building & Safety Engineering	During grading and building construction
MM-HAZ-1:	Work Plan. Prior to the issuance of a grading permit, the Project Proponent shall submit to the City a work plan that includes soil sampling to address potential exposure concerns to construction workers to DDT, pesticides, or herbicides. The work plan shall identify soil disposal options if necessary.	Engineering	Prior to the issuance of grading permits
HYDROLOGY AND WATER QUALITY			
PPP 3.9-1	Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an NPDES permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.	Engineering	Prior to the issuance of grading permits
PPP 3.9-2	Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Engineering	Prior to the issuance of grading permits
PPP 3.9-3	During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Engineering	During construction
PPP 3.9-4	The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.	Engineering	Prior to recordation of the Final Map

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
PPP 3.9-5	The Project shall be in compliance with City *Ordinance 460, Section 11.3, Flood Control and Tract Drainage.*	Engineering	Prior to recordation of the Final Map
PPP 3.10-1	The Project shall implement the requirements of Western Riverside County Multiple Species Habitat Conservation Plan.	Planning	Prior to the issuance of a grading permit
NOISE			
PPP 3.12-1	In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.10, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. a) All construction activities shall comply with Chapter 11.10 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May. b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site. d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.	Building & Safety Engineering	During construction

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
PPP 3.12-2	In order to ensure compliance with General Plan Policy N - 4. prior to issuance of any residential building permit, an interior noise analysis shall be completed to the satisfaction of the City Building and Safety Department demonstrating that proposed building materials will achieve interior noise levels less than 45 dBA CNEL.	Building & Safety	Prior to the issuance of a building permit
PUBLIC SERVICES			
PPP 3.14-1	The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to recordation of the Final Map, combustibles being brought on the site, and occupancy clearance of the first residential unit
PPP 3.14-2	The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.	Building & Safety	Per Ordinance No. 659
PPP 3.14-3	Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety	Prior to the issuance of building permits
PPP 3.14-4	The Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.	Building & Safety	Prior to the issuance of building permits
PDF 3.14-1	As required by the Project's Development Plan, the Project will provide two improved parks (a Neighborhood Park and a Recognition Tree Park). These parks shall be operational prior to occupancy clearance of the first residential unit.	Planning	Prior to occupancy clearance of the first residential unit.
TRANSPORTATION/TRAFFIC			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
PPP 3.16-1	Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).	Building & Safety	Prior to the issuance of building permits
PPP 3.16-2	General Plan Policy C 4.3 requires that pedestrian access from developments to existing and future transit routes and terminal facilities through project design. The Final Map shall demonstrate compliance with this requirement.	Engineering	Prior to recordation of the Final Map
UTILITY AND SERVICE SYSTEMS			
PPP 3.17-1	As required by City Ordinance No. 460, prior to recordation of a Final Map, improvement plans shall be submitted to the City Engineer that provide for sewage disposal by connection to an existing collection system capable of accepting the waste load. The collection system shall meet the Santa Ana Regional Water Quality Control Board standards and requirements.	Engineering	Prior to recordation of the Final Map
PPP 3.17-2	As required by City Ordinance No. 460, prior to recordation of a Final Map, required improvement plans shall be submitted to the City Engineer that provide for the installation of a domestic water supply and distribution system that meets the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).	Engineering	Prior to recordation of the Final Map
MM UTL-	Prior to issuance of the first building permit, the Project site shall be annexed into the Rubidoux Community Services District for the purpose of domestic water and sewer service. The Project Proponent shall submit evidence to the City of Jurupa Valley that the property has been annexed.	Engineering	Prior to issuance of the first building permit
PPP 3.17-4	The Project shall participate in established County-wide programs for residential development projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.	Planning	Riverside County Waste Management Department will inform Planning of any violations

City of Jurupa Valley

CONDITIONS OF APPROVAL FOR MA14112 (TTM36827 & VAR1501)

PLANNING DEPARTMENT

1. **PROJECT PERMITTED.** MA14112 (TTM36827 & VAR1501) is for the approval of a residential subdivision of 13 single family lots and one (1), water quality basin. The project includes a common public street.

2. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

4. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).** This project is approved subject to the provisions of a Mitigated Negative Declaration. Within forty-eight (48) hours of final approval for this project, the owner or designee shall deliver to the Planning Department a check payable to the County Clerk in the amount of $2,260.00 (includes $50.00 County Clerk Processing Fee) or the fees that are currently in effect at the time. This will enable the City to file the Notice of Determination.

5. **MITIGATION MEASURES.** This project shall be subject to the mitigation measures adopted with the Mitigated Negative Declaration prepared for the project and included with these conditions of approval.

6. **FEES.** The approval of MA14112 (TTM36827 & VAR1501) shall not become effective until all planning fees have been paid in full.

7. **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 Ordinance No. 460.

8. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved map. The approved map includes the following:

   a. Tentative Tract Map No. 36827 (prepared by SPB Engineering, Inc. dated September, 2014 and signed by J. Guzman January 20, 2015)

9. **SUBMITTAL AND APPROVAL OF A SITE DEVELOPMENT PERMIT. Prior to the issuance of any building permit,** the applicant shall submit an application for a Site Development Permit that includes the following plans to the City for review and approval: site plan, floor plan, elevations, landscape plan, and a wall and fence plan. The plans must be in substantial conformance with the R-1 (One Family Dwellings) Development Standards and with the County of Riverside's Design Guidelines. Each set of plans may be submitted separately with a Site Development Permit application.

10. **ON-SITE LANDSCAPING.**

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

   a. A Landscape Plan showing that the two existing Coast Live Oak trees will be replaced at a ratio of 5:1 per tree, with a minimum size 48-inch box Coast Live Oak tree (*Quercus agrifolia*) species. The location of the trees shall be at the discretion of the Planning Director.

   b. The replacement trees shall be monitored for a period of time as recommended by the City's Landscape Consultant.

   c. Complete "Professional Services (PROS)" application (Planning) for the review of the final landscape and irrigation plans.

   d. Initial deposit for PROS application.

   e. Three (3) sets of final landscape and irrigation plans and digital copies (CD format) that demonstrates compliance with the landscape provisions of Section 18.12 (Off-Street Vehicle Parking) of Ordinance 348 and Ordinance 859.

   f. The total cost estimate of landscaping and irrigation.

   g. Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.

   h. Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.

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

11. **STREET TREES**. Street trees and related security and agreements are required pursuant to Section 14 of Ordinance No. 460.

12. **DECORATIVE PERIMETER WALLS.** Prior to the issuance of any building permit, a six (6) foot high decorative block wall shall be constructed along the project's exterior boundary lines for Lots 1 – 9 and the northerly boundary line of Lots 9 and 10.

13. **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.

14. **BLOCK WALL FOR INTERIOR REAR AND SIDE LOT LINES.** Block walls shall be used for interior side and rear lot lines.

    Prior to the issuance of a building permit, the applicant shall submit a Wall and Fence plan that is consistent to this condition to the City for review and approval.

15. **TWO-CAR GARAGE PER DWELLING UNIT.** All residential units shall have a two-car garage with automatic sectional roll-up doors.

16. **JURUPA AREA RECREATION AND PARK DISTRICT. 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.

17. **MULTIPLE SPECIES HABITAT CONSERVATION PLAN MITIGATION FEE (ORD. NO. 810).** The applicant shall pay any owed fees pursuant to Ordinance No. 810. In order for the agency to determine that the project qualifies for any exemptions for any of the subject fees, the applicant needs to submit sufficient evidence to the City to demonstrate that it qualifies for the exemption.

18. **SINGLE FAMILY HOMES.** Lots 10, 11, 12 and 13 shall all be single story homes.

19. **BLOCK WALLS.** Block wall along Golden West Avenue and Opal Street shall have anti-graffiti coating or landscaping to deter graffiti.

ENGINEERING DEPARTMENT

GENERAL REQUIREMENTS (ENGINEERING)

20. The use hereby conditioned is for a Schedule "A" subdivision, Tentative Tract Map No. 36827, a subdivision of Parcel 2 and a portion of Lot "D" of Parcel Map No. 27437 as filed in Book 180, Pages 78 to 79, inclusive, of Parcel Maps, Records of Riverside County into 13 numbered residential lots and 2 lettered lots, one for street and public utility purposes and one for a water quality basin. Exhibit titled Tentative Tract Map No. 36827 prepared by SPB Engineering, Inc. dated September, 2014 and signed by J. Guzman January 20, 2015 is referenced.

21. This land division shall comply with the State of California Subdivision Map Act and with all requirements of Riverside County Ordinance No. 460, as adopted by the City of Jurupa Valley, for a Schedule "A" subdivision, unless modified by the conditions listed herein.

22. It is assumed that easements shown on the tentative tract map exhibit are shown correctly and include all the easements that encumber the subject property. The Project Proponent shall secure approval from all easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate actions regarding the easements not be provided, the Project Proponent may be required to amend or revise the tentative map as may be necessary to allow a finding on the final map of substantial conformance.

23. The Project Proponent shall obtain "will serve" letters from the natural gas provider (SCG) and the electrical power provider (SCE). The water purveyor, Rubidoux Community Services District (RCSD), has provided a "will serve" letter for sewer and water services.

24. No grading or other improvements shall be permitted until a grading plan for this subdivision, has been approved by the City Engineer. Grading plans and all grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley and Riverside County Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the city of Jurupa Valley.

25. Lots on which retaining walls are proposed will require separate permits(s). The walls shall be designed by a Registered Civil Engineer unless they conform in all respects to the Riverside County Standard Retaining Wall designs shown on the Riverside County Building and Safety Department form 284-197 or as shown on "Greenbook" standard plans.

26. All landscaping, irrigation and maintenance systems shall comply with the *Guide to California Friendly Landscaping* and Riverside County Ordinance No. 859.

27. All utility extensions within the subdivision and within individual lots shall be placed underground. This requirement to underground existing overhead electrical lines applies also to lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

28. The Project Proponent shall dedicate to the city lot "B" for the purposes of a water quality basin and form, or annex into if one already exists, a Community Facilities District (CFD) for the purposes of maintaining the water quality basin to the satisfaction of the City Engineer.

29. The applicant shall annex to the Rubidoux Community Services District (RCSD) for operation and maintenance of street lights.

30. Cross-lot drainage will be permitted as shown on the tentative map exhibit subject to these conditions of approval and the Project Proponent providing adequate provisions, by means of individual lot deed restrictions, for continued and perpetual maintenance of these areas, shown on the Final (Tract) Map as "Private Drainage Easement", to the satisfaction of the City Engineer.

31. A Traffic Impact Analysis/Study was not required for this project.

32. A Cultural Resources (Archeological) Report was not prepared for this project. However the Mitigated Negative Declaration (MND) for this project includes mitigation measure(s) which must be complied with in implementing the project.

33. A Paleontological Report was not prepared for this project. However the Mitigated Negative Declaration (MND) for this project includes mitigation measure(s) which must be complied with in implementing the project.

PRIOR TO GRADING PERMIT (ENGINEERING)

Grading and Drainage

34. No grading permit shall be issued until the related cases associated with this subdivision are approved and are in effect.

35. The Project Proponent shall prepare a rough grading plan for the entire site. The rough grading plan shall be approved by the city engineer and securities shall be in place prior to commencement of grading.

36. The project is not located within a Flood Hazard Zone or Floodway, thus the site can be considered to be free from ordinary flood hazards. A Drainage Report dated December 2014 was prepared for this project by SP's Technical Services and accepted by the City Engineer for tentative subdivision planning purposes. Prior to approval of the grading plan the Project Proponent shall prepare a detailed Drainage Report, corresponding with the proposed improvements, for approval of the City Engineer.

37. All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's standards. Drainage shall be designed to accommodate 100 year storm flows. An encroachment permit from RCFC&WCD is required for connection to its facilities, if any. Minimum drainage grade shall be l% except on Portland Cement Concrete where 0.5% shall be the minimum.

38. Where grading involves import or export the project proponent shall obtain approval for the import/export location, from the Engineering and Planning departments if located in the City. If an Environmental Assessment did not previously approve the import/export location, a Grading Environmental Assessment shall be submitted to the Engineering Department for comment and to the Planning Director for review and approval. If import/export location is outside the City the Project Proponent shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.

39. If import/export involves the movement of more than 2,000 cubic yards of material using city streets, review and approval of the haul route by the Engineering Department will be required.

40. The conceptual grading shown on the tentative map exhibit provides for cross lot drainage. Cross-lot drainage will be permitted as shown provided that appropriate easements be shown on the final map and noted as follows: "Private Drainage Easement - no building, obstructions, or encroachments by landfills are allowed."

41. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities exceed the street capacity, the Project Proponent shall provide adequate drainage facilities and/or appropriate easements as approved by the City Engineer. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed".

42. 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. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". Such protection shall be as approved by the city engineer.

43. It shall be the sole responsibility of the Project Proponent to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the tentative map exhibit.

44. Temporary erosion control measures shall be implemented immediately following rough grading to prevent transport and deposition of debris onto downstream 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.

45. If grading is required offsite, the project proponent shall obtain written permission from the property owner(s) to grade as necessary and provide a copy to the Engineering Department.

46. Lots on which retaining walls are proposed will require separate permits(s). Permits shall be obtained prior to the issuance of any grading permit unless otherwise approved by the City Engineer and Building Official.

Water Quality

47. It is assumed that the conceptual grading and the provisions for water quality management shown on the tentative map exhibit can comply with all requirements for a final Water Quality Management Plan (WQMP) without substantial change from that shown. Prior to approval of the grading plan Landowner 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 (RCFC&WCD) for approval of the City Engineer.

48. Prior to approval of the grading plan for disturbance of one or more acres the landowner shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention Plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.

Geotechnical Report

49. Prior to approval of the grading plan the Project Proponent shall prepare a geotechnical/soils report for the proposed grading, infrastructure and post-construction water quality management features and facilities (BMPs) improvements for review and approval of the City Engineer. All recommendations of the geotechnical/soils report shall be incorporated in the grading plan. The title and date of the geotechnical/soils report and the name and contact information of the Project Geotechnical Engineer shall be included on the face of the grading plan. The geotechnical engineer must sign the grading plan.

50. The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the Riverside County "*Geotechnical Guidelines for Review of Geotechnical and Geologic Reports*". All processing is through the City of Jurupa Valley.

Archeological Monitor

51. As required by the Mitigated Negative Declaration for the project a qualified archaeological monitor shall be retained by the Project Proponent to conduct monitoring of all grading and trenching activities and the archaeological monitor has authority to halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. Project Proponent shall provide evidence to the City Engineer that a Project Archaeological Monitor has been retained. The name and contact information of the Project Archaeological Monitor shall be included on the face of the grading plan.

PRIOR TO MAP RECORDATION (ENGINEERING)

Final (Tract) Map

52. No Final (Tract) Map shall be recorded until the related planning cases associated with this tentative subdivision are approved.

53. After approval of the tentative map and prior to the expiration of said map, the Project Proponent 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 with the City Engineer's current requirements, conditions of approval of the tentative map, and in accordance with Article IX of Riverside County Ordinance 460 as adopted by the city. All processing is through the City of Jurupa Valley.

54. Street rights-of-way shall be shown on the final map and be dedicated for street and public utility purposes.

55. The existing right-of-way for the cul-de-sac of Ridgewood Drive exceeds that which is required for the circulation and design of the proposed project. The City is prepared to abandon this excess right-of-way which is unnecessary for the orderly development of the subdivision as shown. The Project Proponent shall clearly show the excess right-of-way to be abandoned on the Final (Tract) Map.

56. Where drainage is shown on the grading plan to occur across lot or property lines the area shall be delineated and designated on the final map as "Private Drainage Easement no building, obstructions, or encroachments by landfills are allowed".

57. Any easement not owned by a public utility, public entity or subsidiary, which is not relocated or eliminated, prior to final map approval, shall be delineated on the final map and additionally the name of the easement holder, and the nature of its interests shall be shown.

58. No unit phases of this subdivision are proposed. No unit phases will be permitted without further consideration of the phase designations and limits.

Improvement Plans

59. Ridgewood Drive northeasterly of the project is an improved city-maintained street with AC paved roadway and concrete curb and gutter. Opal Street northerly and southerly of the project is an improved city-maintained street with AC paved roadway, concrete curb and gutter, and sidewalk. Both are classified as a local streets. Except as shown on the tentative map exhibit and as a condition of approval of the Final (Tract) Map no additional right-of-way or street improvements are required for the streets except for modifications that may be required to match the required improvements for this subdivision.

60. The Project Proponent shall provide improvement plans for approval of the City Engineer for all public improvements including, but not limited to, street improvements, including sidewalk; signing and striping; street lighting; landscape and irrigation system; water system; and sanitary sewer system. Rights-of-way for streets and public utilities shall be dedicated and shown on the Final (Tract) Map in accordance with these conditions of approval, Riverside County Ordinance 460 and Riverside County Ordinance 461 ("Riverside County Road Improvement Standards and Specifications") as adopted by the City. All plans shall be prepared in accordance with the Riverside County Transportation Department "Improvement Plan Check Policies and Guidelines" as adapted by the City Engineer. All improvement plans shall be processed through the City.

It is understood that the tentative map exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that the omission or unacceptability may require that the Project Proponent amend or revise the tentative map as may be necessary to allow a finding that the Final (Tract) Map is substantial conformance with the tentative conformance.

61. Separate street improvement plans for the required improvements must be prepared based on a design plan and profile extending a minimum of 300 feet beyond the project limits at a grade and alignment as approved by the City Engineer. The Project Proponent shall be responsible for any match up asphalt concrete (AC) paving, and reconstruction or resurfacing of existing paving as determined by the City Engineer.

62. The improvements in the street right-of-way shall meet the requirements for public streets per Riverside County Ordinance 461, as adopted by the city, and all corner cutbacks shall be designed per Riverside County Standard 805, or as otherwise approved by the City Engineer.

63. Within the subdivision the street improvements shall be designed in accordance with Riverside County Standard 105, Section "A" (36-foot curb-to-curb in a 56-foot right-of-way with a 5-foot wide sidewalk adjacent to the right-of-way line), "Local Streets", and modified as shown on the tentative map exhibit or as otherwise approved by the City Engineer.

64. The plans shall provide for the construction ADA compliant depressed curbs and access ramps at the intersection of Opal Street with "A" Street.

65. Driveway approaches shall be located as shown on the tentative map and or as otherwise approved by the City Engineer. Driveway approaches shall be designed in accordance with Riverside County Standard No. 213.

66. Traffic signing, striping and marking for the required improvements may be shown on the street improvement plans and must be prepared based on extending a minimum of 300 feet beyond the project limits, or the limits of striping removal necessary to join existing, as approved by the City Engineer. The Project Proponent shall be responsible for any additional paving and/or removal of existing striping that might be required by the approved signing, striping and marking plan.

67. Separate streetlight plans must be prepared for required improvements for approval of the City Engineer and approval of the Rubidoux Community Services District (RCSD). 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 and the requirements of RCSD. Street lighting shall be designed in accordance with Riverside County Standard No. 1000.

68. Separate plans must be prepared for the water quality basin improvements for the approval of the city engineer. The water quality basin shall be designed in accordance with the applicable requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) and the City Engineer. The water quality basin shall be designed for public passive use. A short fence or shrub is required between the sidewalk and the basin along Stone St. If the basin slope is greater than 4:1 a 6' tubular steel fence will be required around the entire basin with a DG path to the bottom to accommodate the passive use.

69. For landscaping within public road rights-of-way and the water quality basin (Lot "B") the Project Proponent shall prepare separate landscape and irrigation plans for each for approval of the City Engineer. Landscaping and irrigation shall be designed within the water quality basin that is compatible with the primary function of this facility. The improvements shall comply with Riverside County Ordinance 461, as adopted by the City, "Comprehensive Landscaping Guidelines & Standards", and Riverside County Ordinance 859, as adopted by the City. Landscaping and irrigation plans shall be submitted with the street improvement plans. If landscaping maintenance is to be included in a Community Facilities District (CFD), or Landscaping and Lighting Maintenance District (LLMD), landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public rights-of-way.

70. Separate sewer and water system plans must be prepared for required improvements for approval of the City Engineer and Rubidoux Community Services District (RCSD). Water system improvement plans showing the locations of fire hydrants (see County Standard 400 and RCSD standards) must also be approved by RCSD. In addition to fire

hydrants that are required to be constructed within the project area a fire hydrant shall be constructed at the intersection of Opal Street and 45th Street.

71. Separate street light plans are required. Street lighting shall be designed in accordance with Riverside County Ordinance 460, as adopted by the city, and Street Light Specification Chart found in Specification Section 22 of Riverside County Ordinance 461, as adopted by the city and the requirements of Rubidoux Community Services District (RCSD). The design shall use Standard No. 1000. The plans shall be approved by the City Engineer and RCSD.

72. The Project Proponent shall provide plans for landscape and irrigation improvements in public rights-of-way prepared accordance with the current Riverside County Lighting and Landscape Maintenance District (L&LMD) standards and submitted to the City Engineer for approval.

73. An Environmental Constraints Sheet (ECS) is required to be prepared for this subdivision for approval of and filing with the City Engineer. The exact wording of the ECS note thereon shall be as follows:

"NOTICE OF CROSS-LOT DRAINAGE: Surface water runoff occurs across property lines within this subdivision. Individual property owners are responsible for regular, continued and perpetual maintenance of the areas in and through which surface water runoff occurs such that these areas are kept free of debris, trash and deleterious material. No building, obstructions, or encroachments by landfills are permitted."

The ECS shall be prepared in accordance with Section 2.2. E. & F. of Riverside County Ordinance No. 460, as adopted by the city, and submitted as part of the plan check review of the Final (Tract) Map.

L&LMD and Special Districts

74. Initiate formation of, or annexation to if one already exists, a community Facilities District (CFD) for Public Safety Services.

75. Initiate formation of, or annexation to if one already exists, a Community Facilities District (CFD) for operation and maintenance of landscaping and irrigation along the Lot "A" and Opal Street project frontages and publicly owned post-construction water quality management features and facilities (BMPs) within Lot "B".

76. Should this project be within any assessment/benefit district, the project proponent shall make application for and pay any reapportionment of the assessments or pay the unit fees in the assessment/benefit district.

Utilities

77. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Riverside County Ordinances 460 and 461, as adopted by the City. The project proponent is responsible for coordinating the work with the serving utility company. This requirement applies to underground existing overhead electrical lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. 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.

78. Project proponent shall obtain approval of Rubidoux Community Services District (RCSD) for water system, sewer system and street lighting improvement plans.

PRIOR TO ISSUANCE OF BUILDING PERMIT

79. Rough grading must be completed as shown on the approved grading plans.

i. The Project Geotechnical Engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this project.

ii. A licensed land surveyor shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.

80. The Project Proponent shall prepare a precise grading plan for each of the lots. The precise grading plan shall be approved by the City Engineer and securities shall be in place.

81. The required water system, including fire hydrants, shall be installed and accepted by the Rubidoux Community Services District (RCSD) prior to any combustible building materials being placed on an individual lot.

82. All utility extensions within the subdivision shall be placed underground, or as otherwise approved in writing by the City Engineer.

83. The Project Proponent shall take the steps necessary to form, or, if one already exists, annex to a Community Facilities District (CFD) in order to provide funding for City Public Safety Services from each existing and/or new lot in the proposed development.

84. The Project Proponent shall take the steps necessary to form, or, if one already exists, annex to a Community Facilities District (CFD) in order to provide funding for City operation and maintenance of the landscaping and irrigation along the Lot "A" and Opal Street project frontages and publicly owned post-construction BMPs (water quality basin) from each existing and/or new lot in the proposed development.

85. The agreement to form or annex to a CFD for operation and maintenance shall be in a manner to be approved by the City Attorney. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City maintenance costs and maintain such levels service at the standards established in the City's MS4 permit.

The agreement to form or annex to a CFD for Public Safety Services shall be in a manner to be approved by the 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.

Project Proponent shall pay all cost for formation of or annexation to CFD.

86. If for any reason applicant does not take the necessary steps to have the development included within a CFD as required, applicant shall, in a manner approved by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to the CFD, as they may be adjusted from time to time.

PRIOR TO BUILDING PERMIT FINAL INSPECTION

87. The Project Proponent is responsible for the completing all grading and construction of all infrastructure improvements to the satisfaction of the City Engineer, except the top course of AC pavement, within the public right-of-way, for which plans are required and shall comply with all other applicable requirements within public rights-of-way, in accordance with Riverside County Ordinance 461, as adopted by the city. The top course of AC pavement shall be constructed no later than the time of final building inspection of the last lot on which building improvements are proposed or sooner as may be directed by the City Engineer.

88. Prior to completion and acceptance of infrastructure improvements or prior to the final building inspection, whichever occurs first, assurance of maintenance of public improvements is required by completion or annexation into a Community Facilities District (CFD) for operation and maintenance of:

i. Landscaping and irrigation in the public right-of-way along "A" Street and Opal Street frontages

ii. Post-construction water quality management features and facilities (BMPs) within Lot "B"

89. Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground, or as otherwise approved in writing by the City Engineer. This also applies to existing overhead lines that are 33.6 kilovolts or below along the project frontage, including Opal Street, and between the nearest poles offsite in each direction of the project site. Correspondence accepting improvements shall be provided from each respective utility company.

90. The Project Proponent shall install street name sign at the intersection of Opal Street and "A" Street (street name to be as shown on the Final (Tract) Map as Ridgewood Drive) in accordance with Riverside County Standard No. 816, as approved by the Engineering Department.

91. Project Proponent shall ensure that streetlights are energized along "A" Street and at the intersection of "A" Street and Opal Street.

92. The Project Proponent shall comply with the provisions of Riverside County Ordinance No. 659 (Development Impact Fees, DIF), as adopted by the City, which requires the payment of the appropriate fee set forth in the Ordinance in accordance with the fee schedule in effect at the time of the final inspection. The fee shall be paid for each residential unit to be constructed within this land division.

93. The project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of the final inspection.

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

_____

Date

ATTACHMENT NO. 3

Planning Commission Staff Report
(dated April 22, 2015 without exhibits)

STAFF REPORT

DATE: **APRIL 22, 2015**

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

FROM: **THOMAS G. MERRELL, AICP, PLANNING DIRECTOR**
BY: **ROCIO LOPEZ, ASSOCIATE PLANNER**

SUBJECT: **AGENDA ITEM NO. 6.1**

MASTER APPLICATION (MA) NO. 14112 (TTM36827 AND VAR1501)

PROPOSAL: REQUEST TO SUBDIVIDE A 3.35 ACRE PARCEL INTO 13 SINGLE FAMILY RESIDENTIAL LOTS

LOCATION: NORTH OF 45TH ST., EAST OF GOLDEN WEST AVENUE AND WEST OF OPAL STREET

APPLICANT: CHARLIE KIEN (PROPERTY OWNER)

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2015-4-22-01 approving Tentative Tract Map (TTM) No. 36827 and Variance No. 1501 subject to the Conditions of Approval and adopt the Mitigated Negative Declaration.

PROJECT DESCRIPTION AND ANALYSIS

The Applicant, Charlie Kien, submitted a request to subdivide a 3.35-acre parcel into 13 single-family residential lots with a public street labeled “Lot A” and a water quality basin labeled “Lot B”. Individual parcels will contain a minimum 7,200 square feet with average lot widths of 60 feet and average lot depths of 100 feet. Variance No. 1501 is requested for a 2.90-foot deviation from the required average lot depth of 100 feet for Lot 13. Lot 13 is proposed with an average lot depth of 97.10 feet.

TABLE 1: GENERAL PROJECT INFORMATION	
Parcel Number	182-361-009-4
Project Area	3.35 acres
General Plan Land Use Designation	Medium Density Residential (MDR)
Zoning	R-1 (One Family Dwellings)
Existing Land Use	Vacant

As shown on Exhibit 1, the site is located between Golden West Avenue to the west, Opal Street to the east, 45th Street to the north and at the end of Ridgewood Drive. The property is surrounded by single-family homes to the north, south, east and west.

EXHIBIT 1: SITE LOCATION

Required Entitlements

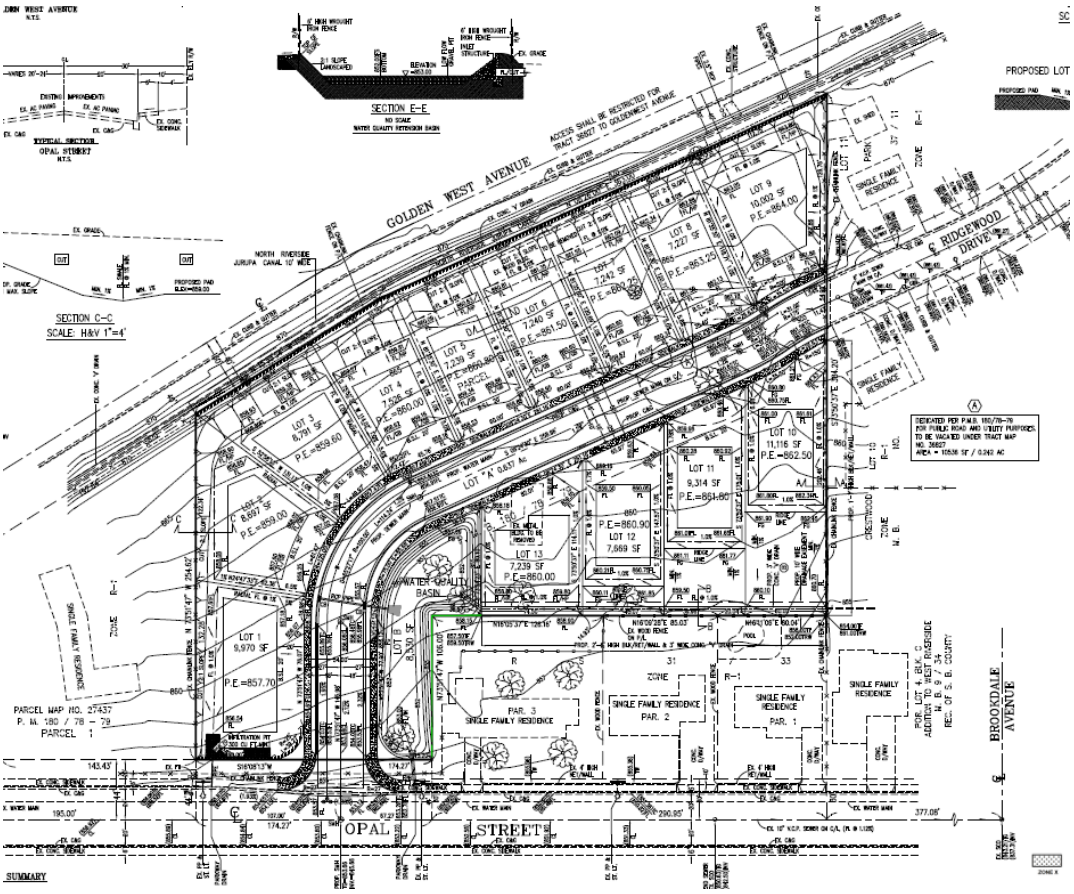
Subdivisions are regulated by the Riverside County Subdivision Ordinance No. 460, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code. This is a Schedule "A" subdivision per Ordinance 460 (Subdivision Regulations) defined as: "Any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area". Article VI, Section 6.6A. establishes that the action of the Planning Commission on a tentative "Schedule A" map shall be final unless appealed by the Applicant or any interested party.

A variance is requested to create a parcel with less than the minimum average lot depth requirement of 100 feet, with a deviation of 2.90 feet. Lot 13, if approved, would have an 80.10-foot lot depth along the southern property line and a 114.11-foot lot depth along the northern property line for an average lot depth of 97.10 feet. The project is therefore subject to Section 18.27 (Variances) of the Riverside County Zoning Ordinance, as adopted by the City of Jurupa Valley.

The applicant requests approval to subdivide a 3.35 acre parcel into 13 single-family residential lots. The subdivision also includes the creation of a public street (shown as Lot "A") and a water quality basin (shown as "Lot B"). Exhibit 2 provides an illustration of the proposed subdivision.

A larger version of the proposed subdivision map has been provided under separate cover and is also shown on Attachment 7.

EXHIBIT 2: TENTATIVE TRACT MAP NO. 36827



The map includes building pad elevations (noted as "P.E.") on the individual parcels in an effort to analyze future construction of single-family homes for hydrological calculations. Staff proposes a condition that will require a Site Development Permit for the subsequent construction and location of homes. Proposed pad elevations will be deemed approximate only and future construction will be further evaluated for appropriate design, size and architecture.

A concrete canal, owned by "North Riverside Jurupa Canal", borders the site along its western boundary. The canal separates the site from directly abutting Golden West Avenue. Therefore, the proposed parcels along Golden West are not considered "through lots" and are not subject to increased setbacks.

Parcels within the R-1 (One Family Dwellings) zone require a minimum lot size of 7,200 square feet, a minimum average lot width of 60 feet and a minimum average lot depth of 100 feet. Lots 1 through 13 of the TTM range in size from 7,227 square feet to 10,002 square feet and comply with the minimum square-footage requirements for new lots within the R-1 zone. The average lot size is 8,405.5 square feet. See Table 2 for a comparison of the subdivision proposal and required development standards.

Lots 1 through 13, with the exception of Lots 3 and 4, have a lot frontage range from 60 to 80 feet in width. The minimum lot frontage width is 60 feet, except for lots fronting on "knuckles"

which are allowed frontages of 35 feet. Lot 3 is situated on a knuckle and has a frontage of 49.97 feet, which is permitted by the development standards. Lot 4 is situated onto a portion of the curvilinear street and as such, the lot frontage may be measured at the building setback (also in accordance with development standards). At building setback, Lot 4 has a lot frontage of 60 feet.

Parcel depths range from 114 to 202 feet, with the exception of Lot 13. Lot 13 is located adjacent to a curvilinear street, and therefore has a reduced lot depth on one side. The lot depth of parcel 13 has a lot depth of 80.10 feet along the southern property line and 114.11 feet along the northern property line. The average lot depth is 97.10 feet but the code requires a minimum of 100 feet. Variance No. 1501 is requested to allow the 2.90-foot deviation.

TABLE 2: APPLICABLE DEVELOPMENT STANDARDS		
STANDARD	**DOES THE PROJECT COMPLY WITH THE STANDARDS?**	**Supporting Information**
Minimum lot size: 7,200 square feet	Yes	Tentative Map
Minimum average lot-width: 60'	Yes	Tentative Map
Minimum average lot-depth: 100'	Yes, except for irregular Lot 13. Lot 13 has an average lot depth of 97.10 feet.	Tentative Map
Minimum frontage of a lot on fronting knuckles may have a minimum frontage of 35', and lot frontage along curvilinear streets may be measured at the building setback	Yes	Tentative Map

Tentative Tract Map

The proposed subdivision is consistent with the requirements of Ordinance No. 460 (Subdivision Regulations) and the City's Zoning Ordinance, with the exception of the minimum lot depth requirement for Lot 13. With the granting of Variance No. 1501 however, the project could comply with all applicable development standards. The General Plan Land Use Designation of "Medium Density Residential (MDR)" permits up to five (5) dwelling units per acre. The project proposes 13 residential dwelling units at a density of 3.9 dwelling units per acre which is below the maximum allowable density.

The surrounding properties are also zoned R-1 and are located within General Plan Land Use Districts of MDR. The proposed subdivision is consistent with the development pattern of the neighborhood, including lot sizes and configuration.

On-Site Street Improvements

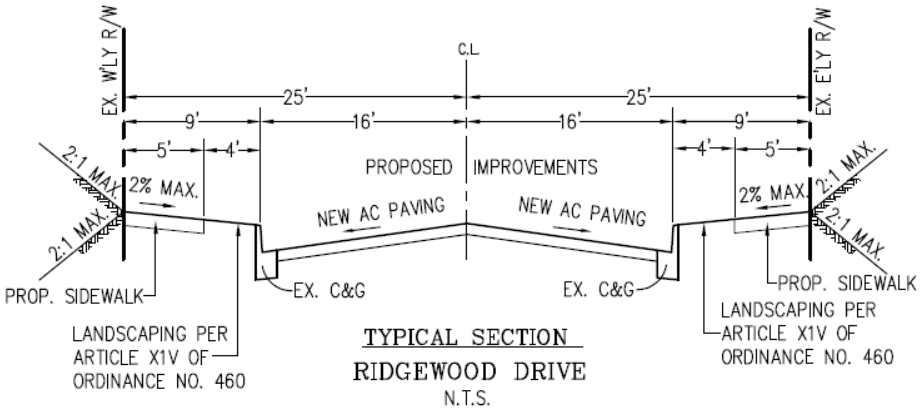
The proposed public street, identified as "Lot A", is a continuation of Ridgewood Drive from the north and connects to Opal Street to the east. Opal Street is an existing two (2) lane street with curb, gutter and sidewalk within a 60 foot right-of-way. The proposed street will connect with Opal Street and street improvements along Opal Street will include the extension of existing sidewalk and street improvements.

The extension of Ridgewood Drive, (designated a local street in the City's General Plan), will contain a 50-foot wide right-of-way consisting of 32 feet of paved roadway, curb and gutter. The remaining 18 feet will be developed with a landscaped parkway and sidewalk along the north and south sides (9 feet per side), per Article XIV (Street Trees) of Ordinance No. 460

(Subdivision Regulations). Underground utilities will be provided within the dedicated right-of-way.

Proposed landscaping will provide a safety buffer between moving vehicles and pedestrians and will provide a shaded and continuously level pathway for pedestrians, thereby increasing aesthetic value of the neighborhood. The project will be conditioned to annex into a Landscape Lighting Maintenance District (L & LMD) or a Community Facilities District (CFD) in order to collect fees for the continual maintenance of the landscaping and lighting services within the tract. See Exhibit 3 for a view of the street section.

EXHIBIT 3 - RIDGEWOOD DRIVE TYPICAL SECTION



Dedication of Public Street/ Right-of-Way/Water Quality Basin

As depicted on the map, Lot "A", the street extending Ridgewood Drive; the public right-of-way and the water quality basin shown as Lot “B” are being dedicated to the City and will be maintained by the City through a CFD (Community Facilities District). In addition, the Jurupa Area Recreation and Park District has determined that this project does not have any identified potential trail improvements or connections as identified in its Local Trails Area Master Plan.

On-Site Utility and Drainage Improvements

Water and sewer service to the project site will be provided by the Rubidoux Community Services District. These services are available to the project site from an existing eight (8) inch diameter water line located along Opal Street and an eight (8) inch diameter sewer line located within Ridgewood Drive. All street, utility and drainage improvements will therefore connect to existing systems located adjacent to the project boundaries. The Rubidoux Community Services District has prepared the required “Will Serve” letter for this subdivision, see Attachment 4.

The project’s drainage system is designed to capture on-site and off-site runoff that will be conveyed through the proposed street from north to south leading to the proposed water quality basin adjacent to the Opal Street entrance. The water quality basin contains a 300 cubic-foot infiltration pit which serves to clarify the water before discharging into the existing storm drain system on Opal Street. As depicted on the map, the water quality basin will be dedicated to the City and will be maintained by the City through a CFD (Community Facilities District). The 8,530 square-foot basin is intended for water quality purposes and does not provide for dual use

such as recreation. The basin is approximately four (4) feet deep with 2:1 slopes and has a low flow gravel pit bottom. The basin will be surrounded by a six (6) foot high wrought iron fence, per Section E-E on the TTM.

Tree Preservation

The proposed subdivision results in the removal of two mature coastal live oaks. Due to concerns with the tree removal and General Plan policies encouraging tree preservation, staff required an Arborist's Report. The report (Attachment 5) states that the site is highly disturbed and occupied by ruderal, floral species and citrus trees. It identifies the two coastal live oak trees as mature and well-developed. No other indication was found suggesting the potential presence of any sensitive species.

The following General Plan policies apply to the two oak trees:

> Open Space Policy 9.3 - Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes; and
>
> Open Space Policy 9.4 - Conserve the oak tree resources within in the County (City).

These policies are meant to preserve the continued viability of habitat communities within the County (City) as the coast live oaks are a California native tree species endemic to Southern California. Currently, however, neither the City nor County have a specific ordinance requiring the preservation of native trees or vegetation and as such, the County recommends mitigating the loss of the trees by requiring replacement trees.

The Arborist's report presents two possible mitigating alternatives:

> *Alternative A:* Preservation of the two oak trees at their current location and installation of a wrought iron fence outside of the drip line as shown on Attachment 6. The arborist indicated that even with the wrought iron fencing, the roots are likely to extend beyond the fence line and therefore larger lots would be recommended if preservation is required.
>
> *Alternative B:* If trees are to be removed, require their replacement. Recommended replacement includes five (5), 15-gallon trees (5:1 ratio) for the larger tree and three (3), 15-gallon trees (3:1 ratio) of the same species for the smaller tree.

Staff considered a condition requiring relocation of the two oak trees, however, the Arborist indicated that these types of oaks do not typically survive after relocation. Staff also considered requiring the preservation of the two oak trees and asking for a complete redesign of the subdivision (including the relocation of Ridgewood Drive). However, given the existing street layout and proposed street extension onto the subject site, the options for shifting the street location are limited.

Planning staff, the Arborist and the City's Environmental Consultant recommend that the Applicant replace the two (2) oak trees at the ratio noted in Alternative B. However, staff believes that 24-inch box sized trees are more appropriate given the extent of losing the existing large, mature trees. Fifteen (15) gallon-sized trees are quite small in comparision and will require a very long growing period to provide any shade and air quality benefits.

Grading

Grading of the subject property proposes 12,200 cubic yards of cut and 1,650 cubic yards of fill. As the site slopes easterly at an average rate of 4%, approximately 10,550 cubic yards of soils will be exported to grade building pads and slopes to an appropriate 1% slope. Lots will not

contain a slope greater than 2:1 and will be graded, cut and filled to comply with Ordinance No. 460 (Subdivision Regulations).

Map Distribution

The Subdivision Map Act requires a local agency to circulate proposed subdivision maps to the service providers (Fire, Sheriff, School District, etc.) and utility companies. This allows each entity the opportunity to review the proposal and determine the impacts of the subdivision relative to their services. Staff circulated the TTM on September 23, 2014 to abovementioned agencies and internal agencies such as Jurupa Valley's Departments of Engineering, Building and Safety, Public Works and Code Enforcement. Staff received comments and recommended conditions from several external and internal agencies. Comments from these agencies have been considered and incorporated as modifications and/or conditions to this project as deemed necessary by Planning staff.

FUTURE DEVELOPMENT

No residential development is being proposed with the TTM at this time, however, within the next several months the Applicant intends to submit plans to the Building Department for the development of the proposed 13 single family homes. Per the R-1 (One Family Dwellings) zone, a Site Development Permit is not required for the development of single-family homes. However, to ensure neighborhood compatibility and consistency with the County of Riverside's Design Guidelines, staff recommends a condition requiring the submittal of a Site Development Permit prior to the issuance of a building permit. Such plans shall include, but not be limited to, site and floor plans, elevations, fencing and wall plans, and landscape plans for the individual homes.

It should be noted that during the overall construction phase of the project, traffic to-and-from the subject property would be generated by activities such as construction employee trips, delivery of construction materials, and use of heavy equipment. It is estimated that approximately 5 to 20 employees will be expected at the site during the various phases of construction. Vehicular traffic associated with 5 to 20 employees is considered minimal and is not expected to result in any adverse effects to the local roadway system.

FINDINGS FOR GRANTING A VARIANCE (SECTION 18.27 OF ORDINANCE NO. 348)

The Planning Commission may approve a Variance based on the following section of Ordinance 348:

> "Variances from the terms of this ordinance 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 this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification." In addition, "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."

Planning staff has evaluated the lot configuration of Lot 13 and recommends that the Planning Commission consider the following findings to grant Variance No. 1501, allowing a reduction from the required 100 foot average lot depth to 97.10 feet. As indicated by the following facts, there are unique or special circumstances that exist for Lot 13:

1. Lot 13 meets the minimum lot size requirement of 7,200 square feet, the minimum average lot width of 60 feet, and contains the minimum average lot depth of 100 feet

along the northern property line. However, since Lot 13 is located along a curvilinear street, it has an irregular shape which creates a maximum lot depth of 80.10 feet along the southern property line. As a result, the average lot depth is reduced by 2.9 feet. The location of Lot 13 creates a special circumstance where strict application of the 100 foot standard for average lot depth creates a hardship for the Applicant to develop the land and maintain consistency with the General Plan due to the configuration of the existing shape of the land and configuration of the proposed curvilinear street.

2. There are existing parcels that are deficient in the required average lot depth within the project vicinity. Parcels with substandard lot depth occur along Via Curva Way and Via Calorin Way to the immediate west of the subject site. These existing substandard lots establish a precedence that also serves to support the granting of a variance in the minimum average lot depth requirement for Lot 13.
3. In order for the tract to comply with the required standards (such as minimum average lot size, minimum average lot width together with standards for public streets) and being able to create access for services to this tract, it is necessary for Lot 13 to have a lot depth (along the southern property line) that is less than the required minimum average of 100 feet.
4. The granting of this variance will allow the property owner privileges enjoyed by other property owners in the vicinity that is under the same zoning classification in that other property owners have properties with average lot depths that are less than the required 100-foot average.

FINDINGS FOR TENTATIVE LAND DIVISION MAPS (SECTION 7.1 OF ORDINANCE NO. 460)

Pursuant to Ordinance No. 460 (Subdivision Regulations), the Planning Commission may approve a tentative map if the following findings can be made:

A. That the proposed land division is consistent with applicable general and specific plans.

The proposed map is consistent with the requirements of the General Plan Land Use designation of Medium Density Residential (MDR) which permits up to five (5) dwelling units per acre. The map will facilitate the future construction of 13 single family homes at a density of 3.9 dwelling units per acre which is below the maximum allowable density. Furthermore, the map complies with Ordinance No. 460 (Subdivision Regulations) and the City's Zoning Ordinance, with the exception of the minimum average lot depth requirement for Lot 13. With the granting of Variance No. 1501 however, the project will comply with all Zoning Ordinance development standards.

B. That the design or improvement of the proposed land division is consistent with applicable General and Specific Plans.

The proposed layout of the 13 parcels is consistent with the City's General Plan and Zoning Ordinance. All proposed parcels meet the following development standards: 1) minimum 7,200 square foot lot size; 2) minimum average lot width of 60 feet; and, 3) minimum average lot depth of 100 feet (with the exception of Lot 13). Approval of Variance No. 1501 however, will establish compliance with all development standards.

C. That the site of the proposed land division is physically suitable for the type of development.

The 3.35-acre site is a relatively flat, undeveloped, vacant lot adjacent to other single-family residential land uses. The site is physically suitable to accommodate the

subdivision and future development of 13 single family residential homes as there is adequate water and sewer connections and public services are available to the site.

D. That the site of the proposed land division is physically suitable for the proposed density of the development.

The project proposes 13 residential dwelling units at a density of 3.9 dwelling units per acre which is below the maximum allowable density under the General Plan designation.

E. That the design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

F. That the design of the proposed land division or the type of improvements are not likely to cause serious public health problems.

A Phase 1 Environmental Site Assessment was conducted on the subject property to assess existing conditions. The Phase 1 Environmental Site Assessment did not reveal evidence of a recognized environmental condition in connection with this project site. The proposed land division and development of 13 single family homes is consistent with the General Plan and Zoning Ordinance. Furthermore, the findings of the Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the project may have a significant effect on the environment. As such, the project will not cause serious public health problems.

G. That 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. 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.

There are no on-site easements within the subject site and therefore the project does not conflict with any on-site easements. The project will connect to existing water and sewer lines located on Ridgewood Drive and Opal Street and all proposed utilities will be required to be undergrounded.

Staff has found the subdivision to be in conformance with above findings and in conformance with the City's Zoning Ordinance, General Plan and Ordinance No. 460 (Subdivision Regulations). 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.

ENVIRONMENTAL REVIEW

The City's Environmental Consultant prepared a Mitigated Negative Declaration (MND) for adoption which is attached as Exhibit A of the Resolution. The proposed MND is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forest Resources, Traffic, 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, and Utilities and Service Systems. The proposed MND 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 revisions 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.

Public Review Period

The public review period for the environmental document began on March 26, 2015 and ended on April 14, 2015. To date, no comments have been received regarding the MND.

Staff received a letter from an adjoining property owner expressing concern that the future construction of homes could have a negative impact on views of local mountains. The letter has been included as Attachment 8. It should be noted that staff has included a condition of approval that will require a "Master" Site Development Permit for the future construction of homes. During the review of the "Master" Site Development Permit, staff will notify all property owners within a 300-foot radius of the site that specific development plans for individual homes have been received. Adjoining property owners will have the opportunity to evaluate potential view impacts at that time.

Prepared by:

Rocio Lopez
Associate Planner

Submitted by:

Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Resolution No. 2015-4-22-01
    a. Exhibit A: Environmental Assessment
    b. Exhibit B: Recommended Conditions of Approval
2. General Plan Land Use Map
3. Zoning Map

4. Rubidoux Community Services District “Will Serve Letter” (dated January 14, 2015)
5. Arborist Report (dated February 13, 2015)
6. Oak Tree Drip Line and Tree Location Map (received March 31, 2015)
7. Tentative Tract Map No. 36827 (11 x 17 size)
8. Letter dated April 14, 2015 from Mr. Clyde A. Bell

Hard copies submitted Under Separate Cover: Full Size Tentative Tract Map No. 36827

ATTACHMENT NO. 4

Previous Environmental Document
Review Determination (dated October 11, 2021)

Previous Environmental Document Review Determination

MA 21265
for
Extension of Time
Tentative Tract Map No. 36827

Lead Agency

City of Jurupa Valley
8390 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Rocio Lopez, Senior Planner
(951) 332-6464 ext.210
rlopez@jurupavalley.org

Project Proponent:

SBP Engineering, Inc.

October 11, 2021

1.0 DETERMINATION

Based on the evaluation in Section 4.0 of this document, I find that all potentially significant effects have been avoided or mitigated according to the *Initial Study/Mitigated Negative Declaration, City of Jurupa Valley Master Application 17245*, adopted on April 22, 2015. Therefore, the Project is "within the scope" of the previously adopted CEQA document. According to PRC §21166 and CEQA Guidelines §15162, CEQA does not require the preparation of any further environmental review.

Joe Perez	City of Jurupa Valley
Signature	**Lead Agency**
Joe Perez, Community Development Director	October 11, 2021
Printed Name/Title	**Date**

2.0 PREVIOUS ENVIRONMENTAL REVIEW DETERMINATION (PERD) DOCUMENT

Once an environmental impact determination under the California Environmental Quality Act (CEQA) has been approved or certified for a project, no further action is required unless further discretionary approval for that project is required. CEQA Guidelines §15162 *Subsequent EIRs and Negative Declarations*, allows a previously adopted MND to be used as the environmental assessment for a project requiring further discretionary approval if it is determined that the Project currently under review does not propose substantial changes to the previously adopted or certified CEQA documentation that would:

1) Create one or more new significant impacts.

2) Create impacts that are more severe.

3) Require major revisions to the CEQA document.

This PERD has been prepared to determine if the Extension of Time request is within the scope of the analysis contained in the *Initial Study/Mitigated Negative Declaration, Master Application 14112,* adopted on April 22, 2015, and to ensure that the by extending the time of approval, the Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

The previously adopted MND is on file with the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509, and is hereby incorporated by reference according to CEQA Guidelines Section 15150.

3.0 PROJECT DESCRIPTION

The approved Tentative Tract Map (TTM) proposes to subdivide a 3.35-acre parcel into 13 single-family residential lots. Variance No. 1501 is requested for a 2.90-foot deviation from the required average lot depth of 100 feet for Lot 13. This is the 4th request for a one-year extension of time through October 22, 2022. The extension of time request does not propose to amend boundaries, change the number of lots, or propose any different infrastructure or utilities that are different than the previously approved TTM.

The Project site is located north of 45th Street, west of Golden West Avenue and east of Opal Street and is also identified by the following Assessor Parcel Number: 182-361-009.

4.0 ANALYSIS

Previously Identified Environmental Impacts

The adopted MND determined that the previously approved TTM would result in **no impacts or less than significant** environmental impacts under the following issue areas: Aesthetics, Air Quality, Agriculture and Forestry Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards (including Wildfire), Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utility and Service Systems.

The adopted MND determined that the development accommodated by the TTM would result in **potentially significant impacts** to Biological Resources (Burrowing owl), Cultural Resources (archaeological and paleontological), and Hazardous Materials (previous use of DDT, pesticides, or herbicides).

Current Environmental Impacts

When the TTM was approved in 2015, the Project site was highly disturbed and occupied by ruderal, floral species. Citrus trees in the form of a grove had been recently removed. Two mature and well-developed coast live oak trees have been removed. According to the owner, they died. The Project site remains surrounded on all four sides by single-family residential development. Because construction has not occurred, the environmental impacts identified in 2015 remain the same except for the removal of two oak trees.

Applicability of the 2015 Adopted MND

If the extension of time is approved, the TTM will incorporate the following measures as revised:

Plans, Policies, or Programs – These include existing regulatory requirements such as plans, policies, or programs applied to the Project-based based on federal, state, or local law currently in place, which effectively reduce environmental impacts.

Mitigation Measures (MM) – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the provisions of CEQA. The MMs are summarized below, except for MM BIO-2 which is deleted because the trees have been removed.

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

Deleted because trees have been removed. ~~*MM-BIO-2.Dedication of Open Space Lot and Tree Maintenance. If the tree(s) are to be preserved, prior to the recordation of the Final Map, a lettered for numbered lot shall be provided for each tree to be preserved. This lot shall be dedicated to the City in order to allow for continued maintenance of the tree(s) the City or approved maintenance entity as follows:*~~

- ~~*Construction of a wrought iron fence is necessary positioned just outside of the dripline around Tree #598 to reduce the risk of injury in the event of failure.*~~

- ~~*Landscape design must integrate the existing oak trees on site in a way that diverts excess water runoff or irrigation from accumulating and pooling within the tree's dripline. This final design must be reviewed by a certified landscape architect and approved by the Planning Director.*~~

- ~~*Strategic crown thinning to reduce loading on the stem. Heavier pruning of coast live oaks should occur during July-August and not more than 25% of the crown can be removed during any single year. All pruning should be performed or directed by an International Society of Arboriculture (ISA) Certified Arborist or Tree Worker in accordance with the Best Management Practices for Pruning by the International Society of Arboriculture, 2002 and adhere to the most recent editions of the American National Standards Institute (ANSI) for Tree Care Operations Z133.1 and Pruning A300. Any oak tree maintenance activity onsite should be done at the direction of an ISA Certified Arborist or American Society of Consulting Arborists (ASCA) Registered Consulting Arborist.*~~

- ~~*Oak tree pruning must be kept to a minimum (except initially as described in Item 4 above); it typically involves removing dead or diseased wood, hazardous branches, or limb structures and providing clearance.*~~

BIO-3. Oak Tree Replacement: Prior to the issuance of any tree removal or the issuance of a grading permit, the following trees as identified in the Tree Survey and Arborist Report prepared by Golden State Land and Tree, February 13, 2015 shall be replaced as follows:

- *Coast Live Oak # 598: Replacement by five, 15-gallon trees (5:1 ratio) of the same species at the discretion of the City's Planning Director.*
- *Coast Live Oak # 599: Replacement by three 15-gallon trees (3:1 ratio) of the same species at the discretion of the City's Planning Director.*

MM- CR-1: Archaeological Monitoring. Prior to the issuance of a grading permit, the Project Proponent shall implement the following program:

a) *A qualified archaeological monitor shall be retained by the Project Proponent to conduct monitoring of all grading and trenching activities and has the authority to halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.*

b) *During grading operations, a professional archaeological monitor shall observe the grading operation until such time as monitor determines that there is no longer any potential to uncover buried cultural deposits. If the monitor suspects that an archaeological resource may have been unearthed, the monitor shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. If the monitor determines that the suspected resource is potentially significant, the archaeologist shall notify the appropriate Native American Tribe(s) and invite a tribal representative to consult on the resource evaluation. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure CR-2 shall apply.*

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

MM- CR-3: Paleontological Monitoring. Prior to the issuance of grading permits, the Project Proponent shall implement the following program:

a) A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.

b) The qualified paleontologist shall be empowered to temporarily halt or redirect grading activities paleontological resources are discovered.

c) In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.

d) The qualified paleontologist shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared.

e) If the discovery is significant the qualified paleontologist shall notify the Project proponent and the City immediately.

f) In consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

MM-HAZ-1: Work Plan. Prior to the issuance of a grading permit, the Project Proponent shall submit to the City a work plan that includes soil sampling to address potential exposure concerns to construction workers to DDT, pesticides, ~~or~~ herbicides, ***or arsenic****. The work plan shall identify soil disposal options if necessary.*

ATTACHMENT NO. 5

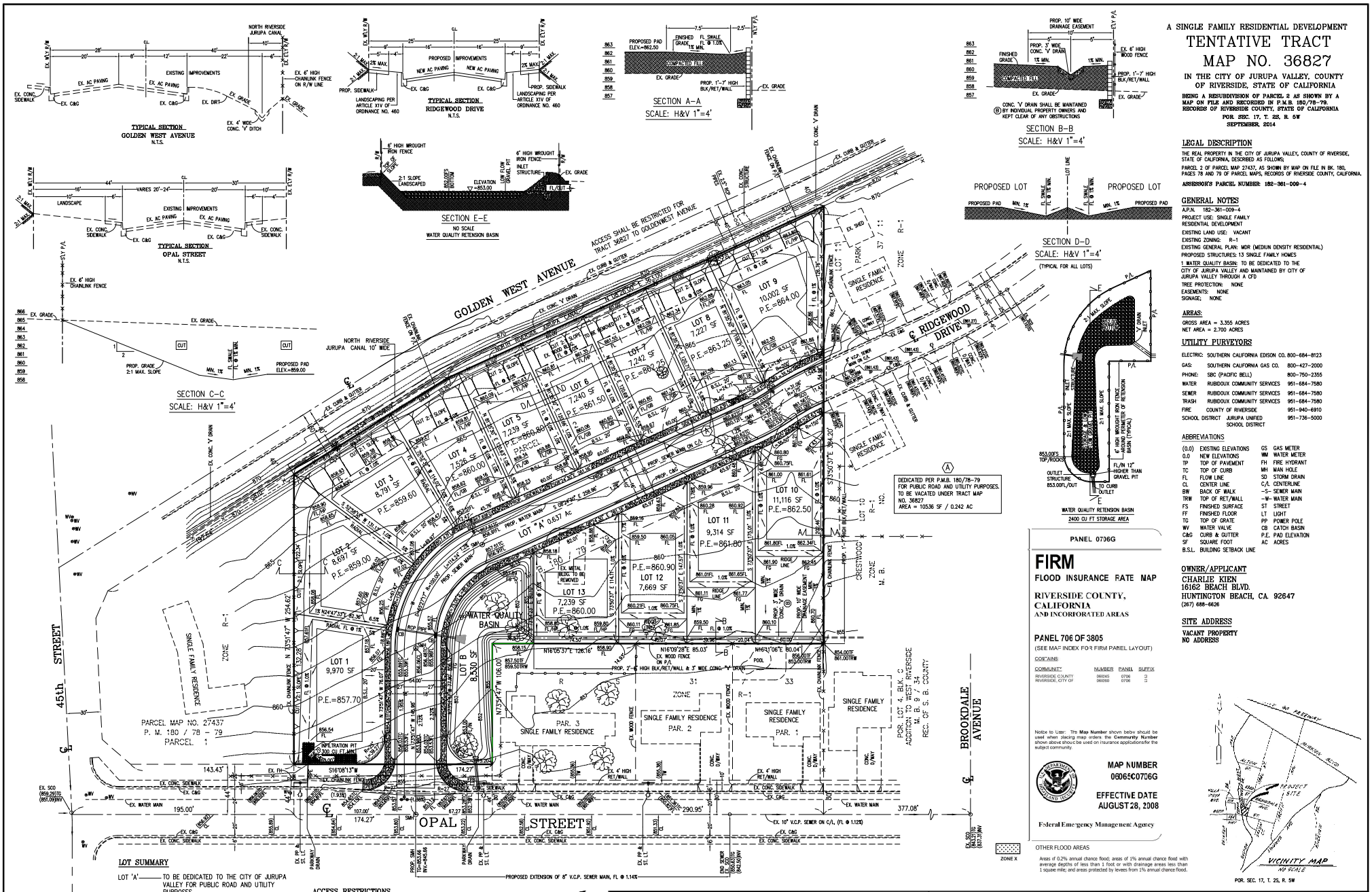
Approved TTM36827 (Dated 1-20-15)

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

TENTATIVE TRACT MAP NO. 36827

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

BEING A RESUBDIVISION OF PARCEL 2 AS SHOWN BY A MAP ON FILE AND RECORDED IN P.M.B. 180/78-79. RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
POR. SEC. 17, T. 2S, R. 5W
SEPTEMBER, 2014



LEGAL DESCRIPTION

THE REAL PROPERTY IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

PARCEL 2 OF PARCEL MAP 27437, AS SHOWN BY MAP ON FILE IN BK. 180, PAGES 78 AND 79 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER: 182-361-009-4

GENERAL NOTES

A.P.N. 182-361-009-4
PROJECT USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT
EXISTING LAND USE: VACANT
EXISTING ZONING: R-1
EXISTING GENERAL PLAN: MDR (MEDIUN DENSITY RESIDENTIAL)
PROPOSED STRUCTURES: 13 SINGLE FAMILY HOMES
1 WATER QUALITY BASIN: TO BE DEDICATED TO THE CITY OF JURUPA VALLEY AND MAINTAINED BY CITY OF JURUPA VALLEY THROUGH A CFD
TREE PROTECTION: NONE
EASEMENTS: NONE
SIGNAGE: NONE

AREAS:

GROSS AREA = 3.355 ACRES
NET AREA = 2.700 ACRES

UTILITY PURVEYORS

ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO.	800-684-8123
GAS:	SOUTHERN CALIFORNIA GAS CO.	800-427-2000
PHONE:	SBC (PACIFIC BELL)	800-750-2355
WATER	RUBIDOUX COMMUNITY SERVICES	951-684-7580
SEWER	RUBIDOUX COMMUNITY SERVICES	951-684-7580
TRASH	RUBIDOUX COMMUNITY SERVICES	951-684-7580
FIRE	COUNTY OF RIVERSIDE	951-940-6910
SCHOOL DISTRICT	JURUPA UNIFIED SCHOOL DISTRICT	951-736-5000

ABBREVIATIONS

(0.0)	EXISTING ELEVATIONS	GS	GAS METER
0.0	NEW ELEVATIONS	WM	WATER METER
TP	TOP OF PAVEMENT	FH	FIRE HYDRANT
TC	TOP OF CURB	MH	MAN HOLE
FL	FLOW LINE	SD	STORM DRAIN
CL	CENTER LINE	C/L	CENTERLINE
BW	BACK OF WALK	-S-	SEWER MAIN
TRW	TOP OF RET/WALL	-W-	WATER MAIN
FS	FINISHED SURFACE	ST	STREET
FF	FINISHED FLOOR	LT	LIGHT
TG	TOP OF GRATE	PP	POWER POLE
WV	WATER VALVE	CB	CATCH BASIN
C&G	CURB & GUTTER	P.E.	PAD ELEVATION
SF	SQUARE FOOT	AC	ACRES
B.S.L.	BUILDING SETBACK LINE		

OWNER/APPLICANT

CHARLIE KIEN
16162 BEACH BLVD.
HUNTINGTON BEACH, CA. 92647
(267) 688-6626

SITE ADDRESS

VACANT PROPERTY
NO ADDRESS

PANEL 0706G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY, CALIFORNIA AND INCORIORATED AREAS

PANEL 706 OF 3805

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
RIVERSIDE COUNTY	060245	0706	G
RIVERSIDE, CITY OF	060250	0706	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06065C0706G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

LOT SUMMARY

LOT 'A' —— TO BE DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC ROAD AND UTILITY PURPOSES

LOT 'B' —— TO BE DEDICATED TO THE CITY OF JURUPA VALLEY FOR WATER QUALITY BASIN
WATER QUALITY BASIN TO BE MAINTAINED BY THE CITY OF JURUPA VALLEY THROUGH A CFD.

LOTS 1-13 —— TO CONSTRUCT FOR SALE BY OWNER 2 STORY SINGLE FAMILY RESIDENCES

ACCESS RESTRICTIONS

ACCESS SHALL BE RESTRICTED FOR TRACT 36827 TO GOLDENWEST AVENUE

THERE SHALL BE NO DIRECT ACCESS FOR LOT 1 ONTO OPAL STREET

Graphic Scale
30 0 15 30 60
(In Feet)
1 inch = 30 ft.

BENCH MARK:
R/R SPK IN POWER POLE #64302481 AT SWLY COR. 43rd AND OPAL STREET PER DWG NO. S-64.001
ELEV. = 841.51

SPB ENGINEERING, INC.
1391 WINDEMERE LANE
TUSTIN, CA. 92780
PHONE (714) 931-0912
EMAIL: fj919610@gmail.com
PREPARED UNDER THE RESPONSIBLE CHARGE OF:
J. F. GUZMAN R.C.E. 27906 EXPIRES 03.31.16

01-20-2015
DATE

REVISIONS

No.	Date:	By:	Description:	Approved:

Designed: Drawn: Checked:

CITY OF JURUPA VALLEY, CALIFORNIA

TENTATIVE TRACT MAP NO.36827
RIDGEWOOD DEVELOPMENT

SHEET 1 OF 1 SHEET

ATTACHMENT NO. 6

Applicant's Request for EOT (9-16-21)

SPB Engineering, Inc
Civil • Surveying • Architectural

1391 Windemere Ln
Tustin, CA 92780
PH: (714) 931-0912
Email: fiji1961@gmail.com
Email 2: spbengineeringinc@gmail.com

City of Jurupa Valley
8930 Limonite Avenue
Ca. 92509 - 9/16/21

Attention: Case Planner Re: Tract Map 36827

This Tract Map is to expire on 10.22.2021 and we don't have enough time to get on the city council meetings to make the deadline. The Landscape Plans are still undergoing plan checks with 2nd plan check returned 9.15.21 to us. Other than this one item, I believe we have complied with all other requirements to get the Tract map signed off and recorded. The Final Tract Map has been accepted by the city surveyor but cannot be forwarded for city council unless the Landscape Plans get approved.

On behalf of the project owner, Rixon Kien, I am requesting another extension of time for the Tract Map Process.

Sat Pal
President

RETURN TO AGENDA

STAFF REPORT

DATE: **DECEMBER 8, 2021**

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

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

BY: **JIM PECHOUS, PRINCIPAL PLANNER**

SUBJECT: **AGENDA ITEM NO. 6.3**

TRADITIONAL NEIGHBORHOOD DESIGN AND DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS THAT EXCEED TWO UNITS PER ACRE

RECOMMENDATION

That the Planning Commission adopt Resolution No. 2021-12-08-03 recommending that the City Council approve Zoning Code Amendment No. 20009 (ZCA20009) to amend the Jurupa Valley Zoning Code, creating Traditional Neighborhood development standards for single-family residential subdivisions.

BACKGROUND

Since the City's incorporation in 2011, the process of approving new single-family residential subdivisions has been a challenge for the City, as many applications have met with opposition from neighboring residents. The principal issue with these proposals has been the relatively large homes on small lots, which sharply contrasts with Jurupa Valley's historical residential subdivision design of one-story homes on large lots and are not consistent with the General Plan Objective to preserve small-town character and equestrian lifestyle of the City.

The City, upon incorporation, adopted the County zoning development standards, which allow for denser urban style single-family development. The public's main objections to new proposals that follow these standards are: 1) Older residential neighborhoods with large lots that allow farm animals and horses will conflict with new residents of more compact urban style neighborhoods; and 2) Current residents desire Jurupa Valley's small town semi-rural character to be preserved.

The General Plan incorporated an Equestrian Lifestyle Protection Overlay that firmly establishes the permanent reality that animal keeping is a core value of the community. The process of approving new residential subdivisions has been slowed sufficiently for the City Council to determine and articulate design elements that preserve the small town character of the community.

In response to the problem, on November 5, 2020, the City Council initiated a code amendment to add design and development standards into the Municipal Code requiring new single-family residential subdivisions, that has a density greater than 2 dwelling units per acre, to create traditional neighborhoods that reflect community values.

On February 10, 2021, a Planning Commission Study Session was held to review key components of Traditional Neighborhood Design. The Planning Commission expressed their support with the concept noting it's compatible with Jurupa Valley's semi-rural character. They also requested new Traditional Neighborhood Design projects provide houses at an affordable price. At the conclusion of the study session, the Planning Commission provided direction to prepare development standards consistent with Traditional Neighborhood Design and present them for review at a future Study Session.

On September 22, 2021, a second Planning Commission Study Session on Traditional Neighborhood Design was held. The Planning Commission reviewed proposed development standards for Traditional Neighborhood Design Ordinance. The Commission supported the proposed conceptual design standards and provided the following feedback:

- Favor improving community connectivity by requiring new subdivisions to connect to existing neighborhoods, commercial, schools, parks and similar destinations and providing stub streets to connect to future development.
- Not in favor of requiring subdivision monument signage and entry statements because they make the community appear to be exclusive; this contrasts with the goals of connectivity and maintaining the City's small town character.

ANALYSIS

Based on Planning Commission direction, provided at the two Planning Commission Study Sessions, a draft Traditional Neighborhood Design Ordinance has been prepared and is summarized below.

<u>Section 9.240.550 A Definitions</u>

Three definitions for Building Scale, Floor Area Ratio and Traditional Neighborhood Design are included in the Ordinance that help clarify the intent of the Traditional Neighborhood Design development standards. It also refers to the definition of single-family in Section 9.10. 490, the definition section of the Municipal Code. The three new definitions included in the draft Ordinance are recommended to read as follows:

1. Building Scale. The relationship between the mass of a building and its surroundings, including the width of street, open area of the lot, and mass of surrounding buildings. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.
2. Floor Area Ratio (FAR). Is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. FAR is calculated by the following formula: FAR = gross floor area ÷ lot area.

3. Traditional Neighborhood. A detached single-family residential neighborhood with primarily single-story homes proportionately scaled to the lot, with front yards, generous space between homes, usable private outdoor space, wide parkways between the street and sidewalk with canopy shade trees, shorter and narrower streets, with pedestrian and street connections to other neighborhoods, commercial centers, schools, civic buildings and park and recreational spaces.

Section 9.240.550 B Purpose and Intent

The purpose and intent for Traditional Neighborhood Design are to provide clear guidance to developers to develop detached single-family subdivisions for the City. The purpose and intent section will be used to evaluate new detached single-family residential subdivisions. Design principals for traditional neighborhoods include small affordable homes with a building scale proportional to lot size, including a mixture of traditional architectural styles, narrow interconnected streets to existing and future developments, and unique design features that create neighborhood identity.

Section 9.240.550 C Applicability

Traditional Neighborhood Design standards apply to all single-family detached residential subdivisions that exceed a density of two (2) units per acre. These standards would apply to Medium Density Residential, Medium High Density Residential, High Density Residential and Very High Density Residential land use (see Attachment 2 Traditional Neighborhood Design Applicable Area Map).

This will address nearly all new subdivision proposals as developers usually request densities that are higher than two (2) units per acre. Land use that allows two (2) dwelling units per acre or lower, are not included because the minimum lot size of one half acre results in rural subdivisions which fit in with the semi-rural small town character of Jurupa Valley.

Section 9.240.550 D. Procedural Requirements

Traditional Neighborhood Design subdivisions require a Site Development Permit to be processed concurrently with the Tentative Tract or Parcel Map. For projects requesting a deviation from the development standards, City Council approval is required. The code encourages applicants to meet with the City before submittal to understand the standards and processing requirements better.

Section 9.240.550 E. Development Standards

Traditional Neighborhood Development subdivisions must meet all the standards summarized in the table below and be consistent with the purpose and intent under section 9.240.550 B.

Title	Standard	Notes
Subdivision design	Requires the subdivision design be consistent with the traditional neighborhood design purpose and intent section	The subdivision design needs to be consistent with Neighborhood Design principles
Lot Area	The minimum lot area required in the applicable zone classification	
Building height	Not exceed 35 feet and 2 stories. In addition: The lots with 2 stories not exceed 25% No 2-story dwellings may be on adjacent lots Not 2-story on corner lots	Limitations on 2-story dwellings help maintain a predominately 1 story traditional neighborhood design. 2-story homes are not allowed to be any larger than single-family homes.
Floor Area Ratio (FAR)	One-story dwelling: FAR of .40 including dwelling & garage, FAR = gross floor area ÷ lot area 2-story dwelling: Ground floor FAR .25 including dwelling and garage, second floor .15 FAR	This insures that house size is proportional to the lot size. For example: 7,000 sf lot = 2,400 sf house with a 400 sf garage 5,000 sf lot = 1,400 sf house with a 400 sf garage 3,500 sf lot = 800 sf house with a 400 sf garage When the home is proportionate to the lot, the sale of the property with the home will be more affordable.
Open Space	50% of the lot area is permeable open space. 90% of the open space be landscaped	Maintains useable open space around the dwelling
Setbacks	Front yard: 20 feet, encourages average of a 25-foot setback Front yard covered porches: 15 feet, when encroaching in the 20-foot front yard setback covered porch shall be a minimum of 8 feet deep and 100 square feet in area. Side yard, interior: 6 feet or 10% of the lot width whichever is greater. Side yard, street facing: 10 feet	Adds to useable open space around the dwelling Adds to open parkway along the residential streets Encourages useable front porches and pedestrian use of the parkway.

Title	Standard	Notes
	Rear yard: 5 feet. Garage, attached: 10-foot setback from the front building line of the dwelling when street facing. Side facing attached garages 20 foot minimum front yead setback. Garage, detached: Allowed in rear one half of the lot. Zero rear and interior side yard setbacks. 5-foot rear yard if garage door faces an alley.	Allows long driveways to allow parking in the driveway without overhanging the sidewalk and large garages setback from the street.
Garages	Garages shall not be street facing unless located in the rear half of the lot	Prevents street facing garages from overwhelming the street scene.
Off-street parking and driveways	2 covered garage spaces per dwelling 45 feet between driveway curb cuts, one curb cut per lot.	Provides two onsite parking spaces and two on street parking spaces between driveways.
Streets	Street layout: Required to match existing street patterns and restore connections. Interior streets should connect to existing neighborhoods, schools, commercial, civic and parks when feasible. Street stub outs: Provide for connections with future subdivisions Block length: Maximum of 660 feet Right of way: 56 feet local street, 60 feet collector street Roadway width: 36 feet local street, 40 feet collector street Alley width: Maximum of 20 feet Parkway: 10-foot, 5-foot sidewalk, 5-foot landscape area between the sidewalk and curb.	Improves connectivity to existing and future neighborhoods and other uses. Short block length encourages pedestrian connections. Narrower streets slow traffic speeds and are more pedestrian, bike and equestrian friendly Allows room for cars to turn onto the alley Width allows for a 10-foot parkway with 5-foot sidewalk and 5-foot landscape area

Title	Standard	Notes
Streets (Continued)	Traffic calming features: traffic circles, bulb outs, speed humps etc.	Requires traffic calming features to minimize conflicts with pedestrian, equestrians, and bicyclist.
Street lighting	Requires decorative street lights Requires exterior lights be directed downward to reduce glare on neighboring properties.	Allows for smaller, decorative pedestrian scale lights, reducing glare impacts.
Equestrian and pedestrian trails and bicycle lane connections	Requires equestrian and pedestrian trails and bicycle lane connectivity through or adjacent to the single-family residential subdivision.	Improves connectivity
Architecture	Requires Architectural styles be consistent with the Architectural Styles Sheet of the Community Development Department and Include a diversity of architectural styles and floor plans; Include a variety of traditional architectural features; Include a variety of building materials Continue architectural features on all sides of dwelling units visible from a public street.	Follows Jurupa Valley historic architectural styles and a diversity of architectural elements, materials and designs so homes each have their own unique qualities.
Landscaping and Walls/Fences	Street trees: 1 canopy tree per 40 feet of street frontage, minimum 2-inch caliper measured 6 feet above the ground. Trees must be planted in a space appropriate for their mature size. Locate between the sidewalk and the curb. Landscape area: The front setback required to be landscapes and include one 36'' box canopy tree, 90% of the required open space area shall be landscaped Natural features: Requires protection on natural features such as natural terrain, mature trees, rock outcroppings, habitat areas and other similar features. Neighborhood identity features: Subdivisions are required to include design features such as enriched pavement, decorative materials,	Size of street trees based on height and trunk size rather than box size. Provides for canopy tree lined parkway. Ensures open areas are mostly landscaped. Preserves visual qualities of an area. Creates a unique identity for each subdivision.

Title	Standard	Notes
	ornamental streetlight, landscape traffic circles, shared community spaces and other features that create a unique identity for the subdivision. <u>Walls and fences</u> • Decorative masonry, wrought iron, wood, tubular steel, stone or river, rock or vinyl fencings with a natural wood appearance are permitted. • Maximum 6-foot-high walls or fences. When walls or fences are located within a required street side setback, the walls or fences shall be open to view above 42 inches in height. • Prohibits chain link, barbed wire or similar type fences.	
Affordability	Requires subdivisions provide affordable housing requirements consistent with the Housing Element.	Due to the lot size to building size proportionality requirements smaller homes on smaller lots will provide lower cost housing.

ENVIRONMENTAL REVIEW

The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, amending certain subdivision regulations, development standards pertaining to Traditional Neighborhood Design standards to have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment.

NOTICING REQUIREMENTS

An advertisement for this public hearing was published on November 28, 2021 in the Press-Enterprise Newspaper.

CONCLUSION

To address concerns with development standards inherited from the County that allow subdivisions with large homes on small lots and an urban style development that is inconsistent with the City's values, the City Council initiated a code amendment to create traditional neighborhood subdivision standards. The proposed Traditional Neighborhood Design Ordinance preserves the City’s semi-rural small town character. The proposed standards provide clear guidance to develop a detached single-family subdivision with

dwellings that are scaled with the lot area, have generous amounts of useable open space, broad landscaped parkways, and short walkable streets that are well connected to other neighborhoods and destination points.

Prepared by:

Jim Pechous
Principal Planner

Submitted by:

Joe Perez
Community Development Director

ATTACHMENTS

1. Resolution No. 2021-12-08-03
    a. Exhibit A. Draft Traditional Neighborhood Design Ordinance
2. Traditional Neighborhood Design Applicable Area Map

Attachment 1

Resolution

RESOLUTION NO. 2021-12-08-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMEND THE JURUPA VALLEY MUNICIPAL CODE CONCERNING TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS, AND MAKE A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(B)(3)

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

Section 1. **Zoning Code Amendment**.

a) At the November 5, 2020 regular City Council meeting, the City Council initiated an amendment to Chapter 9.240 ("General Provisions") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, to adopt traditional neighborhood design standards for single-family residential neighborhoods (ZCA No. 21009) (the "Zoning Code Amendment"), and requested that the Planning Commission study and report on the proposed Zone Code Amendment, as set forth in this Ordinance.

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

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

d) Section 9.285.030 of the Jurupa Valley Municipal Code provides that amendments to Title 9 that propose to (1) regulate the use of buildings, structures, and land as between industry, business, residents, open space, and other purposes, (2) regulate the location, height, bulk, number of stories and size of buildings and structures, the size and use of lots, yards, courts, and other open spaces, the percentage of a lot which may be occupied by a building or structure, and the intensity of land use, (3) establish requirements for off-street parking and loading, and (4) establish and maintain building setbacks, shall be adopted in the manner set forth in Section 9.285.040. Further, Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment proposes to impose any regulations listed in Government Code Section 65850 not theretofore imposed, must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive.

e) Section 9.285.040 of the Jurupa Valley Municipal Code provides that the Planning Commission must hold a public hearing on the proposed amendment. After closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which must contain the

reasons for the recommendation. If the Planning Commission does not reach a decision due to a tie vote, that fact must be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

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

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

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

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

a) ZCA No. 21009 (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 December 8, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on ZCA No. 21009, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing.

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

Section 3. **California Environmental Quality Act Findings**. The Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of ZCA No. 21009:

a) The proposed Zoning Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Zoning Code Amendment, adopting traditional neighborhood design developoment standards for the development and redevelopment of land for detached single family residential subdivisions, will have a significant effect on the environment. The proposed Zoning Code Amendment is an administrative process of the City that will not result in direct or

indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Zoning Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Zoning Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

Section 4. **Findings for Recommendation of Approval of Zoning Code Amendment**. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that the proposed Zoning Code Amendment (ZCA No. 21009) should be adopted because the proposed Zoning Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that:

a) Land Use Objectives of 2017 General Plan. Consistent with the General Plan Objective to Preserve small-town character and equestrian lifestyle, the development standards set forth in the Traditional Neighborhood Design Ordinance require dwellings that are proportionally sized to lot area with useable open space, short walkable streets, architectural styles that are historic to Jurupa Valley, large parkways with sidewalks, connections of roads, sidewalks, trails to other neighborhoods, schools, commercial and other attractions, equestrian path connections, traffic control measures to protect pedestrians, bicyclist, and equestrians and design measures that create unique neighborhoods.

b) LUE 2.1 Residential Development. The standards set forth in the Traditional Neighborhood Design are consistent with the policy by providing clear direction for how new detached residential subdivisions are to be designed.

c) LUE 2.4 Housing Quality and Variety. The standards set forth in the Traditional Neighborhood Design Ordinance allow for the development of a variety of high quality housing types, styles and densities that meet the needs of a range of lifestyles, physical abilities, and income levels in that architecture and design is required to be consistent with traditional neighborhood principles, that require a variety of historic architectural styles, design materials and floor plans and allow different density of houses from large to small-lot subdivisions that will range in cost and affordability and support a variety of housing needs in the city. Further, all Traditional Neighborhood Design subdivisons are required to meet affordability requirements of the Housing Element of the General Plan.

d) LUE 2.5 Connectivity. The standards set forth in the Traditional Neighborhood Design Ordinance require connectivity of the subdivision with existing and future neighborhoods, parks, schools and public areas with internal street connections, bicycle lanes and trails, equestrian trails and sidewalks and pedestrian trails.

e) LUE 2.6 Buffering. Require setbacks set forth in the Traditional Neighborhood Design Ordinance include large useable open space areas that provide a buffer from adjacent uses as well as neighboring houses.

f) LUE 2.7 Reduced Street Widths. The standards set forth in the Traditional Neighborhood Design Ordinance require a maximum block length of 660 feet and 36 foot street improvement width. These shorter and narrower local streets than conventional subdivisions help reduce traffic speeds and conflicts with pedestrians, bicyclists, and equestrians that improve the safety and character of the neighborhood.

g) LUE 2.8 Supportive Uses. The standards set forth in the Traditional Neighborhood Design require new residential subdivisions to connect to recreation, public commercial or other facilities. The standards encourage shared community spaces, including parks, trails, community gardens, and other recreational and community amenities.

h) LUE 2.9 Design Compatibility. The Traditional Neighborhood Design Ordinance standards require single family subdivisions to meet traditional neighborhood design principles that include dwellings proportional to lot area, wide open space, historical Jurupa Valley quality architecture design and materials, and other measures that are compatible with the city's existing semi-rural residential development patterns.

i) LUE 5.4 Residential Development. The standards set forth in the Traditional Neighborhood Design Ordinance include requirements for connectivity and integration with existing equestrian neighborhoods and preserving the city's semi-rural equestrian lifestyle.

Section 5. **Recommendation of Approval of Zoning Code Amendment**. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley adopt the proposed Zoning Code Amendment attached hereto as Exhibit "A."

Section 6. **Certification**. The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 8th day of December, 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. 2021-12-08-03 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 8th day of December, 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

Ordinance Traditional Neighborhood Design Standards

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING THE JURUPA VALLEY MUNICIPAL CODE CONCERNING TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

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

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

(a) At the November 5, 2020 regular City Council meeting, the City Council initiated an amendment to Chapter 9.240 ("General Provisions") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, to adopt traditional neighborhood design standards for single-family residential neighborhoods (ZCA No. 21009) (the "Zoning Code Amendment"), and requested that the Planning Commission study and report on the proposed Zoning Code Amendment, as set forth in this Ordinance.

(b) On December 8, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing. At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2021-12-08-03 recommending that the City Council approve the proposed Zoning Code Amendment.

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

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

Section 2. **California Environmental Quality Act Findings**. The proposed Zoning Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the city's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Zoning Code Amendment, adopting traditional neighborhood design standards for single-family residential developments, will have a significant effect on the environment. The proposed Zoning Code Amendment is an administrative process of the city that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Zoning Code Amendment and the proposed CEQA determinations, and

DRAFT

based on its own independent judgment, finds that the Zoning Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

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

(a) Land Use Objectives of 2017 General Plan. Consistent with the General Plan Objective to Preserve small-town character and equestrian lifestyle, the development standards set forth in the Traditional Neighborhood Design Ordinance require dwellings that are proportionally sized to lot area with useable open space, short walkable streets, architectural styles that are historic to Jurupa Valley, large parkways with sidewalks, connections of roads, sidewalks, trails to other neighborhoods, schools, commercial and other attractions, equestrian path connections, traffic control measures to protect pedestrians, bicyclist, and equestrians and design measures that create unique neighborhoods.

b) LUE 2.1 Residential Development. The standards set forth in the Traditional Neighborhood Design are consistent with the policy by providing clear direction for how new detached residential subdivisions are to be designed.

c) LUE 2.4 Housing Quality and Variety. The standards set forth in the Traditional Neighborhood Design Ordinance allow for the development of a variety of high quality housing types, styles and densities that meet the needs of a range of lifestyles, physical abilities, and income levels in that architecture and design is required to be consistent with traditional neighborhood principles, that require a variety of historic architectural styles, design materials and floor plans and allow different density of houses from large to small-lot subdivisions that will range in cost and affordability and support a variety of housing needs in the city. Further, all Traditional Neighborhood Design subdivisions are required to meet affordability requirements of the Housing Element of the General Plan.

d) LUE 2.5 Connectivity. The standards set forth in the Traditional Neighborhood Design Ordinance require connectivity of the subdivision with existing and future neighborhoods, parks, schools and public areas with internal street connections, bicycle lanes and trails, equestrian trails and sidewalks and pedestrian trails.

e) LUE 2.6 Buffering. Require setbacks set forth in the Traditional Neighborhood Design Ordinance include large useable open space areas that provide a buffer from adjacent uses as well as neighboring houses.

f) LUE 2.7 Reduced Street Widths. The standards set forth in the Traditional Neighborhood Design Ordinance require a maximum block length of 660 feet and 36 foot street improvement width. These shorter and narrower local streets than conventional subdivisions help reduce traffic speeds and conflicts with pedestrians, bicyclists, and equestrians that improve the safety and character of the neighborhood.

g) LUE 2.8 Supportive Uses. The standards set forth in the Traditional Neighborhood Design require new residential subdivisions to connect to recreation, public commercial or other facilities. The standards encourage shared community spaces, including parks, trails, community gardens, and other recreational and community amenities.

h) LUE 2.9 Design Compatibility. The Traditional Neighborhood Design Ordinance standards require single-family subdivisions to meet traditional neighborhood design principles that include dwellings proportional to lot area, wide open space, historical Jurupa Valley quality architecture design and materials, and other compatible measures with the city's existing semi-rural residential development patterns.

i) LUE 5.4 Residential Development. The standards set forth in the Traditional Neighborhood Design Ordinance include requirements for connectivity and integration with existing equestrian neighborhoods and preserving the city's semi-rural equestrian lifestyle.

Section 4. **Amendment to Chapter 9.240**. A new Section 9.240.550 is hereby added to Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code to read as follows:

"**Sec. 9.240.550. - Traditional Neighborhood Design**

A. *Definitions*. The following terms shall have the following meanings for the purposes of this section:

(1) *Building scale* means the relationship between the mass of a building and its surroundings, including the width of street, open area of the lot, and mass of surrounding buildings. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.

(2) *Floor area ratio* or *FAR* means the ratio of a building's total floor area (gross floor area) to the area of the piece of land upon which it is built. FAR is calculated by the following formula: FAR = gross floor area ÷ lot area.

(3) *Single-family* shall be defined as set forth in Section 9.10.490.

(4) *Traditional neighborhood* means a single-family residential neighborhood with primarily one (1) story homes proportionately scaled to the lot, with large front yards generous space between homes, useable outdoor space, wide parkways with canopy street trees and sidewalks, shorter and narrower streets, with pedestrian and street connections to other neighborhoods, commercial centers, schools, civic buildings, and park and recreational spaces.

B. *Purpose and intent*. The purpose of this section is to establish clear guidance for the development and redevelopment of land for detached single-family residential subdivisions consistent with the General Plan and design principles of traditional neighborhoods, known as traditional neighborhood developments. In order to facilitate approval of traditional neighborhood subdivisions that has a density that exceeds two (2) units per acre, the following design principles for the development of new single-family residential subdivisions are necessary:

(1) Encourage single-family subdivision design that is consistent with the city's historic, traditional neighborhood character with mostly one (1) story homes and large yards;

(2) Encourage affordable housing through development of subdivisions with smaller homes on smaller lots while creating neighborhoods that are consistent with the community;s values as stated in the General Plan;

(3) Design homes that have a building scale to fit lot sizes without loss of functional outdoor spaces and yards;

(4) Provide connectivity with existing neighborhoods, commercial, civic, recreational, and open space uses in close proximity;

(5) Provide a mix of locally indigenous traditional architectural styles such as but not limited to Craftsmen, Victorian, California Bungalow, American Farmhouse, and California Ranch that are predominately one (1) story;

(6) Incorporate a system of intimate, narrow, interconnected streets with sidewalks, bikeways, and equestrian trails that offer multiple routes for motorists, pedestrians, equestrians and bicyclists, and provides for the connections to existing and future developments; and

(7) Incorporate architectural and design features that create a unique neighborhood identity and enhance the visual character of the community.

C. *Applicability*. All detached single-family residential subdivisions that exceed a density of two (2) units per acre, proposed or entitled after the effective date of this Ordinance, shall be designed and developed in accordance with this Section. Furthermore, additions or expansions to existing homes and accessory structures are subject to the provisions of this section. Residential subdivisions designed for multifamily units or attached dwelling units, such as clusters and condominiums, are not subject to the provisions of this section.

D. *Procedural requirements*.

(1) A traditional neighborhood design requires site development permit approval in accordance with Section 9.240.330. The site development permit shall be processed concurrently with the corresponding tentative tract or parcel map and the required approval body of the tentative map shall also have approval authority to take action on the site development permit. Development standards contained herein, may be waived or modified by the City Council as part of the site development permit process if it is determined that the standard is inappropriate, and that the waiver or modification of the standard will not be contrary to the public health and safety and is consistent with the Section (B) Purpose and Intent. When a modification to standards is requested, the Planning Commission shall make a recommendation to the City Council to approve, modify, or deny the site development permit and the requested modification of the standard in accordance with Section 9.05.110.

(2) Prior to submitting an application for a site development permit for a single-family residential subdivision subject to the provisions of this section, the applicant is encouraged to meet with the city to review submittal requirements and adherence to the traditional neighborhood design standards.

E. *Development standards*. Single-family residential subdivisions subject to this section shall be erected subject to the following development standards:

(1) *Subdivision. design*. The single-family subdivision design shall be consistent with the purpose and intent of the design principles set forth in subsection (B) of this section.

(2) *Lot area*. The minimum lot area is as required under the applicable zone classification for the subject property(s).

(3) *Building height*. Single-family residence shall not exceed thirty-five (35) feet in height and more than two (2) stories pursuant to the following:

(a) The number of lots within the subdivision with two (2) story dwellings shall not exceed twenty-five (25) percent;

(b) No two (2) story dwelling may be located on a lot adjacent to another two (2) story dwelling; and

(c) No two (2) story dwellings may be located on a corner lot.

(4) *Floor area ratio*. The maximum FAR for a one (1) story dwelling, including the garage, shall not exceed .40. The maximum FAR for the ground floor of a two (2) story dwelling, including the garage, shall not exceed .25. The maximum FAR for the second floor of a two (2) story dwelling shall not exceed .15.

(5) *Open space*. Not less than fifty (50) percent of the lot area shall be permeable open space. Not less than ninety (90) percent of the required open space area shall be landscaped.

(6) *Setbacks*. Provide useable open space areas with generous street side setbacks that enhance the visual appearance of the street parkway pursuant to the following:

(a) *Front yard*. Minimum twenty (20) foot front year setback. Front yard setbacks are required to vary in length, it is encouraged that there be an average front yard setback of twenty-five (25) for the entire subdivision.

(b) Front yard covered porches. Minimum fifteen (15) foot setback for front yard covered porches that are a depth of eight (8) feet or more and one hundred (100) square feet or greater in area.

(c) *Side yard, interior*. Minimum six (6) foot or not less than ten (10) percent of the lot width, whichever is the greater setback.

(d) *Side yard, street facing*. Minimum ten (10) foot setback.

(e) *Rear yard*. Minimum of a ten (10) foot setback.

(f) *Garage attached*. Street facing garages shall be a minimum ten (10) foot setback from the front building line of the dwelling. ~~and shall be side facing in the front half (½) of the lot.~~ Side entry garages minimum of 20-foot front yard setback.

(g) *Garage, detached*. Zero (0) interior side and rear yard setbacks. Minimum five (5) foot rear yard setback for a garage that faces an alley.

(7) *Garages*. Garages attached or detached shall be a secondary feature of the home. Garages facing the street shall be located in the rear one half (½) of the lot. Corner lot garages shall not face the street side yard.

(8) *Off-street parking and driveways*.

(a) A minimum of two (2) covered garage spaces per dwelling unit.

(b) Minimum forty-five (45) feet between driveway curb cuts to accommodate two (2) on-street parking spaces between driveways. One (1) driveway curb cut per lot.

(9) *Streets*.

(a) *Street layout*. Traditional neighborhood design shall maintain a similar pattern where present and restore connections where feasible. Interior streets shall connect to the internal streets of existing, adjacent neighborhoods, schools, commercial centers, civic buildings, and parks where feasible.

(b) *Street stub outs*. Street stub outs shall be provided where appropriate to connect to future subdivisions.

(c) *Block length*. Maximum six hundred sixty (660) foot blocks.

(d) *Rights-of-way*. Minimum fifty-six (56) foot local street width. Minimum sixty (60) foot collector street width.

(e) *Roadway width*. Maximum thirty-six (36) foot local street width. Maximum forty (40) foot collector street width.

(f) *Alley width*. Maximum twenty (20) foot alley width.

(g) *Parkway*. Minimum ten (10) foot parkway width. The parkway shall include a five (5) foot wide sidewalk and the area between the sidewalk and the curb shall be landscaped to the maximum extent feasible.

(h) *Traffic calming features*. Subdivisions shall include traffic calming features such as traffic circles, bulb-outs, center islands, chicanes, speed humps, bicycle lanes/shared lane markings (sharrows), or other traffic calming devices designed to minimize conflicts between vehicles and pedestrians, equestrians, and bicycles.

(10) *Street lighting*.

(a) Street lighting shall be provided along all streets. Decorative street lights and poles are encouraged.

(b) Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.

(11) *Equestrian and pedestrian trails and bicycle lane connections*. Equestrian and pedestrian trails and bicycle lane connectivity through or adjacent to the single-family residential subdivision shall be provided. The pedestrian trails and bicycle lane connections shall be consistent with the Circulation Master Plan for Bicyclists and Pedestrians.

(12) *Architecture*. Architectural styles shall be consistent with the Architectural Styles Sheet of the Community Development Department, which includes Craftsmen, Victorian, California Bungalow, American Farmhouse, and California Ranch or another architectural style that are historic to this region. The architectural styles within the subdivision shall:

(a) Be applied to new homes and future additions to homes, including detached accessory structures;

(b) Include a diversity of locally indigenous traditional architectural styles and floor plans;

(c) Include a variety of traditional architectural features that are respectful to each architectural style, such as covered front porches, fireplaces, bay windows, hooded front doors, or other similar architectural elements;

(d) Include a variety of building materials such as stones, bricks, tiles, pavers, metals and wood; and

(e) Continue architectural features and fenestration on all sides of dwelling units.

(13) *Landscaping and Walls/Fences*. The composition and location of landscaping shall comply with the provisions of Chapter 9.283 of this code and the following standards:

(a) *Street trees*. A minimum of one (1) canopy tree per lot or forty (40) feet of street frontage when permissible. Street trees shall be a minimum of two (2) inch caliper measured six (6) feet above the ground. A tree landscaped area shall be provided and be of an appropriate size to accommodate the mature size and height of the tree. Trees should preferably be located between the sidewalk and the curb and help create neighborhood identity.

(b) *Landscaping area*. The front yard setback area shall be landscaped and include a minimum of one (1) 36-inch box canopy tree. Ninety (90) percent of the required lot open space shall be landscaped.

(c) *Natural Features.* Single-family residential subdivisions shall protect and preserve natural features such as, without limitation, unique natural terrain, rock outcropings, streams (perennial, intermittent, ephemeral), mature trees, and native habitat wherever possible.

(d) *Neighborhood identity features*. Each single-family residential subdivision subject to this section shall include unique design features to create a unique community identity. Examples of such design features include, without limitation:

(i) Enriched pavement at entrances, crosswalks, and sidewalks;

(ii) Use of rocks, stones, wood, bricks, pavers, metals, and other decorative materials;

(iii) Ornamental streetlights;

(iv) Landscape swales and other natural appearing stormwater management features;

(v) Landscaping of traffic circles, bulb outs, knuckles, and medians; and

(vi) Shared community spaces, including parks, trails, community garden, and other recreational amenities.

(e) *Walls and fences*.

(i) Decorative masonry, wrought iron, wood, tubular steel, stone or river, rock or vinyl fencings with a natural wood appearance are permitted.

(ii) Maximum six (6) foot high walls or fences. When walls or fences are located within a required street side setback, the walls or fences shall be open to view above forty-two (42) inches in height.

(iii) Chain-link, chicken wire, razor, serpentine barbed wire, electrified, and similar type fencing are prohibited.

(14) *Affordability*. Single-family residential subdivisions subject to this section shall be consistent with the affordable housing requirements of the Housing Element for the Jurupa Valley General Plan."

Section 5. **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 6. **Effect of Ordinance**. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

Section 7. **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 8. **Effective Date**. This Ordinance shall take effect on the date provided in Government Code Section 36937.

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

_____
Lorena Barajas
Mayor

ATTEST:

_____
Victoria Wasko, CMC
City Clerk

CERTIFICATION

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

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

AYES:

NOES:

ABSENT:

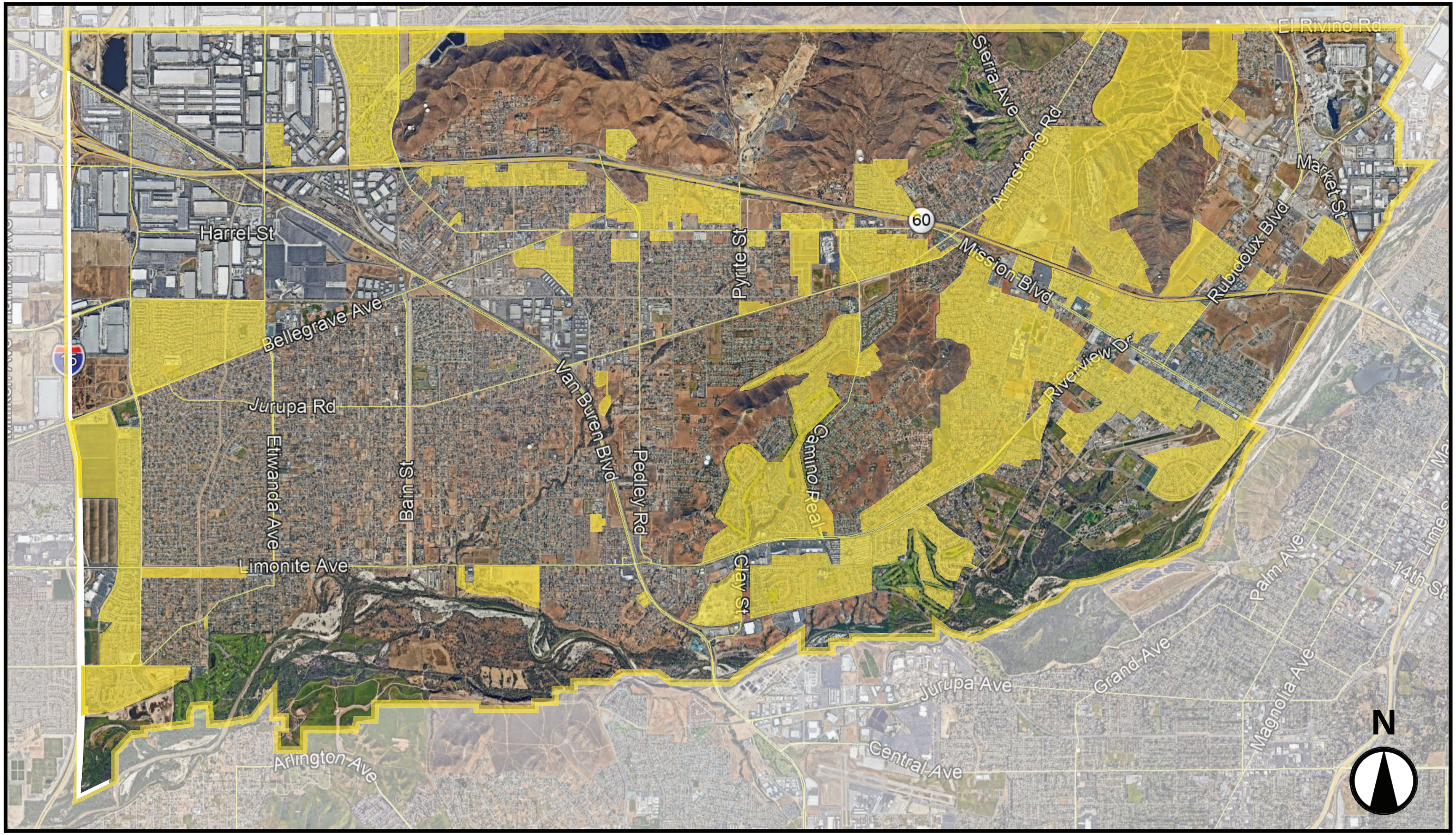
ABSTAIN:

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

_____
Victoria Wasko, City Clerk
City of Jurupa Valley

Attachment 2

Traditional Neighborhood Design Applicable Area Map



Traditional Neighborhood Design Applicable Area Map
Land Use Density > 2 units/acre